

Board of Supervisors

MINUTES

January 23, 2024

IN-PERSON MEETING

Supervisors Present: Bill Ryker, Pete Kade, Jim Hopkins, Dave Long and Lorna Yearwood.

Also present: Rich Pursell (Township Manager/Public Works Director), Lisa Gerhart (Secretary), Tim Fullmer (Township Engineer), Scott MacNair, Esq. (Township Solicitor) & Michael McDonald (Chief of Police).

Mr. Ryker called the meeting to order at 7 p.m. and opened with the Pledge of Allegiance. Mr. Ryker advised the Board met before this meeting to discuss potential litigation & committee applicant interviews.

PUBLIC COMMENT ON NON-AGENDA ITEMS

None given.

FINANCIAL REPORT

Mr. Ryker stated the financial report and balances are posted.

Fund Balances as of December 31, 2023

General Fund	\$ 978,085	COVID Relief Fund	\$249,911
- CD General Fund	- \$237,000		
Open Space Fund	\$ 42,895	Liquid Fuels Fund	\$189,043
- CD Open Space	-\$125,000	- CD Liquid Fuels	- \$125,000
Escrow Fund	\$ 437,782	Street Light Fund	\$4,005
Capital Reserve Fund	\$ 483,325	Act 537 Escrow Fund	\$87,073
- CD Capital Reserve	-\$237,000		
Dedicated EMS	\$1,086	Dedicated Fire	\$28,513
General Fund Reserve	\$30,712		

PAYMENT OF BILLS

(November 16, 2023 – December 15, 2023)

General Fund	\$221,778	Open Space Fund	\$0
Capital Reserve Fund	\$26,715	Liquid Fuels Fund	\$0
Escrows	\$45,504	Street Light Fund	\$767
PLGIT Credit Card	\$4,290	Dedicated EMS Fund	\$0
Dedicated Fire Fund	\$16,310		

Payment of Bills

(December 16, 2023 – January 15, 2024)

General Fund	\$96,828	Open Space Fund	\$5,393
Capital Reserve Fund	\$4,465	Liquid Fuels Fund	\$6,820
Escrows	\$5,713	Street Light Fund	\$649
PLGIT Credit Card	\$5,313	Dedicated EMS Fund	\$0
Dedicated Fire Fund	\$0		

Motion by Mr. Ryker, seconded by Mr. Kade, and unanimously agreed to accept the financial report as presented. Mr. Long asked about the 15th being the cutoff for the bills to which Mr. Pursell advised it has to do with reconciling the credit card charges. Motion by Mr. Kade, seconded by Mr. Hopkins and unanimously approving the payment of bills from November 16 – December 15, 2023. Motion made by Mr. Kade, seconded by Ms. Yearwood and unanimously approving the payment of bills from December 16, 2023 – January 15, 2024.

APPROVAL OF MINUTES

Motion by Mr. Hopkins, seconded by Mr. Kade and unanimously carried approving the November 28, 2023, minutes. Motion by Mr. Kade, seconded by Mr. Hopkins and unanimously carried approving the December 12, 2023 minutes.

BUSINESS ITEMS

Brunner-Preliminary Subdivision Plan – Mr. Todd Meyers, engineer for applicant, was present. He gave a brief update on the project. Heritage Conservancy and State Forestry are working on this project to make it a state forest. Ms. Yearwood asked if there would be public access for the park. Mr. Meyers advised there would be and it would follow all other State Park access and rules. Mr. Fulmer summarized the review he performed and said that the plan was approved by the Planning Commission. Mr. Jim Nilsen, Pleasant View, stated he has been working on this project and it includes other properties for a total of 150-160 acres of forest land. Mr. Frank Hollenbach, Parks & Land, advised they have been working with Heritage on a management plan for the proposed park. Motion made by Mr. Hopkins, seconded by Mr. Kade and unanimously approved the preliminary and final approved of the Brunner Subdivision as outlined in Mr. Fulmer's letter dated January 5, 2024 and December 20, 2023.

Looking Up Enterprises-Preliminary Subdivision Plan – Mr. Scott Mease of Mease Engineering was present as applicant and engineer for this subdivision. Mr. Mease summarized the project and that the land previously belonged to his father. Mr. Tim Fulmer, Township Engineer, discussed this project and that the plan went through Zoning Hearing Board first and there was a condition of keeping a tree buffer along the one parcel. He advised the Planning Commission approved the plan. Motion made by Mr. Kade, seconded by Mr. Hopkins and unanimously approved the preliminary and final approval of the Looking Up Enterprises Subdivision subject to the conditions of Mr. Fulmer's letters dated January 5, 2024 and November 28, 2023 along with the approved waivers with condition of capital contribution regarding road improvements to the Township and declaration covenants & restrictions added regarding stormwater, E&S and undisturbed woodland area property pins installed to delineate that area conditioned in Zoning Hearing Board approval and all nonconforming uses on the properties to be removed.

Lakeview Farm-Land Development Waiver – Mr. Scott Mease, Engineer for applicant, was present. Mr. Fulmer gave an update on the Land Development waiver request and Mr. Mease gave some background information on the property. The applicant is requesting a waiver from land development for the construction of an additional single family detached dwelling on the 185+ acres located within the AD Zoning District. The original plan was to knock down one house and rebuild but the family now wants to keep the circle house. Motion by Mr. Ryker, seconded by Mr. Hopkins, and unanimously approved land development waiver based on the conditions set forth in the Township Engineer's letters dated January 5, 2024 and December 27, 2023; an existing features as-built of the property and COs not issued for the most recent houses until all conditions were met including pending DEP approval.

Updated Facilities Usage Process Procedure - During the June 27, 2023, meeting, The Board asked the PLPB to make some revisions to the Facilities Usage Process Procedure. Mr. Frank Hollenbach, Chair,

discussed the revisions that were made to the tentative application. Mr. Ryker asked about certificates of insurance from whoever is using the Township Space. Solicitor MacNair advised there can be verbiage put in about risky activity and hold harmless clause. It was agreed Solicitor MacNair would add something to the proposed application form and it would come back in front of the Board.

Trail Update – Mr. Frank Hollenbach, Chair of PLPB, discussed the proposed Zion Hill Trail and gave an update on the progress. The next step involves the Delaware Valley Regional Planning Commission.

Acceptance of Resignation Member of EAC – Ms. Yearwood, 2023 Chair of EAC, advised Ms. Susan Boyd was a valuable member of the council and will be missed. Mr. Hopkins advised he would like to prepare a citation for Ms. Boyd to be presented by the Board at a future date. Motion by Mr. Ryker, seconded by Mr. Yearwood and unanimously approved to accept Ms. Susan Boyd's resignation from the Environmental Advisory Council.

Appointments to EAC – Agenda item tabled for a later date.

Appointment to Planning Commission – Agenda item tabled for a later date.

Police Hiring Next Step – Chief McDonald gave an update on the applicants for the available police officer position. He was questioning if he should start the process of interviewing now even though 2024 Budget has the new hire starting mid-year. Mr. Hopkins asked the Chief about the process for interviewing. The Chief replied in the past, he had Police Chiefs review the applications and select a short list who were then requested to take the physical fitness test before a series of two interviews, one with Chiefs and one with Springfield Police staff. The Board agreed to start the process of initial interview before the physical fitness test. Chief will re-write the policy of hiring to allow first interview before physical test.

Request for Fire Police-Plumstead Township – Motion made by Mr. Ryker, seconded by Ms. Yearwood, unanimously approved to authorize the use of the Springtown Fire Company Fire Police a division of Palisades Regional Fire Company at the Plumstead Township Volunteer Fire Company Blaze of Glory 5K Run event on Saturday March 23, 2024.

REPORTS / COMMENTS

Zoning – A report was received and is on file.

Police – A report was received and is on file. Mr. Hopkins stated Officer Jacoby's retirement party had a great turnout and was a nice event. Mr. Hopkins thanked the Chief for revamping his monthly report submitted to the Board.

Public Works – A report was received and is on file. Mr. Hopkins stated the Road Crew did a great job with the recent snowstorm. Manager Pursell advised he had to file an insurance claim on the new International Truck because a car forced it off the road during the snowstorm and there was cosmetic damage done. Manager Pursell stated he is applying for a grant for stormwater on Lakeview Drive as there have been issues and complaints there. He is working with the Conservation District on the grant.

Solicitor – A report was received and is on file. Solicitor MacNair advised he has some things to discuss in executive session following this meeting including some pending code enforcement action. Solicitor MacNair stated the next Conditional Use Hearing regarding Haycock Ministries is February 13, 2024.

Engineer – A report was received and is on file.

Planning Commission – Ms. Bedics, 2023 Chair, submitted a Planning Commission summary for the year 2023, which is in BOS packet as correspondence.

Parks & Land Preservation Board – Mr. Frank Hollenbach, chair, thanked the road crew for removing a tree across the Rail Trail. He stated he is working with the school about planting trees on Earth Day again this year. Mr. Yearwood asked how the trees from the last planting are doing.

EAC – No report was given. Ms. Lorna Yearwood stated the EAC didn't meet in January.

CORRESPONDENCE

Ms. Karen Bedics, previous Chair of Planning Commission, submitted a summary of Planning Commission items for 2023. There was also a resident email compliment regarding the Road Crew.

PUBLIC COMMENT

Mr. James Nilsen, Pleasant View, thanked the Road Crew for their proactive work on Pleasant View before the rain event to prevent the road from flooding out again.

Mr. Doncevic, Pleasant View, commented he worries about the Township being over preserved. He stated years ago the minimum acreage was two instead of three acres in the AD District. He questioned who is going to be able to live here. He said the current set up denies working class people the chance to live here. Mr. Hopkins stated that comment may be more appropriate for the Comprehensive Plan.

BOARD MEMBER COMMENTS

Mr. Long suggested a 2024 objective list for the Board. He asked for additional clarifications on several topics including eminent domain, open space, revenue generation, a part-time administrative person and the proposed building renovations. Mr. Hopkins and Mr. Kade noted that the renovations are proposed to use ARPA funds which are largely restricted to building work. Mr. Kade pointed out some work has already been done to address fugitive exhaust emissions through the block walls separating the garage from the police offices. Ms. Yearwood questioned how to get a business item on the agenda.

Ms. Yearwood stated she would like to discuss virtual meetings being brought back. She mentioned amending Resolution 2022-04 to include the updated agenda caselaw.


Mr. Hopkins stated the BCATO conference is on February 24, 2024. Mr. Hopkins stated BCATO supports a proposed resolution regarding hydrants. He asked Ms. Gerhart to circulate the resolution via email. Mr. Ryker thanked the public for their attendance.

ADJOURNMENT

Mr. Ryker noted there will be an executive session held after this meeting to discuss committee applicant appointments and personnel.

Motion by Mr. Ryker, seconded by Mr. Kade, and unanimously carried to adjourn the meeting at 8:50 p.m.

Respectfully submitted,



Lisa Gerhart
Secretary