

**SPRINGFIELD TOWNSHIP, BUCKS COUNTY
BOARD OF SUPERVISORS MEETING
MAY 11, 2004**

The meeting was called to order at 7:30 p.m. with the Pledge of Allegiance by Chairman Rod Wieder. Members present were Vice Chairman Pete Lamana, members Jim Brownlow and Chuck Halderman. Solicitor Jim McNamara was in attendance.

MINUTES OF APRIL 13, 2004

Jim Brownlow moved to approve the minutes as presented. Seconded by Pete Lamana. Vote was unanimous.

BILLS FOR APPROVAL

The Treasurer presented a bills list showing payments of \$54,512.37 from the General Fund Account. Chuck Halderman moved to approve the bills list. Second by Jim Brownlow. Vote was unanimous.

PUBLIC COMMENT AGENDA ITEMS

Hans Reimann asked about the status of the Meyle law suit. Hans questioned the possibility that former Authority members might have to testify. The Authority had no responsibility for the pump station on the Meyle property. Jim McNamara explained the Board of Supervisors assumed all obligations of the Authority. There should be no personal involvement of former authority members

REPORTS

Road Department and Code Enforcement Reports are posted on the bulletin board.

Police Department Report – Chief McLaughlin – reported a total of 140 incidents for the month of April. There were 5 traffic accidents – 4 reportable and 1 non-reportable with no injuries.

Solicitor’s Report – Jim McNamara reported on the following:

DelGuerico v. Springfield Township – Board Chairman Rodney Wieder and Mr. McNamara met with Federal Judge John Padova, together with all other council and parties to the suit for a conference. While no settlement was reached, the judge urged an overall settlement of all of the issues involved in this litigation. The parties continued to talk about the potential for settlement.

Martins Estates Subdivision – This subdivision of nine homes, now known as The Ridings, has posted the appropriate security and submitted subdivision and land development documents. When the Solicitor last spoke to the developers’ representatives, the Township is still waiting for one final easement to be signed. The Subdivision and Financial Security Agreements can be executed this evening.

Meyle v. Springfield Township – Correspondence received from Mr. Meyle’s attorney indicates that they are prepared to bring this case to trial, possibly this summer. We hope that this litigation will end the dispute and allow the sale of four additional sewer connections for the Zion Hill area to the Christ Subdivision. The money has already been posted for these four connections.

PLANNING MATTERS

Cross Creek Lot Line Adjustment – Nancy Young, Vice Chair of the Planning Commission, reported to the Board this lot line adjustment consolidates three previously approved lots into one building lot. Nancy stated it is the best use of this property and was unanimously recommended by the planning commission for approval.

Pete Lamana moved to grant Preliminary/Final approval to the Cross Creek Lot Line Adjustment conditioned upon the following conditions listed in Wynn Associates letter dated May 6, 2004:

- a. A copy of the Written Decision from the Zoning Hearing Board must be submitted for review and verification that any conditions of approval required by the Zoning Hearing Board have been met.
- b. A note must be included on the plan specifying that Lot 1 will be deed restricted from further subdivision. Deed restriction must be noted on the record plan and a restricted covenant recorded in a manner satisfactory to the Township and Township Solicitor concurrent with final plan approval.
- c. All property monumentation must be installed and be certified in writing by the responsible surveyor prior to plan recordation. Additionally, legal descriptions for the revised lot areas and easements shown on the record plan must be submitted to the Township for review. Lot area adjustment/consolidation must be accomplished in a manner satisfactory to the Township in conjunction with plan recordation.
- d. Development/Financial Security Agreement must be executed between the applicant and Township to guarantee installation of required improvements including but not limited to stormwater management facilities on Lot 1, driveway construction and stream crossing (between Drifting Drive to a location on the west side of the stream), and erosion and sediment control measures. An “opinion of Cost”, prepared by a registered professional engineer, must be submitted to the Township for review and agreement preparation.

Second by Chuck Halderman. Vote was unanimous.

Verna Request for Waiver of Land Development – Todd Meyers, Cowan Associates and Stephen Verna were present.

Todd Meyers explained the property is located on Route 309 and Clay Avenue. Mr. Verna would like to establish an automobile sales use on the parcel.

Pete Lamana stated the Planning Commission unanimously recommended waiver of land development submission at their May 5, 2004 meeting. Pete moved to grant the request for a waiver of land development submission for the property located on Route 309 and Clay Avenue subject to the issues contained in Wynn Associates letter dated May 6, 2004:

The waiver request is subject to the applicant's compliance with all items as contained within the April 20, 2004 engineering review letter as modified as follows:

- a. As discussed in Item 2 regarding Clay Avenue and at the Planning Commission meeting, the applicant's design engineer advised that the applicant will remove the driveway access from Clay Avenue and establish that area as lawn.
- b. A Water Resources Impact Study prepared pursuant to Section 408 of the Land Development Ordinance will not be required.

The design engineer represented that the applicant will comply with all remaining items within the April 20, 2004 review correspondence.

Second by Jim Brownlow. Vote was unanimous.

OLD BUSINESS

Appoint Three Voting Members to the Environmental Advisory Council

Pete Lamana moved to appoint Scott Douglas to a three year term expires 12/31/06; Peter Sleeman to a two year term expires 12/31/05 and Cindy McCurdy to a one year term expires 12/31/04. Second by Jim Brownlow. Vote was unanimous.

Bituminous Seal Coat Bid

The Township received four bids; the low bid was submitted by Dosch King. Review by Township Engineer Bob Wynn recommends award of the bituminous seal coat contract to Dosch-King Emulsions, Inc., with the low bid for approximately 76,500 total square yards at a total bid price of \$98,608.50. The award should be conditioned upon receipt of the required performance and payment bonds, each in the amount of 100% of the contract price and verification of worker's compensation insurance.

Pete Lamana moved to award the bid to Dosch King conditioned upon receipt of the information requested in Wynn Associates letter dated May 6, 2004. Second by Jim Brownlow. Vote was unanimous.

Authorize advertising Request for Professional Services for the re-write of the Township Zoning Ordinance.

Pete Lamana moved to authorize the Secretary to advertise for professional services to assist the Planning Commission with the re-write of the Zoning Ordinance. Charge the Planning Commission with the responsibility to re-write the Zoning Ordinance and authorize the Township Engineer to work with the Planning Commission on the Ordinance re-write. Second by Chuck Halderman. Vote was unanimous.

Authorize the Township Engineer to prepare bids for Pleasant View Road - prep work and paving.

Jim Brownlow made a motion to authorize the Township Engineer to prepare bids for preparing Pleasant View Road and in place paving. Second by Chuck Halderman. Vote was unanimous.

Silver Creek Community Subdivision – Wynn Associates letter dated 4/29/04 indicates the Harleysville National Bank Letter of Credit to guarantee completion of improvements within the Silver Creek Community Subdivision expires May 18, 2004. The Township received a letter from Harleysville National Bank and Trust Company dated May 6, 2004 renewing the Letter of Credit No. 108 for Scott Mease through November 18, 2004.

Pete Lamana moved to renew the Letter of Credit for Scott Mease through November 18, 2004. Seconded by Chuck Halderman. Vote was unanimous.

PUBLIC COMMENT

Dennis Steskal is concerned about the poor condition of California Road. Chief McLaughlin responded his department has reported the condition to PennDOT.

Hans Reimann would like the township to consider revisiting the bond issue.

Bruce Strock discussed conservation zoning as a method that could be investigated when the township re-writes the zoning ordinance.

SUPERVISORS' COMMENTS

Chuck Halderman – no comments

Pete Lamana referred to the State Convention of Township Supervisors. At the convention Pete picked up information relating to Parks and Recreation. Pete would like to discuss this further at another time.

Jim Brownlow referred to the Comprehensive Plan. Jim is aware of the Lancaster Plan which he believes Bruce referred to as conservation zoning.

Jim discussed the UCC Building Codes and his request for the zoning officer to review the fee schedule. Jim feels the new codes could require additional inspections. This should be addressed at the June meeting.

Jim also would like to see a 5 year plan prepared for maintenance of township roads.

Jim Brownlow moved to authorize the Solicitor to advertise an Ordinance addressing the Statewide Building Code for the June 8th meeting. Pete Lamana seconded the motion. Vote was unanimous.

Rod Wieder announced an Executive Session following the meeting to discuss personnel matters.

ADJOURNMENT

Pete Lamana moved to adjourn the meeting at 8:20 p.m. Second by Jim Brownlow. Vote was unanimous.

Respectfully Submitted

Barbara A. Smith
Secretary