

**Planning Commission Meeting
MINUTES**

August 5, 2009

The meeting was called to order at 7:15 p.m. by Bobb Carson and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Robert Ritter, Bruce Fritchman, Pete Lamana, John Chilton and Curtis Reiss. Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor, and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

Pete Lamana **moved** to approve the July 1, 2009 minutes as amended. Robert Ritter **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans – None

Confirmed Appointments

- a. **Brinley Court – S. Main St-** no action required, applicant not present.

Plans to Accept for Review Only – None

New Business –

a. Discussion of draft sewage facilities management/maintenance ordinance

Bobb Carson asked why there was no education element in the proposed ordinance, as that was an important component of the management plan outlined in the draft Act 537 Plan. Bob Wynn suggested providing educational material to the public by resolution rather than as a component of the proposed ordinance, as the material could be more easily changed and updated if it was not part of an ordinance. It was agreed that the ordinance should require inspection of wastewater systems prior to property transfer (see Section 9.4 of the Act 537 Plan (Inspection at Time of Transfer)). If periodic inspections are to be conducted, Bobb Carson would like to see them done when the system is pumped out, so that the condition of the septic tank and its components can be examined. Bob Wynn suggested an intermediate position: that if an individual does not choose to get their system pumped every three years, they would be subject to Township inspection.

Suggested changes to the proposed ordinance: Insert groundwater and surface pollution in Section 1C; Section 2. B. Evidence of Malfunction. Include items 1 through 6 from Section 9.6.1 of the draft Act 537 Plan (August 2009) and remove the last sentence in Section 2. B; Section 2. K., reword “the Act” to Act 537. Section 2, remove Subsection G; Section 2. O., add “, that does not contain sewage”; Section 2. R., change “soil renovation” to “soil application”; Section 2.U., replace “an on-lot” with “any”; Section 2. HH., note that work is to be done under the supervision of the Bucks County Department of Health; Section 2. NN., add “and to implement the Sewage Facilities Plan.”; Section 3. A., amend to read, “The provisions of this Ordinance shall apply to all **existing and proposed**”; Sections 4. A. and 4. H., insert the word repair after the word construct; Section 6. A. should also address existing systems and remove the word inspected in the first line; Section 6. C. should not refer to all systems but only to those covered by Section 18. A.; Section 7. A., first sentence to be revised to read, “All individual and community sanitary sewage disposal systems shall be inspected by an authorized agent of the Township as established by

separate resolution; Section 9. A., amend to read, “An applicant must show that the higher rank methods of sewage disposal will not function upon the subject property; **and must demonstrate that the proposed system will not degrade surface or groundwater for its intended use for drinking water or wildlife habitat** before proposing to employ a lower-ranked method.”; Section 9. B., remove subsection 9; Section 12. C., change the phrase “heavier that” to “heavier than”; Bob Wynn to clarify Section 12. B.; Section 13. B. 3. D., insert “waived **or reduced** by the BOS” ; Section 17. A. 1., change the word “statues” to “statutes”.

Old Business – Actions Regarding Pending Plans

Correspondence – None

Public Comments - None

Planning Commission Comments & Project Reports - None

Adjournment

At 9:00 p.m., Pete Lamana **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, September 2, 2009