

**SPRINGFIELD TOWNSHIP, BUCKS COUNTY
BOARD OF SUPERVISORS MEETING
SEPTEMBER 14, 2004**

The meeting was called to order at 7:30 p.m. by Chairman Rod Wieder. Members present were Vice chairman Pete Lamana, Chuck Halderman, Rob Zisko and Jim Brownlow. Solicitor Jim McNamara was in attendance.

MINUTES OF 8/10/04

Jim Brownlow moved to approve the minutes as presented. Seconded by Rob Zisko. Vote was unanimous.

BILLS FOR APPROVAL

The Treasurer presented a bills list showing payments of \$40,361.27 from the General Fund for the period from August 10 through September 10, 2004. Rob Zisko moved to approve the Bills List. Seconded by Chuck Halderman. Vote was unanimous.

The Treasurer explained a bill had been presented from Dosch King; the company awarded the bid for the oil and chip work. The bill is incorrect and is being reviewed by the Township Engineer and Road Master. The Treasurer requested permission to pay the bill when the Township is satisfied the amount is correct. Rob Zisko moved to authorize payment of the Dosch King Invoice when the billing is corrected. Seconded by Jim Brownlow. Vote was unanimous.

PUBLIC COMMENT AGENDA ITEMS

Hans Reimann discussed a contact with the zoning officer regarding a resident filling in wetlands. Hans was told wetlands are the responsibility of the Bucks Conservation District. The Township will contact the Conservation District and have them investigate the situation.

Hans also reported Nockamixon Township has hired a hydrologist and wonders if Springfield would consider doing the same. The Board stated they will look into the possibility.

REPORTS

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

Police Report - Chief McLaughlin reported a total of 169 incidents for the period ending August 31, 2004. There were 8 reportable accidents.

Solicitor's Report – Jim McNamara did not present a written report. Jim stated the Federal Court Case filed by DelGuerico filed a petition to enforce. The judge supported the township's petition to dismiss. The Solicitor expects a final settlement within a week or two. The Solicitor will review the matter with the Supervisors in Executive Session after the meeting.

Cummings Subdivision – 4 Lots Routes 212/412

This property is located at the intersection of Routes 412/212 and was unanimously recommended for preliminary approval subject to completion of all outstanding items as contained within the August 23, 2004 engineering review and correspondence dated August 31,

2004 from Kent Littlefield, Township Geologist. The following waivers requested by the applicant are recommended for approval subject to conditions contained within item 3.A thru F of the August 23, 2004 engineering review:

- A. Section 403.2A – waiver is requested from the plan scale requirements of 1" = 50'. At the Planning Commission meeting held on August 4, 2004, the Planning Commission unanimously recommended approval of the waiver subject to additional information being added to the plan regarding the driveway, grading, profile, and driveway details. This information has been added to the plan.
- B. Section 504.2D – waiver is requested for the eastern lot line of Lot 4 intersecting at a right angle with the street line to the rear lot line. This waiver was unanimously recommended for approval by the Planning Commission.
- C. Section 504.2.J – waiver is requested to permit the residential lots to front upon collector streets (Routes 212-412) since the collector streets are the only road frontage for the parcel. This waiver was unanimously recommended for approval by the Planning Commission, subject to access to Lots 3 and 4 being provided via a shared driveway. Plan has been revised to propose a shared driveway.
- D. Section 504.2.K – waiver is requested from lot depth to width ratio requirements. This waiver was unanimously recommended for approval by the Planning Commission.
- E. Section 505.16, 506.4.A and 513 waiver is requested from roadway improvements and sidewalks in consideration of the plan to deed restrict the lots from further subdivision and indicating that sidewalks are not characteristic of the rural area.
 - (1) At prior Planning Commission meetings, there has been discussion regarding possible additional right-of-way in the northeast corner of the tract to permit future realignment of Route 412 at its intersection with Route 212, such that Route 412 will intersect Route 212 opposite Hickory Lane. An 8 ½ x 11" plan of this potential intersection realignment has been submitted by Mease Engineering, P.C. which identifies that no additional right-of-way beyond dedication of the ultimate right-of-way or Route 412 is necessary for the realignment.
 - (2) Additional right-of-way should be provided in the vicinity of the bridge located on Route 412 along the frontage of Lot 3. Replacement of this bridge has been included on the PennDOT 12-year plan. Additional right of way area should be dedicated to the Township as an easement to permit improvements to the bridge structure.
 - (3) A 10 feet wide bike path easement has been included beyond the ultimate right of way line on Route 412.
- F. Ordinance 121 waiver is requested from compliance with the 74% Release Rate for the entire site. At the Planning Commission meeting held on August 4, 2004 it was unanimously recommended this waiver be approved provided the developed portions of the site comply with the 75% Release Rate of Ordinance 121. Stormwater Management Report and plan has been revised accordingly.

Pete Lamana moved to grant Preliminary Plan approval for the Cummings Subdivision conditioned upon completing the outstanding items listed in the August 23, 2004 engineering review and correspondence dated August 31, 2004 from Kent Littlefield. Seconded by Chuck Halderman. Vote was unanimous.

Rosetti Lot Line Adjustment and Subdivision – The 14+ acres site is located on Route 412. This is the second plan for this site. The Planning Commission recommended Preliminary/Final approval. Pete Lamana moved to grant Preliminary/Final approval to the Rosetti Lot Line Adjustment subject to the conditions listed in the September 3, 2004 and August 16, 2004 correspondence from C. Robert Wynn Associates. Seconded by Jim Brownlow. Vote was unanimous.

Solteck Equities – The four lot subdivision is located on Winding Road. The Planning Commission unanimously recommended preliminary approval for this plan. Pete Lamana moved to grant Preliminary Plan approval to Solteck Equities, conditioned upon outstanding items listed in Wynn Associates correspondence dated September 3, 2004, August 17, 2004 and June 9, 2004. Seconded by Jim Brownlow. Vote was unanimous.

Valley Manor Nursing Home – The Valley Manor Nursing Home Land Development waiver request for a proposed small addition to the rear of the existing building was unanimously recommended for preliminary approval by the Planning Commission. Rob Zisko moved to approve the request for a waiver of land development for Valley Manor Nursing Home conditioned upon compliance with stormwater management requirements as contained within the Township Stormwater Management Ordinance, verification of approval for proposed erosion and sedimentation control measures by the Bucks County Conservation District, sewage facility from Upper Saucon Township, and water service approval from Coopersburg Borough. Seconded by Pete Lamana. Vote was unanimous.

OLD BUSINESS

Aware Professional Services Contract for re-write of the Zoning Ordinance.

Pete Lamana moved to award the Professional Services Contract to Urban Research and Development. Seconded by Chuck Halderman. Vote was unanimous.

Keystone Road – Pete Lamana reviewed the situation McLaughlin, there were only 2 accidents at this intersection. According to a report from Chief McLaughlin, there were only 2 Accidents at this intersection. There were 23 in the area but only 2 at the intersection. In conversations with the Chief, Pete stated, the biggest problem is the speed of cars exiting Richlandtown Pike onto Keystone.

Pete moved to remove the stop sign on the cut-off road. The Township has received an appraisal for \$22,000 to purchase the very small triangle piece of the property necessary to widen the turn onto Richlandtown Pike. We have spent \$9,000. in engineering fees and \$1,000 in legal fees. The figure to complete the work on the project is approximately \$47,000. Pete believes if the Township installs a section of guide rail to prevent traffic from entering the cut-off road it may solve the problem. He will talk with Rich Pursell about this approach and be sure the guide rail

is in the right of way. Pete Moved to table the improvements indefinitely. Chuck Halderman seconded. Vote was unanimous.

Service Electric Cable TV Contract – Appointments to the Cable Committee

Pete Lamana moved to appoint Ken Simmons and Jim King to serve on the Cable Committee. Christina Shaffer is chairing the group of Upper Bucks Townships to attempt to negotiate a better deal with Service Electric. Seconded by Rob Zisko. Vote was unanimous.

High Meadow Farm – August 31, 2004 letter from Bob Wynn recommending the Supervisors approve the extension request of High Meadow Farm Subdivision until December 31, 2004. Pete Lamana moved to approve the request for an extension to December 31, 2004. Seconded by Chuck Halderman. Vote was unanimous.

Resignation of Nancy Young from the Planning Commission – Nancy Young and her husband are relocating. Pete Lamana moved t regretfully accepts the resignation of Nancy Young from the Planning Commission. Seconded by Jim Brownlow. Vote was unanimous. Pete requested a letter of thanks for her work on Open Space and as a faithful member of the Planning Commission be sent to Nancy.

Pete Lamana moved to appoint Scott Douglas to serve the remaining term of Nancy Young on the Planning Commission. This term will expire December 31, 2005. Seconded by Chuck Halderman. Vote was unanimous.

The Supervisors will hold a second meeting in September, the 28th at 7:30 p.m. at the Township Building. It is hoped that we will receive correspondence from Bucks County Water & Sewer Authority regarding the water system in Springtown prior to that date.

PUBLIC COMMENT

Dennis Steskal discussed an Executive Session meeting of the Supervisors with Bucks County Water & Sewer representatives and his opinion that this meeting was a violation of the Sunshine Law.

Hans Reimann discussed code violations on a property on Route 309. Hans stated there are trucks parked on both sides of the road. Hans discussed other enforcement issues. The Board will request a status report on the property from Jeff Mease.

Karen Bedics, Richlandtown Pike discussed a problem she is having with a neighbor and riding four wheel vehicles without mufflers next to her property. Karen explained she has talked with Jeff Mease and the Township Police. The noise is so bad it rattles the windows in her house. This type of situation is not conducive to living in a rural area. She did contact the neighbors and they are not willing to comply with her request. She doesn't object to riding the four wheelers, she suggested they have mufflers installed. They are currently running without mufflers. This activity is happening 15 feet from her house. Karen understands the Township has a noise ordinance but there is no way for the Code Enforcement Officer to measure the decibel level. The Township does not have any equipment to enforce the ordinance.

Karen is requesting the Township enact an ordinance to control situations like this.

Dennis Steskal explained in order to use the equipment you have to be within a certain distance to monitor the decibel level. Hans Reimann asked how this would affect an outdoor event. Pete Lamana feels you could even consider lawn mowers unnecessary noise. This is a difficult problem to solve. We will investigate how other townships handle noise and get back to Karen.

Paul Rush discussed the burning ordinance and the fact that residents are not complying with the restrictions.

CORRESPONDENCE

Letter from Glenn Balliet

SUPERVISORS COMMENTS

Chuck Halderman thanked the Board for appointing Scott Douglas to the Planning Commission. Chuck discussed a talk he attended presented by Heritage on raptors. Chuck also referenced invasive plants and invasive birds.

Pete Lamana referred to the open records booklet regarding the Sunshine Law and suggested Dennis look on page 6, item 5.

Jim Brownlow no comments.

Rob Zisko no comments.

Rod Wieder announced the Supervisors will meet in Executive Session following the meeting to discuss litigation and personnel.

ADJOURNMENT

Pete Lamana moved to adjourn the meeting at 8:45 p.m. Seconded by Jim Brownlow. Vote was unanimous.

Respectfully Submitted

Barbara A. Smith
Secretary