

**Springfield Township Bucks County**  
**Board of Supervisors Meeting**  
**August 8, 2006**

The meeting was called to order at 7:30 p.m. with the Pledge of Allegiance by Chairman Jim Brownlow. Members present: Vice Chairman Chuck Halderman, Supervisors Rob Zisko, Karen Bedics and Rod Wieder. Professional staff present: Township Manager Rich Schilling, Solicitor Terry Clemons, and Assistant Secretary Linda Bartholomew.

**Minutes of July 11 Board of Supervisors Meeting**

Halderman motions to approve the minutes from the July 11, 2006 meeting. Bedics seconds the motion. Wieder abstains. The board votes to 4-0-1 to approve the minutes.

**Bills for Approval**

Bedics motions to approve the bills list for July 12 to August 4. Zisko seconds the motion. Board votes unanimously to approve payment of bills.

**Roads Department Report**

Report posted.

**Code Enforcement Report**

Report posted.

Halderman asks if anyone attended electric line meeting. Schilling says yes, Zoning Officer Jeff Mease attended.

**Police Department Report**

Schilling reads the report submitted by Chief Huber. Brownlow supplements with 2005 difference, and notes the increase in number of calls. Bedics makes reference to the laptop computer donated by Ed & Wilma Snyder and requests that a thank you letter be sent to the Snyder's. Police Secretary Bartholomew replies that a letter has been sent.

**Township Manager Report**

Halderman asks about meetings on July 12th and if they have been referred to Wynn. Schilling responds that a meeting took place with Mrs. Millet addressing her concerns in cleaning out drainage swales and how they impact her bank. Schilling states he also met with Mrs. Burns who was asked for to provide additional information. Burns had pictures, but Schilling requested that she provide recent flooding pictures. The pictures requested should not be of Hurricane Ivan or of the April 05 flooding. He would line up a meeting with Bucks County Conservation District. Nothing has been provided thus far.

Brownlow states that the township had advertised for a treasurer position, but has not taken action to fill the position. Sandy Everitt is interim treasurer and has expressed interest in full-time permanent role. Brownlow would like to meet with the board in executive session to review this.

Halderman asks if the bills to Bucks County Water & Sewer from Mease's report are paid. Schilling states there are several bills and there's an overpayment with credit from them for reimbursement to come. Bedics asks what the overpayment is. Schilling answers that it is a duplicate bill. Zisko notes the credit. Halderman asks are we current on bills. Schilling replies yes.

### **Public Comment on Agenda Items**

None

### **New Business**

Brownlow explains that there will be a change in the agenda order and that the Road Improvement Fee – Resolution listed under New Business would be discussed and acted on before Planning Matters.

### **Road Improvement Fee - Resolution**

The Solicitor explains that this resolution would establish a flat fee per building lot of \$3,000/each new building lot when board feels appropriate not to have full frontage of existing public road when applicant request.. In addition, if there are any other improvements waived and land development ordinance calls for 30 feet road and you agree to 20, the contribution would be 50 percent of what developer is saving by not putting improvements in. (see paragraph 4 of resolution). Curbing eng. \$12/linear foot, etc. i.e. if 100 feet of curbing, that would amount to \$1,200; at fifty percent, that's \$600 curbing, \$600 sidewalks. Money would initially be placed in highway capital improvement fund for capital improvement projects. If there was a case, it could be transferred to general fund. Zisko asks how does \$3,000 fit in with other townships. Solicitor gives other township figures. Brownlow says it was provided to the planning commission. Bedics motions to adopt resolution to establish capital improvement fees. Wieder seconds the motion. Board votes unanimously in favor of the motion.

### **Planning Matters**

1. Cohen Subdivision - Recommended by Planning Commission to deny the plan based on engineer review letter of 1/14/05 and no activity on plan for more than one year. Clemons prepared a draft letter if the board denies the plan. There have been six extensions. The most recent expires 8/31/06. If the board does not act tonight, there are adequate reasons to deny it including the fact that the plans have been pending since 12/04 with engineer letter in 2005 and no effort to submit revised plans to address the deficiencies. Bedics motions to deny Cohen Subdivision plan based on reasons cited. Brownlow seconds the motion. Board votes unanimously to deny the plan.
2. Schanbacher Subdivision – Applicant is asking for waiver of land development. Planning Commission is recommending that the waiver not be granted. Mr. Schanbacher's son-in-law Christopher Muller gives presentation with their reasons: Schanbacher will own both houses and not change hands. The owners are not against restricting deed for further development. There is no environmental

impact and no road improvements are needed. The stormwater management was done and approved with engineer. Clemons states that Planning Commission does not believe that a waiver can be given from land development so they declined the waiver request. The waiver and development for second dwelling has been done before on two separate occasions. Muller states he and his wife live in Philadelphia, and want a decent school for their children. They would pay separate tax. He tells the board that he has volunteered in other areas, i.e. in Florida, he coached hockey and has soccer experience and would volunteer for this township. He states that he feels they would be a very good asset to the community. Schilling expressed concerns that the zoning officer who has applied the ordinance in the past should have been consulted. Schilling states that Jeff Mease said to his recollection that this has transpired and on 12/17/98 the board waived land development under similar circumstances. Schilling understands the solicitor looking for the best interest of the board, but Mease was not consulted. Muller says he spoke with Mease and that his plea is that it has been done and hopes someone will look into this and accept the waiver for them. Schilling states that there is even a fee schedule item for waiver of land development so there is certainly a practice to permit waivers. Clemons states that among the things we can do is say we have a practice and we are content with that practice. Secondly, approve the waiver with conditions. Sometimes a concern is if you allow two principle residences on a property, you could end up with a situation down the road in which the owner needs a variance. You could put conditions on the waiver. In some cases, the townships will permit it as long as there is a restriction against further subdivision. The other option is you can follow the Planning Commission recommendation and say maybe that happened in the past and we're not going to do it further. Clemons sent out in a memo with an ordinance revision with certain criteria. If you wanted to put that in the ordinance, your new zoning ordinance concerning this, you can approve it with certain conditions. Brownlow stated: if indeed the waiver were granted, we would be waiving following a subdivision ordinance. We just passed a resolution and it would require them to improve the road frontage along the entire east property. There's a lot being waived and I want to make sure everyone understands. Muller says absolutely. Schilling asks if they would pay a fee in lieu of improvements. Muller replies: if that's something that allows the waiver, yes. Schanbacher states they don't want the property to ever leave our hands. They moved here to stay. Brownlow: one of your neighbors to the north (mentioned at Planning Commission meeting) expressed concern over the proximity of wells and septic system. Mrs. Muller states when initially tested, they were on the wrong part of our property. This was corrected. The neighbor was concerned in case our well or septic needs to be replaced, Bucks County required alternate sites. Clemons asks if they are planning on installing new septic system. Muller states the house is over 100 years old, and that both septic sites were approved by Bucks County. She has a concern with house being far back because of hunting etc. They were told it was 50 feet from Povenski's house which is why they set the house further back than we thought it would be. We thought it would be closer to the front, but it's back even further, but still on the flat area. Halderman asks down the road if they wanted to split it

off and went to the zoning hearing board—Clemons interjects with: what could be recorded is a declaration of restriction. That would be placed on the deed so that this tract would remain eight acres. Even if somebody wanted to sell of half of it, they could not do it because the property would have this declaration. Halderman: they changed the language in our new ordinance. Clemons: your existing ordinance also says 600 sq. feet. Halderman: how will this interfere with our cluster? Clemons: unless they went through a subdivision process, you would not know if they needed a farm lot. It would not impact on the farm lot requirements and without looking at some of the other natural resources, you cannot tell. The costs could run up to \$50,000. I suspect that they are trying to avoid this. I believe it is a zoning matter. You can decide whether the balance of getting a declaration and some of the other things discussed are worth it. Brownlow: does this provision go away? Clemons: it stays. I think if you want to preserve large tracts of land you may want to let two principle residences on the property, but you need to have a standard. Schilling: the next one could be 50 acres. I just have to give concerns that the zoning officer was not talked to about a zoning ordinance interpretation. Mease was adamant that it had happened in the past. He does the zoning ordinance and we have a fee schedule that reflects it. It's ultimately up to the board to decide. Halderman wants to table it till he learns more about it. Therefore, he motions to table it. Clemons states it is not that easy. They applied for this on May 8. He says his thought is for the board to take some action on it. It's an application for which there is a fee. Halderman withdraws based on solicitor's opinion. Brownlow comments prior to this presentation coming in here tonight that he was not favorable to your request, but having heard what you said if we can put enough conditions acceptable by you, he would be willing to look at it. One, no further development at that property. Paying the fees in lieu of improvements would be the second condition. The third, there will have to be stormwater management Schanbacher says yes. Bedics says what about deed restriction to remain in the family. Clemons: from my perspective the property cannot be further subdivided. I think you can regulate use, not relationships. Brownlow states that Schilling makes a point there's precedent for this, but you don't have to grant a waiver just because there's precedent for this. Schilling: the only concerns I had was we did approve a fee schedule that talked about a waiver of land development, and we did not consult with the zoning officer. Halderman asks what did the Planning Commission recommend, and Brownlow replies that the waiver not be granted. Halderman: what land development requirements are we going to waive? Brownlow: to get the building permit we're not waiving any of the building requirements. Clemons states that if there is restriction against subdivision that's not as big a consideration. Halderman states that he is not comfortable with it, and is looking down the road. Zisko: if they decide they do want to subdivide as two separate houses, are they prevented from doing that in the future? Clemons: if a declaration is put on. It could be done, but not an easy thing to do requiring a change to deed restricted declaration. It would be considered binding. Halderman asks about the impact on the school district and other property owners and assessment. Clemons: the improvements are going to be assessed. There will be a reassessment of the entire tract. As a policy matter,

lots of folks with farms have to group together to make a living. Bedics asks Clemons if property is reassessed after other dwelling is built will the county tax both buildings. Clemons replies with a yes and adds that they will assess by how much it costs to build the house. That information will go through the township to the board of assessment. Those improvements will be assessed and they will receive a tax bill for tract of land and all the improvements. It will go to the original owners. Schilling: every structure, every improvement goes to the county to assess. The county gets those and reassesses the property. The taxes will be assessed on this property. Halderman states that he is still not satisfied, but if the board grants it, we're not setting any precedence. Bedics: they're actually saving natural resources. I am inclined to grant the waiver because it seems like a better plan. All the questions were addressed. Halderman says you don't have a plan on the natural resources. Clemons states once you start mapping natural resources, it costs big money. Clemons says this property is so big and the place that they are choosing to build is so flat, you don't need natural resources. 2,000 sq feet has an impact on the amount of steep slopes etc being disturbed. Scott Mease states: when Wynn's office reviews stormwater application, he will review the natural resource too. When the application comes in it gets shipped down to Wynn's office. He will catch the natural resources with the stormwater application. Clemons: Whatever construction done will comply with natural resource regulations in the zoning ordinance. Bedics motions to grant waiver with stipulations: pay capital improvement fees, road improvement, restriction on further subdivision, deed restriction of lot; stormwater and natural resources comply with our standards. Sedimentation, erosion, grading, building permit, natural resource restrictions for the construction. Halderman asks about driveway permit from PennDot. Schilling: you cannot get a building permit without PennDot driveway permit. Brownlow expresses one other concern: in the unlikely event that the house cannot be built as shown and they have to go further back, does that not defeat the purpose of granting this waiver. Can we state that in this waiver? Clemons: you're approving the waiver of the house in the location shown. Schilling says just to push it to the next meeting means putting it off from one agenda to another. Wieder says this is the first time we've seen this today. Halderman states he again is not comfortable. Zisko wants to see a 30-day extension. Halderman agrees. Brownlow suggests tabling the motion pending the extension. Zisko seconds tabling the motion until the next meeting. Schanbacher grants the extension. Board votes unanimously on tabling until next meeting.

3. Burland limited financial agreement was initially missing letter of credit. Now everything is in place. Halderman motions for Brownlow to sign agreement. Zisko seconds the motion. Board votes unanimously in favor of the motion.
4. Rohrer Subdivision – Sewage maintenance agreement. Clemons spoke with attorney for Rohrer. Haycock wants \$2,500 in escrow and we should also have \$2,500 in escrow. If there's a malfunction which Haycock fails to correct, Springfield can correct the malfunction and use the \$2,500, and vice versa with 30 days notice. Clemons prepared a three-party agreement. The question is whether

the township would waive the \$2,500. Clemons recommends that board accept a joint operation maintenance agreement with each of us having a \$2,500 escrow. Springfield would not be able to access Haycock's \$2500. Brownlow motions that Springfield Township enters into single operational maintenance agreement with Haycock and Rohrer and require an escrow of \$2,500. Halderman seconds the motion. Board votes unanimously in favor of the motion.

5. Thornwood Hermo Subdivision - Request for waivers and request for speed limit on Quarry Road be reduced to 25 mph. Clemons introduces Scott McNair who spent five years in District Attorney's office. The motor vehicle code says speed limit on non-designated state highway is 25 mph and to enforce it you have to have it properly posted. Schilling raised question does that require an ordinance. It does not unless you are changing a speed limit on property previously posted. You could by resolution direct that it be posted according to PennDot regulations to 25 mph. The second question is who will pay for the signs. Schilling states the developer. Bedics: roadway improvements proposed are they asking for waiver from drainage swale? Scott Mease: No. Clemons: I see the waiver request as part of the resolution granting preliminary plan approval. Is there a reason you're asking for this now? Scott Mease: No. Schilling says Mease gave him that letter at the Planning Commission meeting. Mease states the speed limit is what we need direction on. The road is not posted, so it would be 55. My client is willing to post his section. The question is how far. Clemons says the issue that impacts your design is whether the township is going to approve the posting of 25 mph. I think they will make a condition that you post that road within PennDot regulations. I do not know how long that road is. Perhaps you want to look and see how much that road needs to be posted and someone needs to get a number of signs etc. Halderman asks if we have an escrow on that. Schilling replies that we do on the actual subdivision, not the improvement. Bedics: I do not understand why all these other waivers are listed if we only need to address the speeding limit. Schilling: I thought since it was addressed to the board, you should see it. Planning Commission has not seen it. Mease: they talked about the speed limit. Clemons states the action is to indicate to approve the posting of speed limit of 25 mph conditioned on the developer paying all costs. Brownlow asks is the board willing to grant posting of 25 mph speed limit as outlined. If so, we will communicate that to planning commission and plans will be drawn up assuming developer will pay for it. Halderman says no, it won't sit well with the public. To modify the speed limit for development is what we're doing. Clemons says they could achieve the minimum sight distanced, but not the preferred. The speed limit is 25 mph, but to enforce it you would have to post it. It's 55 except on non-state designated roadways. It's now 25 mph by statute but you cannot enforce it if it is not posted. If it is a state roadway, non-state highway designated roads 25 mph. Halderman asks if this will improve the quality of life for the other residents on the road. No motion needed. We need to convey to Planning Commission that it is our desire (through the solicitor). Brownlow motions to send the list back to Planning Commission; Zisko seconds the motion. Board votes unanimously in favor of the motion.

6. Sartori Subdivision – Preliminary plan approval and speed limit reduction requested by the developer. Clemons states that the Planning Commission recommends approval of the preliminary plans and subdivision of this property subject to conditions being met in the Townships Engineer letter of July 24 asking the board to act on waiver 503.2, 403, 504, 505, 506, 513, 511. A \$6,000 contribution would be required. Note 8 should be revised on the plan. Speed limit issue, site distance, 25 mph, suggestion is developer would pay cost of posting and also prior to issued occupancy permit. Also declaration filed to prohibit subdivision. Right of way monuments are installed along with a deed of easement. Clemons stated that some townships don't want rights of way of state roads. Sometimes you need a road widening. Zisko motions for preliminary plan approval conditioned on August 4 draft letter from Clemons and Wynn's letter of July 24 and also the condition of 25 mph. Wieder seconds the motion. The board votes unanimously to approve the motion.
7. Crossroads Subdivision - Scott Guidos from Van Cleef Engineering gives presentation. Clemons: states that the Crossroads is a 33 lot subdivision, 6 lots in Springfield. All lots have on site septic system and on site water along with two stormwater management basins. Review letter of June 7 from Wynn's office where applicant states he would comply. Clemons: are there any roadways servicing subdivision in Springfield. Guidos: No, the roadway is Upper Saucon. Clemons asks about the school buses for children in Springfield having to go through other townships and travel long distance. Guidos: they said they have a loop bus system already that runs through this road. No problem. Clemons: are there any existing roads servicing the subdivision frontage of property in Springfield. There was a request for waiver of sidewalks along lots in Springfield. Guidos: No, the roadway itself was in Upper Saucon. The concern is O'Connell's property on all four counties. It has been a battle, but she said she would welcome taking that piece. Her concern is plowing, shoveling. She requested Upper Saucon to have the sidewalks waived. Upper Saucon agreed to waive that sidewalk. Clemons: what about the six lots in Springfield? Those will not have sidewalks? They front on the road in Lower Saucon? Those 6 lots do not have sidewalks on their side of the road? Guidos: Right. Clemons: I think that you're saying the entire legal right-of-way of the road is in Upper Saucon with respect to the 6 lots in Springfield that will access and that the right of way where the sidewalks will be constructed is also in Upper Saucon. So the folks drive into Upper Saucon Township? Guidos: Yes. Clemons: the Planning Commission considered all these things and recommended approval. I drafted a letter; they ask for waivers for lot to depth ratios 8, 9, 11, 13 which are narrow and longer and then the question I had is whether or not since no sidewalks on lots in Springfield, would they be agreeable making contribution of half the costs of not installing those 12/linear foot. Guidos: 600 feet. I can discuss with Wynn the number. Clemons: if you were installing sidewalks it would cost you about \$7,200. We are asking for \$3600 (half of that) Corrado: I'm not arguing. Halderman asks why shouldn't there be sidewalks. That's a large development and a safety issue. Corrado: I am

willing to do it. Halderman: any place for kids to play? Guidos: they are large lots. There will be areas where stormwater management will be dedicated to the township. Again, that's not Springfield. I don't think my client has a problem with capital contribution, but we have not gotten that from Upper Saucon Township. Clemons: that condition would be agreed that no sidewalks would be required, but contribution of \$3,600? Still need a water resources study. No roadways are to be dedicated. Are we the first to be asked to approve the preliminary plan? Guidos: Milford Township was the first to give approval. You are second. Clemons: are you satisfied that there will be no plan changes required in Springfield Township. Wieder motions to grant preliminary approval subject to conditions that have been noted in Solicitor and Engineer review letters. Zisko seconds the motion. Board votes unanimously in favor of the motion.

8. Springtown Knolls - Operation and maintenance agreements. Clemons talked to Cleaver (DEP) who wants language in the agreement that township shall enforce all provisions in the operation maintenance agreement. So my discussion was that I would put that language in so long as we don't take out identification language. My office made that change today and sent it to Cleaver. We have not heard back yet. I'm assuming it will be acceptable. No action. Just status. Bedics says she is under impression that township require homeowners have system pumped every 3 years and provide proof from qualified hauling service. That means some system set up to pull parcels and request receipts. Clemons will give Schilling other townships that do it. It's not self-executing. Schilling: does this hold up Reshetar? Clemons: No. He has not given us legal description for waterline easement. I talked to Wynn's office today and the initial review said easement area needs to be wider. Schilling asks if and what time did Mr. Reshetar talk with him today. Clemons: 3:47 p.m. DEP wants to hold your feet to the fire. I think you do have an obligation to enforce these things.

## **OLD BUSINESS**

### **Water Authority**

Solicitor prepared a resolution to reinstate authority. Brownlow asks Clemons to outline what the resolution entails. Clemons: The resolution reconstitutes the authority and appoints a five-member board. The condition would be 30 days after reconstituting the authority; it would adopt articles of amendment anywhere within the boundaries of Springfield Township. The articles would provide that unless the board says otherwise, they would not have service outside the area. Increase from 5 to 7 members. When we actually looked at some of the resolutions, the Springfield authority and Milford Trumbauersville entered into an agreement. Some provision said Milford would own those lines until the authority acquired those lines. To the extent that those are assets, they would not dispose of them without your permission. Brownlow reiterates reconstitute water authority with 5 members to it, condition of authority amending articles of incorporating within 30 days, coming back here for board approval and once that has been approved we have an authority with new guidelines, Clemons stated the township could pick up costs of the existing loan or provide additional funds for the authorities capital budget. Brownlow: could we ask the authority to suggest that to us as

part of that 30 day process. Simmons gives amount as part of the \$60,000 loan taken in 2003 after the supervisors took over the authority. No place does that appear in the balance sheets. It had to be something associated with Zionhill. They have been paying that since 2002 and not asking for restitution, but relief of the balance to start debt free is requested. Balance of the loan is \$25,176. Clemons: Springfield created this authority in 1976 and it has been operational since then. Simmons: that particular item in the Pennsylvania Authority manual says you must be very specific. Halderman: the extent of their responsibility is Springtown and if we don't do it by lots, we can expand the water system in the village. It should have nothing to do with sewage. If the five board members decide to increase the village, it would not be fair to charge the existing users more money to expand, and if we want to constitute a sewage authority we can do it at a later time. Simmons states our charge was to study the water system. Our area is the present system plus the 20 new homes in the Knolls which have been approved.

Clemons: one of the ways to deal with this is as Chuck (Halderman) suggests. What we can do is say it would be the area of the village of Springtown as identified by tax map parcel in Exhibit A....every user in the existing system has a water meter. Halderman: it's better protected by lot. Hans Reimann: as someone who served on the authority, I understood the definition of the service area was by township ordinance. Halderman: if they do it by lot, that's protection for the authority. It's 220 homes; it's not time consuming. Brownlow: I don't have a problem identifying the lots, but I don't follow your reasoning. The next board or even we could extend that water district. It is the authority's responsibility. They provide service to any place we designate as public water district. What we are doing is limiting the authority to what they can provide water to. Clemons: the issue is the authority gets a request from a developer to provide water, but the twp has to agree that the water service has to be expanded. It requires action by the board. The only issue is the village of Springtown. There has been a suggestion that it be more precisely identified by tax map parcel. Once set, you can't shrink, but enlargement by board. Halderman: how do we rid the sewage language? Clemons: cross it out. We do have some sewer district now, but Springfield Township is a part.

Brownlow: We need five names. Simmons: I presented to you the names of seven people. That can be done once you say we have the Authority. Brownlow: we need to appoint five members with this resolution. Once we appoint those five members, they would have to meet as an authority and agree to all the terms that we are putting in here and come back to us and recommend the changes. At that point we can appoint the additional two members. Simmons: Steskal, Janus, Cernok, Hershey, Simmons.

Clemons: Five-year terms.... However, the initial one you could have two members serve until 12/31/10 and two until 12/31/09. Simmons: We went to Lower Saucon and found out they also have 7 on their authority. They appoint 7 people now and they run till the end of the year and you lose one at the end. Then 2 appointed for years 3 and 4 and they leave when their term comes up. One would be 12/31/08. Question was raised by Wieder if township advertised. Brownlow stated no. We were presented these names before.

Wieder: We had an old authority and what makes us think they will do something different? In 20 years they only paid interest on their loan. Why should the taxpayers front them the money to get started? How will they help people with their own wells when they have problems? Wieder says that's what people ask me. We've had two or three engineering studies and spent thousands of dollars of taxpayers' money. I don't

know what's going to be done differently. Simmons: Where did the \$60,000 go? Not to the water authority. Halderman: I agree with you and that's why I was adamant to pull the sewage out of it. \$36,750 was never paid back. The township fronted that money for engineering and legal, and people are upset. Simmons: because we're not looking back, but to the future. Carol Mease: I would love to have a well, but I am not allowed to by township ordinance, so I'm at your mercy. I don't feel like I should have to pay off debt for Zionhill. Kugler addresses Wieder: the meetings I attended were so large in support to keep the authority. Perhaps the people in favor of disbanding the authority are not in fruition. Everyone was given an opportunity to speak. Clemons: You could decide as a policy matter to use taxpayer dollars to help an area that has a pressing health issue. The challenge going forward is whether this authority can stand financially plus get grants. This is going to be a debate that you're going to have down the line. Wieder suggests lending them the money. Bedics asks: has the water system there brought revenue to the township? So they're asking for the board to give some of that back to retire their debt. Wieder stated that the township fronted the money for Zionhill. I'd like to go back and have somebody find out did it make a lot of money. Zisko remarks that we've all agreed. So let's get a resolution whether it cost the township money or not. Let's move forward. Halderman states that before Robbie and Karen were on they had not done an audit. There was some thought that they paid water revenue to pay Zionhill. That's why I ask the sewage be separate to add some protection. I don't want to punish this new authority by making them paying a debt created by the mismanagement of Zionhill. We should forgive them and let them start fresh and go. Brownlow: the money is the \$25,000 that is being forgiven. Once that is done they stand on their own. Simmons: absolutely. Brownlow: one other issue at some point in time, I think this authority will need to meet with the water users in Springtown to allow them to know what's going to happen. Simmons: we will have that meeting once we know it's been re-established. Clemons: Paragraph K to 2005, five names inserted at section 01 with expiration dates mentioned; 03 revised to add wells and springs; 03D eliminated and clarify to say that sewer service is eliminated. Section A revised out. Anywhere sewer is mentioned deleted. Section 07 revised to delete the Zionhill within the public sewer district and section 06 will be revised to say designating the Village of Springtown as designated by tax map parcel # attached as exhibit A and to include Springtown Knolls which has been approved. What we'll do is if you orally adopt the resolution, we'll prepare a copy to reflect the changes. Brownlow motions to officially re-institute the Springtown Water Authority and to relieve \$25,176.55 of debt from the Authority. Zisko seconds the motion. Clemons: they will have to coordinate terminating contract with Bucks County Water. Reimann: the township entered into agreement with Bucks County. Who will dissolve the agreement? Clemons: the township. Board votes in favor of motion 4-1 (Wieder – No vote).

### **Noise/Nuisance Ordinance**

Schilling: it seems that the mindset of the board was to hire an assistant zoning/code enforcement officer in looking at this year's budget. I met with Jeff Mease and we are drafting an updated job description. Right now with our current manpower we cannot enforce the nuisance ordinance. Brownlow: we did elect that for this year's budget. Schilling: I propose that I will have a revised job description to you by next meeting outlining what the position will entail. Brownlow: together with hours, cost, etc. Bedics:

I'm concerned because I think the person would need to be available on weekends. I wanted to ask Clemons is the terminology of our current ordinance vague. Clemons: there are more precise ordinances out there. Bedics: I would like to get together with other citizens of the township and get an idea of what they think is vague and suggest them at the next meeting. I would like to address the noise ordinance and we need to purchase the equipment needed to measure. Brownlow states that this needs research. Clemons: I think you should look at it in conjunction with section 508 standards. Brownlow: we already have some other examples. Brownlow charges supervisors to come back with specific recommendations on wording on nuisance and/or noise ordinance at a workshop first. Bedics wants to address the Streletz situation. We have a list of gun owners. I would like the manager to contact these people that signed up to be in the focus group. Brownlow: We can put on our next workshop the gun focus group. No action taken by the board.

## **NEW BUSINESS**

### **Proposed Zoning Ordinance**

Brownlow: We need to discuss it and decide if we want to change something. We then send it to Bucks County Planning Commission for comment. Clemons states if you think there will be an amendment, don't schedule meeting. If approved as is, Bucks County Planning Commission has 45 days to comment back to us. We have to advertise two separate weeks. That's two and a half months out. If there are changes, they have 30 days. This will be a long drawn out process and I know everybody has something that they want to change. Anything you change will slow the process down and it could take two years. Brownlow's suggestion is unless change is major, go forward with what we have, note items you want to change, and do it as an amendment later. Clemons: Your chairperson is saying let's keep the clock running. On one hand, there's likely to be changes over the next 45 days. Let's keep the process going. Let's send this ordinance to Bucks County Planning Commission and if there are amendments, let's package those and advertise it and send to Planning Commission to get to the point where you can adopt. The concern is if you don't get the process going you will chase your tail for two years. It is better to hold off advertising until you are comfortable. Give yourself 45 days to review again. Let's put all those in one package of revisions and be in a position to advertise and adopt. You will also have to do a zoning map change. Zisko motions to send the zoning ordinance to the Bucks County Planning Commission for their review. Wieder seconds the motion the motion. Board votes unanimously to approve the motion. Wieder thanks Planning Commission and Brownlow for all their hard work. Wieder excuses himself and leaves the meeting at 10:50 p.m.

### **High Meadows Subdivision**

Clemons outlines the prepared resolution accepting completion of improvements and dedication of High Meadows Road. Zisko motions to accept the resolution as written. Brownlow seconds the motion. Board votes unanimously to approve resolution.

### **CORRESPONDENCE**

Brownlow briefly discusses that the Township office has received miscellaneous correspondence from DEP, Solicitor / Township Engineer, PennDot / Bucks County

### **PUBLIC COMMENT**

Simmons: thanks supervisors for help and mentions letter given to him by Danielle Connelly (Wonderling's office) stating that the Senator is attending meeting in Harrisburg on Monday to discuss Springfield Township project.

Hans Reimann thanks board for bringing back the authority and recognizing citizen's confidence and asks the board to put native garden on next agenda. Schilling will meet with Hans on this.

Stephen Doncevic comments before you change the speed limit to 25 mph you should drive it. 25 mph is slow. In regards to developments, if you mandate sidewalks and/or pavers it encourages safety.

### **SUPERVISORS COMMENTS**

Bedics: Since it is late, I would like to table the community day discussion for our next work session. In addition the Springtown Fire Co. asked Hans to landscape, but their building needs painting. Volunteers will help him. She is requesting board to purchase paint. Reimann will coordinate the purchase through Schilling. Bedics: I attended the EMS meeting can give a brief summary of the meeting; 2 townships were missing, but they decided to divide the amount of money that each township could donate to EMS fund. How? That was not decided. EMS has implemented all services but there is not 24 hour coverage at both. The two stations switch on and off. They are concerned that they are losing money. Curtailing their hours is hurting their fund. They are reducing healthcare costs for their employees. They have submitted a letter for grant money, but have not received a reply. They have applied for 3 grants. They are looking to refinance a vehicle loan. Bedics asks for monetary donation realizing we gave them \$2,400 adding that Barbara Smith gave her facts/figures. Bedics said their rent is high. Bedics: the EMS now have use of the building with the equivalent value of 1200/month and feels that an equivalent value of \$800/month should be more accurate also the EMS pay their own utilities and suggests that perhaps the township can pay the utilities next year if their not too high. A recommendation was made for each municipality to adopt an emergency services fee for each household to generate revenue for the EMS. Brownlow wants this put on agenda for next meeting.

Bedics thanks Rose Strong, Linda Bartholomew, Rich Schilling and Sandy Everitt for their efforts in the township newsletter.

Halderman thanks everyone for the effort and the work that went in to the Ad Hoc Water Committee.

Brownlow stated that there will be two meetings a month starting in September.

Agenda: next work session: Bridge on Old Beth Rd.

Brownlow wants board to authorize Schilling to advertise for Planning Commission members because he is going to resign from commission. As soon as we get someone, he will step down. Zisko motions for the advertising. Brownlow seconds the motion. Board votes unanimously in favor of the motion.

Schilling says that Lower Mt. Bethel Township sustained flooding damage and asks board to allow him to continue to be utilized on a part time basis to keep on FEMA paperwork. Bedics motions to allow Schilling to continue on in a part time capacity for Lower Mount Bethel Township. Brownlow seconds the motion. Board votes unanimously in favor of the motion.

Brownlow motions to adjourn at 11:10 p.m.; Halderman seconds the motion. Board votes unanimously to adjourn meeting at 11:10 p.m.

Respectfully Submitted,

Richard H. Schilling  
Township Manager/Secretary