

Springfield Township, Bucks County
Board of Supervisors

MINUTES

January 24, 2017

Supervisors Present: Karen Bedics, David Long, Volker Oakey, Rob Zisko.

Also present: Scott MacNair (solicitor), Michael Brown (Township Manager), Debbie Godshall (Treasurer) and Mike McDonald (police chief).

Chairperson Long called the meeting to order at 7:30 p.m. and announced the Board met in executive session prior to the meeting to interview volunteers and discuss a real estate matter.

Motion by Mr. Zisko, seconded by Mr. Oakey, to approve the January 3, 2017 reorganization minutes after adding a comment that Mr. Zisko opposed the Board's endorsement of adopting DEP's model ordinance for wood fired boilers. All in favor. Motion carries.

Motion by Mr. Zisko, seconded by Ms. Bedics, to approve the January 3rd business meeting minutes. All in favor. Motion carries.

Bills for December 8, 2016 to January 18, 2017

General Fund	\$95,389.05	Open Space Fund	\$220,826.98
Cap Reserve Fund	\$750.00	Escrow Fund	\$4,888.42
Street Light Fund	\$600.79	Liquid Fuels Fund	\$14,616.32

Motion by Mr. Zisko, seconded by Mr. Oakey, to approve the bills list. All in favor. Motion carries.

Road Department reported 256 hours for road maintenance, 222 hours for equipment maintenance, 26 hours of building maintenance, 22 hours of sign maintenance, 152 hours of winter maintenance, 2 hours of park maintenance and 14 hours of administrative time.

Police Department reported 200 calls for service. PSP data was not available.

Ms. Godshall reported the following fund balances:

General Fund	\$454,054.65	Cap Reserve Fund	\$138,958.61
Street Light Fund	\$2,991.14	Liquid Fuels Fund	\$54,946.65
Escrow Fund	\$390,441.98	Open Space Fund	\$888,800.33
Special Fees Fund	\$106.09		

Ed Ziegler announced he was stepping down as Chief of Springtown Volunteer Fire Company and introduced Chris Trauger as the new Chief.

Business

Planning Guidance for Township's 275th Commemorative—Jim Hopkins, Chair of the Community Day Committee was present and reported the committee would start meeting in March to begin planning for the 2018 event. The Board acknowledged all the work the Committee had put into previous Community Days, and asked that consideration be given to greatly expanding the size and scope of activities for the next event. The Board acknowledged that Township funding had been required in the past to bridge the gap between

expenses and donations/sponsorship. The Board gave \$5,000-\$10,000 as a planning estimate for what it be willing to bridge for the 275th celebration.

Timber Land Associates land development (TMP's 42-4-78, 79 & 79-1, corner of Springfield Street & Salem Road)—The applicant was present and represented by Scott Mease, PE. The 3 parcels currently contain 2 single family detached dwellings and an accessory building in the PI Planned Industrial zoning district. The applicant proposes to combine the lots to create a single lot of 4.66 acres and establish a parking lot for vehicles. One single family dwelling and accessory building will be razed. The other single family dwelling (584 Springfield Street) will be converted to D2 office use. The applicant owns a transportation company that provides school busses to a nearby school district. The applicant will move the buses and refueling capability from their current location at Springfield Street and Route 309. The applicant's plan is dated December 14, 2016 and was reviewed by the Township Engineer in a letter dated December 22, 2016.

Motion by Mr. Zisko, seconded by Ms. Bedics, to grant waivers requested in the applicant's letter dated January 4, 2017, under the condition the applicant makes a fee-in-lieu payment for sidewalks along Springfield Street, and further to grant preliminary plan approval for the plan drawn by Mease Associates dated December 14, 2016 under the following conditions:

1. The applicant shall comply with the condition granted with the waiver request,
2. The applicant shall comply with outstanding items in the Township Engineer's review letter dated December 22, 2016, except those items waived by this process, and
3. The applicant shall put a sign detail and any exterior lighting on the final plan submission, and cap the southernmost well.

All in favor. Motion carries.

Ranson Fuel variance application (TMP 42-4-54-4, 1536 Route 309)—The applicant was represented by Nate Fox, Esq and Scott Mill, RLA. The applicant presented a plan drawn by Van Cleef Engineering dated November 18, 2016. The lot has an old structure in very poor condition on it, a freestanding sign advertising a defunct motor vehicle sales business and several hundred square feet of parking area that violates yard requirements. The lot is less than 1 acre and is non-conforming due to size for the HC Highway Commercial zoning district. The applicant has zoning permission to establish a D2 office for the fuel delivery business and park the fuel delivery trucks on the lot as H6 outside storage. The applicant intends to:

- Raze the existing building and construct a 2400 square foot building for truck parking with 300 square feet of office space.
- Reconfigure the access to Route 309 and establish access to Clay Avenue.
- Remove 867 square feet of impervious parking on the south side of the lot.
- Comply with buffer yard requirements on the south lot line, adjacent to the existing residential use.
- Create parking for 4-6 fuel delivery trucks and a similar number of employee vehicles.

Mr. Mill explained that when all yard setback, buffer yard and other offsets required by the ordinance are applied to the lot a triangular shaped building envelope of approximately 480 square feet is all that's left. The applicant has sited the building and parking areas to minimize the impact on the lot to the south. The applicant amended the application via letter to withdraw his request to establish a billboard in the northeast corner of the property.

Motion by Rob Zisko, seconded by Karen Bedics, to support the grant of dimensional variances needed to construct the office and garage, and to ask the Zoning Hearing Board to impose the condition that the applicant must submit a land development plan largely in conformance to the plan drawn by Van Cleef Engineering dated November 18, 2016. All in favor. Motion carries.

Eller variance application (TMP 42-9-58-2, 1488 Peppermint Rd)—Mr. and Ms. Eller were present and were represented by Ed Wild, Esq. The applicant received an enforcement notice after applying for renewal of a home occupation permit in early 2016. The applicant owns and operates a paving/concrete/landscaping business, and was granted home occupation permits starting in 2009. The renewal was denied on the grounds the intensity of activity no longer qualified it as a home occupation. As a separate matter, the enforcement notice cited added impervious coverage added to the lot without benefit of a stormwater permit as well as adding at least one building without the benefit of a permit. In December 2016 Mr. Wild amended the variance application to add a request to exceed the maximum impervious surface ratio on the lot. Mr. Wild stated the applicant was asking for a variance to be granted for a G3 Contractor Services use, and was willing to freeze the size of the operation at its current level and to comply with the stormwater permitting requirements. The property is in the RP zoning district and is about 6 acres in size.

Motion by Mr. Zisko, seconded by Ms. Bedics, to support the application for a use variance and request the Zoning Hearing Board impose the condition to get review and approval for a stormwater permit and to freeze the size of the operation at its current level. All in favor. Motion carries.

Deputy variance application (TMP 42-5-73, 1219 Ebert Rd)—Mr. and Ms. Deputy were present. The applicants seek a variance to encroach in the rear and side yard setbacks to accommodate an extension to their detached accessory garage. The lot is non-conforming due to size, and application of the front and rear setbacks leaves almost no building envelope in which to build. Mr. Deputy stated the neighbor most directly affected by the encroachment had no objection to the application.

Motion by Mr. Zisko, seconded by Ms. Bedics, to support the variance application to encroach into the side and rear setback for a 280 square foot garage extension. All in favor. Motion carries.

Livezey/Oakley special exception (TMP 42-4-84, Salem Road)—The applicant was not present. The applicant seeks a special exception to build a single family detached dwelling on a lot nonconforming due to size in the RR Rural Residential district. Mr. Oakley applied for and received a special exception for the exact same purpose in 2006, however he didn't take any steps to implement the order. Section 1011 of the Zoning Ordinance terminates unimplemented zoning orders after 2 years.

Motion by Mr. Zisko, seconded by Ms. Bedics, to support the application to build a single family detached dwelling per the plan drawn by Cowan Associates dated December 12, 2016, and to not object to removing the previous condition requiring the owner to record a deed restriction against further subdivision. All in favor. Motion carries.

Codification Issues—The Board provided the following guidance:

- Appendix F of Stormwater Ordinance—endorsed the new cartography and asked to have the parcel layer updated to current.
- Open burning—directed the Township Manager to modify the DEP model ordinance to most closely match the Township's current regulations and present it again.
- Animal densities—endorsed the Planning Commission's recommendation contained in Version 5, January 20, 2017.

Resolution 2017-01; Assuming Winter Road Maintenance for California Road—The Board took no action and declined to consider the matter again. Ms. Bedics stated the reason was because the road was in poor condition and concerns over equipment damage.

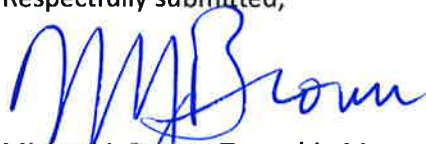
Public Opinion Survey—The Board discussed how to conduct the public opinion survey from three methods. The Board endorsed using a direct mail format, with the target population being all adults in the Township. The Township Manager will combine a database of EIT filers and RET bill recipients to create the target population.

Supervisor Comment

Ms. Bedics said she had occasion to observe a UBREMS crew in action at her employer's, and she was favorably impressed with the professionalism and capabilities of the service.

Meeting adjourned at 9:17 pm.

Respectfully submitted,



Michael J. Brown, Township Manager

Approved: 2/14/2017