

**SPRINGFIELD TOWNSHIP BUCKS COUNTY  
BOARD OF SUPERVISORS MEETING  
JULY 13, 2004**

The meeting was called to order by Chairman Rod Wieder with the Pledge of Allegiance. Members present were Vice Chairman Pete Lamana, Chuck Halderman, Rob Zisko and Jim Brownlow. Solicitor Jim McNamara was present.

**MINUTES OF JUNE 8, 2004**

Pete Lamana moved to approve the minutes as presented. Second by Jim Brownlow. Vote was 4 Yes. Rob Zisko abstained.

**BILLS FOR APPROVAL**

The Treasurer presented a bills list showing payments of \$43,011.13 from the General Fund from the period June 8 through July 9, 2004. Jim Brownlow moved to approve the Bills as presented. Second by Rob Zisko. Vote was unanimous.

**PUBLIC COMMENT AGENDA ITEMS**

Bruce Fritchman, Bodder Road, addressed the Evergreen Estates Subdivision Plan. Mr. Fritchman stated the neighbors did not have an opportunity to present information to the planning commission prior the recommendation for Preliminary Approval.

Chairman Wieder will allow comment prior to the vote on the plan later on the agenda.

**PUBLIC HEARING**

**ORDINANCE TO AMEND THE SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE**

Solicitor McNamara discussed the Ordinance before the Board. This is a minor amendment to the Subdivision and Land Development Ordinance which addresses the recent reclassification of Prime Agricultural Soils, and Agricultural Soils of Statewide Importance, Lot, Reverse Frontage, Watercourse, Wetlands Delineation, number of plans submitted to the Township revised from 12 copies to 14 copies, Water Resources Impact Study revisions, and several other items relating to the SLADO.

Mr. McNamara stated all requirements have been met to hold a public hearing on this Ordinance, which was advertised for 7:30 p.m. this evening.

The Solicitor asked for comments from the public. Hearing none, he presented the question to the Supervisors for a vote.

Pete Lamana moved to approve Ordinance #128, amending the Subdivision and Land Development Ordinance. Second by Chuck Halderman. Vote was unanimous.

## REPORTS

Road Department – Reports available at back of meeting room.

Code Enforcement Officer – Reports available at back of meeting room

Police Department Reports – Chief McLaughlin is attending the Police Chiefs' Convention in Lancaster. Copies of his report are available at the back of the meeting room.

Solicitor's Report – The Solicitor reported on the following:

Meyle v. Springfield Township – The legal matters involving Rick Meyle and the construction of a building to house a generator as part of the pumping station on his property is presently scheduled for trial in Bucks County Court on July 19<sup>th</sup>. Mr. McNamara doubts this matter will go to trial.

Sewer Liens – The Township recently collected in excess of \$11,000 from a property owner in Zion Hill who sold their home after failure to pay the sewer connection fee required as part of the construction of the sewer system in Zion Hill.

## PLANNING

Evergreen Estates

Scott Mease, John Ghilotti and Attorney Jim VanLuvanee, Eastburn and Gray were present.

Planning Commission recommended Preliminary Approval (Vote of 5-0). Also took action on the Waivers see letter July 8, 2004 Wynn Associates.

A. The Monitoring well will be consistent with what the Township Ordinance requires. There are no engineering issues to be addressed on the plan.

Stormwater Management requested additional calculations, which were complied with.

Planning Commission recommended approval of waivers requested in Wynn Associates letter dated June 21, 2004

Bruce Fritchman discussed two issues:

1. Stormwater run-off – Bruce does not believe the stormwater issues have been dealt with. There are serious run-off problems on Bodder Road. Anything coming from the Evergreen Estates property will further aggravate the situation. Bruce looked at the plan and although he is not a civil engineer, by doing calculations it appears that the detention pond is designed to handle 2 acres of impervious surface when the amount of run off to be dealt with is approximately 4 acres. The design on the plan will handle one-half of the additional water run-off

The Ordinance requires any additional water must be contained on the property. Bruce lives on Bodder Road. In a heavy rain the water will not go into the detention basin as designed on the plan. It will flow onto the corner of the Cawley property at the intersection of Bodder Road and Route 212.

Bruce also believes some of the soil types are mislabeled.

Bruce stated the neighbors were promised an opportunity to provide input. If the Township does not deal with the situation now it will get so bad the Township will have to spend money to fix the problem.

2. There is a potentially serious water problem in that area. In the mid 1950's everybody's well had to be re-drilled. There is a 480 foot well on the Martin property. Two properties along Route 412 South that border the subdivision had to have new wells drilled. Bruce believes there is a water resource problem in that area. Test wells are needed to determine the impact of the new development on existing residents.

Bruce stated his purpose is not to request the Supervisors to reject the plan. He does not believe there has been sufficient scrutiny and no opportunity for the neighbors to provide input. Bruce is requesting the Supervisors send the plan back to the Planning Commission. Bruce believes the plan should not be accepted in the present state. If the problems are not addressed now, they will end up in the Township's lap.

Rod Wieder explained he allowed Bruce Fritchman to go beyond the 5 minutes allowed by Resolution 92-2. From this point forward, 92-2 will be enforced.

Chuck Halderman moved to table the plan and refer the project back to the Planning Commission. The Planning Commission should look at waivers, the P-loop, and monitoring well problems. There was not a full planning commission present for the meeting. Rob Zisko would like input from the two supervisors who serve on the planning commission.

Pete Lamana stated he is now speaking as a member of the Board of Supervisors. He has had reservations about the plan and would like to forward the plan. Chuck Halderman amended his motion to include a review by the E.A.C. for potential water problems. Seconded by Rod Wieder.

Jim Brownlow was at several meetings he stated the applicant presented a sketch plan initially. The plan showed a cul-de-sac. When the project was submitted it was changed to a P-loop street with a house in the P-loop. The planning commission had difficulty with this concept.

Most of the waivers requested were minor in nature. Some bordered on major. The planning commission relies heavily on the Township Engineer. If there are doubts about engineering we need to make sure the engineer is correct before we make a decision. There is an extension in place until August 31, 2004.

Vote was unanimous.

Evergreen Estates is referred back to the Planning Commission for their August 4, 2004 meeting.

Attorney VanLuvanee stated the Township Engineer is satisfied with the plan. The basin has been over-designed. There are 8 acres of trees. There are no issues to address.

Scott Mease discussed the information Bob Wynn asked him to prepare. Scott referred to sheet 4 of the plan. Each lot will have an infiltration pit. All stormwater is controlled by infiltration pits and the detention basin. The flow rate is 45 to 58 along Bodder. The design will hold water on the site longer and staging water release. There are 8 acres of trees, Evergreen trees and some deciduous trees. The percentage of disturbance is only 7 acres. The applicant has done planning that is far and above what is required.

Newman Lot Line Adjustment – This is a lot line adjustment with frontage on both Route 412 and School Road. It was unanimously recommended for preliminary/final approval subject to completion of the following items in the Wynn Associates Engineering review dated May 20, 2004:

2. As noted on the plan, the ultimate right-of-way of School Road within the frontage of Tax Map Parcel 42-24-4-1 is offered for dedication to the Township, and should be accepted as an easement pursuant to Section 506.2.A of the Subdivision Ordinance. (Ultimate right-of-way within the frontage of Tax Map parcel 42-22-116 and 42-22—9-2 was previously accepted by the Township as an easement, as part of the Fanelli Subdivision). A legal description for the ultimate right-of-way area along the frontage of Tax Map Parcel 42-24-4-1 was received with the revised plan, which satisfactorily conforms with record plan information. By copy of this correspondence, legal description is being forwarded to the Township Solicitor for preparation of dedication documents.
3. Proposed property and right-of-way monumentation must be installed and be certified in writing by the responsible surveyor, prior to plan recordation.
4. The proposal involves conveyance of property from one parcel to another, without the creation of new lots. Deeds of consolidation for each parcel involved in the lot line adjustment subdivision must be recorded with the lot line adjustment subdivision at Bucks County Court house.
5. Tax Map Parcel numbering should be clarified between plan (and title block) notes (TMP 42-22-9-2) and plan labels (TMP 42-22-94-2).

Jim Brownlow moved to grant Preliminary/Final approval to the Newman Lot Line Adjustment conditioned upon the outstanding items to be addressed in Wynn Associates letter dated May 20, 2004. Second by Pete Lamana. Vote was unanimous.

**OLD BUSINESS**

**Ford 96-F350 Dump Truck** – The Road Foreman has prepared an estimate for the Board of what repairs will need to be made to keep the truck in service for another year. As was discussed previously, this truck is not adequate for plowing streets. It is designed more for parking lots and driveways. The hydraulic pump is too small for the truck. The Road Foreman projects the truck that is needed would cost approximately \$63,000.

The direction of the Board is to repair the truck and try to get another year out of it.

**Keystone Road /Richlandtown Pike Intersection** – Solicitor McNamara talked with Laura Freeh, who is the executor of her father’s estate. It does not appear that Mrs. Freeh is willing to donate the easement; she wants something for the land. She requested the Township make her an offer. The Solicitor explained the next step would be to agree on an appraised price. The Solicitor asked if the Supervisors are willing to contact an appraiser in order to proceed with the project.

Chuck Halderman moved to authorize the Solicitor to order an appraisal of the property owned by the Laura Freeh. Seconded by Jim Brownlow. Vote was unanimous.

**Signage on Tulpe Way** – The Township Manager contacted Bob Wynn to determine if the signage installed by Matt Carson at the entrance to Tulpe Way is acceptable. Bob stated it meets standards and is not in the Township right of way. He does not have a problem with it.

**EAC Engineering Firm to work on Wellhead Protection Grant**

Pete Lamana stated the EAC met on June 28, 2004 to select a firm to assist with the Wellhead Protection Grant. There were three firms that made presentations to the group. The selection was based upon a rating system, which was completed by each member. The consensus was Spotts, Stevens and McCoy would be the best choice. They submitted a proposal and cost estimate of \$21,490.

Pete Lamana moved to retain Spotts, Stevens and McCoy to assist the EAC with the wellhead protection engineering. Seconded by Jim Brownlow. Vote was unanimous.

**NEW BUSINESS**

**Bids for Pleasant View Road** – Three bids were received to complete the work on Pleasant View Road:

Blooming Glen Contractors, Inc.	\$188,757.20
Bracalente Construction, Inc.	\$206,693.50
Drum Construction, Inc.	\$211,201.30

The low bid is Blooming Glen Contractors, Inc.

Pete Lamana moved to award the bid for Pleasant View Road to Blooming Glen Contractors, Inc., conditioned upon receipt of the required bonds and insurance certificate and approval by PennDot. Seconded by Rob Zisko. Vote was unanimous.

**Police Contract- 1/1/2004 to 12/31/2006** Rod Wieder explained a contract has been agreed to after a long period of negotiations. The Supervisors are very happy. Jim Brownlow moved to adopt the Police Contract for the three year period January 1, 2004 to December 31, 2006. Seconded by Rob Zisko. Vote was unanimous.

**Resolution 2004-005 – Police Pension Plan**

A Resolution of Springfield Township, Bucks County, Commonwealth of Pennsylvania, amending and restating the Springfield Township Police Pension Plan by providing for the mandatory benefits of Act 600, as amended by Act 30 of 2002.

Rob Zisko moved to adopt Resolution 2004-005 amending the Police Pension Plan as required. Seconded by Pete Lamana. Vote was unanimous.

**Request by David Rice, Emergency Management Coordinator to purchase a Motorola XTS 3000 Radio.**

David sent a letter to the Board requesting the Motorola Radio at a cost of \$3,757.00. David explained this purchase will enable effective and expedient communications in the event of any and all declared emergencies. Currently Springfield Township Emergency Management is the only E.M.A. in Upper Bucks County without this system of communication.

Jim Brownlow moved to approve the purchase of the radio conditioned upon the radio being available in the Township at all times. Seconded by Pete Lamana. Vote was unanimous.

**PUBLIC COMMENT**

Dennis Steskal – discussed a federal program where vehicles are available for purchase. He will get information for the Township.

Hans Reimann requested the Board consider tasking the EAC with the responsibility to study invasive plants. The Supervisors suggested Hans put his request in writing.

Bruce Strock – discussed lack of communication between police and state police.

Dennis Steskal is concerned about the litter on the Township roads. Dennis reminded the Board that a large group of volunteers did a clean up in late spring. Dennis would like to see the Township become pro-active particularly along Route 212. Dennis will contact PennDot to see if signs or other assistance is available.

**SUPERVISORS COMMENTS**

Chuck Halderman thanked the Board for the hard work on the police contract. He especially thanked Pete Lamana

Pete Lamana discussed the EAC Meeting regarding the Source Water Protection Grant and thanked Scott Douglas for his work on the project.

Pete thanked Dennis Steskal for mowing a path around the Kurtesan property. Pete is very impressed with the property, particularly the view from the top of the hill. It is beautiful. There are no funds available this year to do any work on the park.

Jim Brownlow discussed the possibility of raising building/zoning fees in light of the statewide building code. Jim also suggested the Supervisors appoint a technical review committee, as required by the state. This could be comprised of Jeff Mease and the Township Engineer.

Rod Wieder announced a brief executive session following the meeting to discuss litigation.

### **ADJOURNMENT**

Pete moved to adjourn the meeting at 9:10 p.m. Seconded by Chuck Halderman. Vote was unanimous.

Respectfully Submitted

Barbara A. Smith  
Secretary