

Board of Supervisors

MINUTES

November 24, 2009

Jim Brownlow, Chairman, called the meeting to order at 7:30 p.m. and opened with the Pledge of Allegiance.

Supervisors Present: Karen Bedics, Jim Brownlow, Volker Oakey, Barbara Lindtner and Rob Zisko.

Also present: Heather DiSario, Recording Secretary; Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor and Rich Schilling, Township Manager.

Approval of Minutes

Barbara Lindtner **moved** to table the October 27, 2009 minutes. Rob Zisko **seconded**; the motion **passed** unanimously.

Karen Bedics **moved** to approve the November 5, 2009 minutes as amended. Rob Zisko **seconded**; the motion **passed** unanimously.

Barbara Lindtner **moved** to approve the November 10, 2009 minutes as presented. Karen Bedics **seconded**; the motion **passed** unanimously.

Bills for Approval

Mr. Brownlow noted that \$92.60 for travel reimbursement for a workshop Ms. Bedics attended in Wilkes-Barre has been added to the general fund total. Barbara Lindtner **moved** to approve the following bills paid from November 11 through November 20, 2009:

- | | | | |
|------------------------|--------------|---------------|-------------|
| 1. General Fund | \$ 17,869.46 | 4. Open Space | \$ 6,500.00 |
| 2. Liquid Fuels | \$ 621.53 | | |
| 3. Hwy Cap Improvement | \$ 1,958.38 | | |

Rob Zisko **seconded**; the motion **passed** unanimously.

Public Comments on Agenda Items – None

Governmental Matters - None

Presentation of Certificates for Public Service

Karen Bedics thanked the volunteers that helped with tire recycling and Community Day. Members of The Youth Progress Group, Amber Syms, Josh Zerby and their mentor Jen, were presented with certificates of appreciation for their time and effort. John Finneli, Desiree Gardner, Cheryl Hadley, Tyler Kramer, Ed Skieers, Steve Stenvernelis, Bill Strickland and Nate Able also were certificate recipients.

Public Hearing

Scott MacNair explained the proposed amendment to Section 601.D of the zoning ordinance regarding farmland lot provisions. The amendment provides for an exemption when the following criteria is met: (1) if only one new lot is being proposed (2) if the new lot being proposed is less than or equal to five acres (3) that new lot must be deed restricted from further subdivision. (4) if the particular property is subject to future subdivision, then a farmland lot would be required at the time of future subdivision. The amendment also requires a note be placed on the plan concerning future subdivision and the requirement of a farmland lot in the future, and a deed restriction or conservation easement that assures the productive agricultural

soils are not built upon or disturbed. The proposed amendment allows one dwelling unit and agricultural building, but prohibits other non-agricultural structures. The amendment permits a new dwelling with a building envelope of 2 acres.

The Board of Supervisors authorized advertisement on October 13, 2009. A letter was sent to the Springfield Township Planning Commission and Bucks County Planning Commission on Oct 21 regarding the 30-day review period. The Springfield Township Planning Commission recommended adoption of the ordinance. No response was received from the Bucks County Planning Commission and the 30-day review period has expired. Public notice for the hearing on was advertised in the Morning Call on Nov 10 and Nov 17. Mr. MacNair opened up the hearing for public comment.

James Neilson, Springfield Township resident stated he thought the amendment was more restrictive than Act 319. Mr. MacNair explained that the proposed amendment does not affect the ability of someone applying to get Act 319 status.

Barbara Lindtner **moved** to adopt Ordinance # 154 as advertised. Karen Bedics **seconded**; the motion **passed** unanimously. The ordinance will become effective on November 29, 2009.

Planning Matters

1. Brinley Court –preliminary/final conditional approval recommended by Planning Commission – Bob Wynn explained that the subdivision is located primarily in Upper Saucon Township. The acre area in Springfield is proposed to be open space. A note will be added to the plan explaining that there will be a blanket easement to Springfield Township to assure it remains open space, but if the homeowners association decides to add permitted recreational facilities, they would need to obtain building permits from Springfield Township.

Volker Oakey **moved** to accept the preliminary/final conditional recommendation from the Planning Commission with the condition addressed earlier. Rob Zisko **seconded**; Karen Bedics **opposed**. The motion **carried**.

2. Pawar- final conditional approval recommended by Planning Commission- off

3. Reed Lane Subdivision – completion, commencement of maintenance – The roads are paved but the entrance to Lot 3 and the stormwater facilities on Lots 1 and 3 are not completed. Developer has asked that recommended that the 18-month maintenance period commence.

Rob Zisko **moved** to commence the maintenance period. Karen Bedics **seconded**; the motion **passed** unanimously.

4. Dushant Sharma- Mr. Wynn explained that the supervisors recommended denying the plan on May 26, 2009 unless an extension was received by June 16, 2009. The extension received extended the action requirement to December 8, 2009. Mr. Wynn recommended that the plan be denied for non-compliance with zoning and subdivision requirements of the Township Engineer review of July 16, 2007 Bucks County Planning Commission review of July 6, 2007.

Karen Bedics **moved** to recommend denial of the application unless an extension is received by December 8, 2009. Barbara Lindtner **seconded**; the motion **passed** unanimously.

Community Day Wrap-Up

Presentation of funds to the Springfield Township Lions Club – Rose Strong explained that a Fun Run with 60 participants was held during Community Day to raise funds for Springfield Elementary School. Nearly 230 pounds of food was collected and donated to the Quakertown Food Pantry. \$716.50 was raised in a silent auction and \$133 in the Springfield Police Officer’s Dunk Tank to benefit the Springtown Lions Club to help needy families during the holiday season. Ms. Strong thanked Community Day volunteers and the Springtown Fire Company for all their help with Community Day including hanging banners and parking. Ms. Strong also thanked local war veterans, Karen Bedics and the fire company for honoring those who serve past and present. A chili contest is planned to be held next year. The committee was over budget \$915.39 and will be working on the expense report in the near future. Ms. Rose thanked the Community Day volunteers for all their hard work. Wilbur Wierbach from the Lions Club was presented with \$850.00 check. Mr. Brownlow thanked Ms. Strong and the committee for all their effort.

Joint Work-Session with Planning Commission

- 1. Establishment of corridors and linkages (designation of greenways and hiking/biking trails) in the Township-** The general consensus is to get the funding to start the planning, and possibly form an ad hoc committee or have a current committee come back with recommendations after matching funds are received from the state.
- 2. Protection, rehabilitation, and enhancement of villages, hamlets, and existing housing stock-** A suggestion was made to go back and look at the results of a prior Springtown study, and work with the Historic Commission. Board of Supervisors will consider who to appoint for ad hoc committee and discuss at the next meeting.
- 3. Establishment of a program to actively and regularly monitor ground water observation wells already dedicated to the Township in the subdivision process** – The Supervisors agree with the plan, recommend that the EAC set up a meeting with Kent Littlefield. Mr. Douglas will meet with Mr. Littlefield and come back with a presentation.
- 4. Discussion of GIS-** The Township has the GIS from the county. The Township is waiting for one set of software to come in to view it. Meetings will be set, and training classes will begin in January.
- 5. Prioritization of Planning Commission Projects-** In priority order: SALDO and Central Business District, and at some point Private Organizations, which is part of the Zoning Ordinance that has not been completed yet. Amendments to the zoning ordinance and the sign ordinance will be discussed at the second meeting in January.

Old Business

1. Act 537- Authorization to advertise for Public Comment – Barbara Lindtner moved to authorize advertisement of Act 537 for public comment. Karen Bedics seconded; the motion passed unanimously.

New Business

- 1. Request by Farm Market Advisory Committee to purchase shed** – Mr. Schilling noted that there are serious issues involving drawing customers to come to the market, and suggested possibly spending the money for the shed on that issue. Ms. Bedics suggested asking for market help on the Township website, the board agreed. The consensus is that the board will not authorize the purchase of the shed. Mr. Schilling will contact Country Structures to see if the shed could remain on the property until a decision is made regarding the future of the farm market.
- 2. Meeting Schedule for December** – The December 22 meeting will be left on the schedule and will be decided on at the next meeting.

Public Comment

Nicholas Rafferty of Pleasant View Road voiced his concern over the zoning at 1770 Pleasant View Road. Mr. MacNair explained to Mr. Rafferty he could attend the December 8 public hearing to be held on the matter. It was explained to Mr. Rafferty that his opinions on the rezoning could not be heard during this meeting, as it could be possibly influence the supervisors who will be making the decision at the hearing.

Pat Parsons will be sending the supervisors a letter with her concerns because she is unable to attend the hearing. Mr. MacNair suggested having an attorney represent her at the meeting.

Mr. MacNair explained to **Michelle Rafferty** the process for the applications for conditional use. Mr. Schilling explained that the zoning hearing procedures are available on the Township's website.

Supervisors Comments

Karen Bedics will be distributing an information packet on Penn Future for the board's review. She would like to get an endorsement note from the board for support for Penn Future at the next meeting. Thirty families with multiple pets signed up for the vaccination clinic. It went very well and overall there was a good turnout. Ms. Bedics noted that a spay and neuter clinic could possibly be held at the end of April.

Barbara Lindtner stated that she has a contact with a benefits consultant who would volunteer to help the Township review health benefits plan options. The consultant will be contacting Mr. Schilling.

Adjournment

At 10:15 p.m., Rob Zisko **moved** to adjourn the meeting. Jim Brownlow **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario
Recording Secretary

Next meeting: December 8, 2009

Approved: December 8, 2009