

Board of Supervisors

MINUTES

March 23, 2010

Supervisors Present: Karen Bedics, Jim Brownlow, Volker Oakey and Rob Zisko. **Absent:** Barbara Lindtner
Also present: Sandy Everitt, Secretary/Treasurer; Scott MacNair, Co-Solicitor; Rich Schilling, Township Manager and Bob Wynn, Township Engineer.

Jim Brownlow opened the meeting with the Pledge of Allegiance.

Volker Oakey **moved** to adopt as presented the minutes of the March 9, 2010, Board meeting. Karen Bedics **seconded**; the motion **passed** unanimously.

Bills for Approval

Karen Bedics **moved** to approve the following bills paid from March 10 through March 25, 2010:

1. General Fund	\$26,153.45	4. Subdivision & Escrow	\$ 660.15
2. Liquid Fuels	\$ 7,857.77	5. Open Space General Account	\$ 3,935.25
3. Highway Capital Improvement	\$ 377.06	6. Open Space Arm Account	\$286,715.38

Volker Oakey **seconded**; the motion **passed** unanimously.

Public Comments on Agenda Items

Hans Reimann was concerned that a quote from Thomas Jefferson that the committee voted to have in the document was removed from the final Open Space Plan draft. He requested that it be added to the final draft.

Open Space Plan Adoption

Jeff Marshall, Heritage Conservancy, was present to answer any questions about the draft Open Space Plan. Jeff suggested that the Open Space Committee review the Property Evaluation Worksheet they are using to ensure it is consistent with the new Open Space Plan. The Board can adopt the plan, but task the Open Space Committee to review the checklist for consistency to the adopted Plan later. After Township adoption, Bucks County will review the plan at their April 28, 2010. Rob Zisko **moved** to adopt the 2009-2010 Open Space Plan update as defined in Resolution 2010-006. Volker Oakey **seconded**; the motion **passed** unanimously.

Rob Zisko noted there were several “preserved” properties not included on the map of preserved properties. He will work with Heritage to identify these for inclusion in the map. The quote from Thomas Jefferson will not be included in the document until clarification of the correct meaning of a 200-year old word contained in the quote is made. Hans would like a disclaimer added to the Plan noting that the survey mentioned in the plan included only a small number of residents. Correction of editorial/technical issues can take place without additional Board action. Jim called for the question. The motion **passed** unanimously.

Planning Matters

1. Adler Land Development – Mr. Adler requested an extension until August 9, 2010, to complete required improvements. Karen Bedics **moved** to grant an extension to Adler Land Development until August 9, 2010, for completion of improvements. Rob Zisko **seconded**; the motion **passed** unanimously.

2. Spear Land Development - Bob Wynn inspected the site; everything was completed and actually exceeded the plan requirements in several areas—landscaping, tree replacement, etc. Bob recommended acceptance of the 18-month maintenance period, subject to payment of any remaining invoices for consultants’ work and with retention of the \$12,000 escrow for future completion of sidewalks. Rob Zisko **moved** to accept completion of the Spear Products Land Development 18-month maintenance period and to authorize the treasurer to have the \$12,000 escrow currently in Wachovia Bank moved to the township’s regular escrow account. Volker Oakey **seconded**; the motion **passed**

unanimously. Rich Schilling added that Mr. Spear did an exceptional job, not only with the facility, but also with the artificial wetland he put in and the solar project he completed on his property. Rich will conduct a tour of the property in the future.

3. The Ridings – In anticipation of the end of the 18-month maintenance period on October 7, 2010, the township engineer inspected the site on March 8 and 10 and forwarded to Robin Reshetar at the two addresses on file for him a punch list of outstanding items. Bob's office received an unopened certified letter back from those mailings. Karen Bedics **moved** to deny satisfactory completion of the 18-month maintenance period because of incomplete issues listed in the March 9, 2010, engineering review letter. Jim Brownlow **seconded**; the motion **passed** unanimously.

4. Cuff Subdivision – Peter Cuff verbally requested release of his escrow funds. Bob Wynn thinks Mr. Cuff misunderstood the engineering letter written to him on August 5, 2008, mailed to him when funds were last released from his improvement escrow for work completed on Passer Road. That letter stated that when all required site improvements were completed, an 18-month maintenance period would begin. 15% of the original escrow is retained during the 18-month period to guarantee that all improvements are still viable at the end of the maintenance period. Mr. Cuff never completed the improvements required by his approved subdivision plan. Bob will contact Mr. Cuff and explain what needs to occur before any funds can be released. No Board action was required.

5. Baker Tract Planning Module – The Board tabled action on this planning module at the February 23 meeting until Bob Wynn could research several questions asked by Karen Bedics, which he answered at this meeting. Rob Zisko **moved** to adopt Resolution 2010-007 for Plan Revision for New Land Development and to forward the planning module and Resolution to DEP for review. Volker Oakey **seconded**; the motion **passed** unanimously.

Old Business

1. Well Monitoring – Karen Bedics **moved** that Springfield Township join the Cooks Creek Watershed for an annual donation of \$100. Rob Zisko **seconded**. The motion **passed** unanimously. Rich Schilling will complete the application form. As members of CCWA, there will be no charge to the township for use of CCWA's well monitoring equipment.

Kent Littlefield (SAIC) recommended quarterly inspections of the monitoring wells. Bob Wynn will determine the well locations. Scott MacNair will determine if there are easements permitting access to do the well monitoring. The EAC will send inspection reports quarterly to the Township and maintain a spreadsheet with inspection results.

2. Zoning Ordinance Amendment – Karen Bedics **moved** to authorize the solicitor to advertise the ordinance described below for a public hearing and possible adoption at the April 27, 2010, Board meeting, :
a) modifies the riparian buffer zone requirements to provide increased natural resource protection,
b) provides for uses not specifically permitted in the Zoning Ordinance to be permitted at the discretion of the Board by Conditional in the VC, HC and PI districts,
c) prohibits electronic message boards and
e) implements consistency between the Subdivision & Land Development Ordinance and the Zoning Ordinance

Scott MacNair and Terry Clemons do not recommend incorporating the Bucks County Planning Commission's suggestion to revise the ordinance to include the requirements found in the DEP Forest Buffer Guidance Document until this document actually becomes a regulation. Volker Oakey **seconded**; the motion **passed** unanimously.

3. Stone Bid Results – The Board reviewed the bid prices obtained from Hanson Aggregates and Naceville Materials as well as the prices available through the Costar Program. The township joined Costars to purchase salt for the 2010-2011 season. Rich Pursell recommends that the township purchase stone through the Costars program. Rich Pursell is also reviewing blacktopping product prices from the Costars program. Rob Zisko **moved** that purchase stone products through the Costars program. Volker Oakey **seconded**; the motion **passed** unanimously.

New Business

1. Voter Referendum for Tax Dedicated to Funding Emergency Services – The Board need to determine whether the referendum should be for a tax *in addition* to the taxes already in place or *will utilize a portion of the tax already in place* for emergency services. Volker feels strongly that the referendum should clearly state things such as no additional requests for funds will be made by providers, etc. Scott suggested two different questions on the ballot—one

for fire companies and one for EMS providers. By consensus, the Board tabled further discussion on this topic until all Board members are present.

2. Open Space Easement Donation Appraisal/Agreement – Steve and Denise Sandy are donating a conservation easement to the township. Scott MacNair discussed with the Board the donation agreement for the acquisition of the conservation easement. Also, Board authorization is needed for a second required appraisal for this property related to property improvements. Karen Bedics **moved** to approve the donation agreement for acquisition of the easement as presented and to authorize a second appraisal (performed by David Palmer) on the Sandy property at a cost of \$1,200. Rob Zisko **seconded**; the motion **passed** unanimously.

3. PSATS Proposed Bylaw Changes & Resolutions – Rich Schilling referred to correspondence dated March 3 and 19, 2010, from PSATS listing proposed Bylaw changes and proposed resolutions. After review, if the Board has any issues with any of the proposed changes/resolution, they should share their concerns with Barbara Lindtner, the appointed voting delegate for the Board.

Correspondence

Lombardo Associates forwarded the Act 537 Plan to the Department of Environmental Protection (DEP) for review.

Public Comment

Scott Douglas again requested police and road department support for the Cooks Creek Watershed’s Roadside Cleanup Day scheduled for Saturday, April 10, 2010. Rich Schilling assured him he would again have full township support. If the supervisors know of roads that need to be cleaned, Scott asked they notify him of these roads.

Hans Reimann invited Volker Oakey to attend a future EAC meeting to speak to the group about energy conservation issues.

Supervisors Comments

Rob Zisko asked if Karen Bedics could obtain Palisades School District assistance for a potential community service project in Pleasant Valley. The project would require an art class or student’s participation. A resident contacted Rob about the project; After the property owner grants permission to have a mural painted on his property wall in Pleasant Valley, Karen will pursue this with Palisades School District as a community service project.

Karen Bedics asked whether a speed limit sign can be posted on Hickory Lane. Bob Wynn is preparing a list of qualified township roads that would not require a speed study to post at 25-mph. Karen read from a PPL brochure that “In the border zone, . . . they generally will permit planting of additional species such as taller shrubs and small trees like witch hazel, alder and dogwood.” She wants the township to request that PPL plant such approved trees/shrubs where they remove other vegetation under power lines. Bob Wynn said that although PPL “permits” other plants, they may not assume responsibility for planting them. Rich Schilling will contact PPL with Karen’s request.

Volker Oakey said that Rich Schilling contacted the Fire Department to see if they are interested in participating in a lower cost electric group. He and Rich will continue working on this project.

Adjournment

At 8:35p.m., Jim Brownlow **moved** to adjourn the meeting. Rob Zisko **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt
Secretary/Treasurer

Next meeting: April 13, 2010
Approved: April 27, 2010