

Board of Supervisors

MINUTES

FEBRUARY 28, 2023

IN-PERSON/VIRTUAL MEETING

Supervisors Present: Jim Hopkins, Pete Kade, Tony Matzura, James Nilsen, and Bill Ryker.

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

Mr. Matzura called the meeting to order at 7 p.m. and opened with the Pledge of Allegiance.

PUBLIC COMMENT ON NON-AGENDA ITEMS

There was none given.

FINANCIAL REPORT

Mr. Pursell discussed financials.

Fund Balances as of January 31, 2023

General Fund	\$147,613	COVID Relief Fund	\$531,910
- CD General Fund	- \$243,000		
Open Space Fund	\$187,535	Liquid Fuels Fund	\$254,811
Escrow Fund	\$117,052	Street Light Fund	\$3,327
Capital Reserve Fund	\$164,289	Act 537 Escrow Fund	\$86,070

PAYMENT OF BILLS

(December 23, 2022 – January 20, 2023)

General Fund	\$157,063	Open Space Fund	\$0
Capital Reserve Fund	\$9200	Liquid Fuels Fund	\$7,797
Escrows	\$4971	Street Light Fund	\$694

Motion by Mr. Nilsen, seconded by Mr. Hopkins and unanimously carried approving payment of bills from December 23, 2022 – January 20, 2023. Discussion to amend financial report with fund balances presented quarterly instead of monthly and the bar chart on the financial report is no longer needed.

APPROVAL OF MINUTES

Motion by Mr. Hopkins, seconded by Mr. Nilsen and unanimously carried approving the January 10, 2023 minutes as presented. Motion by Mr. Hopkins, seconded by Mr. Nilsen and unanimously carried approving the January 24, 2023 minutes as presented except for one typo to be corrected.

BUSINESS ITEMS

UBREMS Presentation – Mr. Ryan Pankoe, UBREMS, and Mr. Gary Day of Senator Coleman’s office presented Mrs. Vera Deacon with the Presidents Volunteer Service award for her outstanding service to the community.

ECA Solar Proposal – Ms. Martha Diezman, Project Development Manager for ECA Solar discussed the projected commercial solar farm project for Moyer Road property. They are in an agreement of sale

pending they are granted the variances needed. ECA solar would export power to PPL Electric. They would need to seek variances for the use to be allowed in the Agricultural district and regarding cutting down a percentage of trees on the lot. Ms. Deizman discussed specifics with buffers, setbacks and how much sound the project would produce. BOS advised they would remain neutral and let the Zoning Hearing Board and along with the rest of the township process progress.

Approval of Warehouse Ordinance – Solicitor MacNair discussed the proposed ordinance regarding warehouses. This ordinance amends the G13 use to limit the size of such use and provide revised restrictions and conditions for the warehouse use and to provide for a large warehouse/fulfillment/distribution center use that will be permitted by conditional use in the Planned Industrial zoning district, as well as conditions related to the new use.

The proposed ordinance was advertised in the Intelligencer February 14, 2023 and February 21, 2023. It was reviewed by Springfield Township Planning Commission and the Bucks County Planning Commission as per the MPC. A public hearing was held regarding the proposed ordinance. Ms. Deborah Phipper, via zoom asked why there isn't a limit on the size of a building. It was discussed based on setbacks, and impervious surface restrictions and other zoning requirements, it would not seem necessary. Solicitor MacNair discussed size could be put in the conditional use hearing conditions. Mr. Dave Long, asked if there is a benefit to putting that in the ordinance verse adding it at conditional use hearing. Mr. Pete Jones noted footprint is mentioned in the ordinance and not height limitation. Mr. Steve Doncevic stated solar panels being toxic. The next ordinance to be discussed is about solar panels.

Mr. Kade made a motion to adopt **Ordinance 2023-202** amending the G13 use to limit the size of such use and provide revised restrictions and conditions for the warehouse use and to provide for a large warehouse/fulfillment/distribution center use that will be permitted by conditional use in the Planned Industrial zoning district, as well as conditions related to the new use. Motion seconded by Mr. Ryker and unanimously carried.

Approval Alternative Energy Ordinance – Solicitor MacNair discussed the proposed alternative energy ordinance. This ordinance amends the standards and regulations related to accessory solar powered generating facilities, accessory wind-powered generating facilities and adding an accessory geothermal heat pump use that will be permitted by right in all districts and adding an emerging alternative energy generation system use that will be permitted by special exception in all districts.

The proposed ordinance was advertised in the Intelligencer February 14, 2023 and February 21, 2023. It was reviewed by Springfield Township Planning Commission and the Bucks County Planning Commission as per the MPC. A public hearing was held regarding the proposed ordinance. There was no public comment. Mr. Kade thanked the Planning Commission for their due diligence on this ordinance. Mr. Nilsen made a motion to adopt **Ordinance 2023-203** which amends the standards and regulations related to accessory solar powered generating facilities, accessory wind-powered generating facilities and adding an accessory geothermal heat pump use that will be permitted by right in all districts and adding an emerging alternative energy generation system use that will be permitted by special exception in all districts. Motion seconded by Mr. Kade and unanimously carried.

Historic Commission Resignations – Mr. Hopkins made a motion, seconded by Mr. Nilsen and unanimously carried accepting the resignations of Mr. Ken Joire and Ms. Catherine Marek with regret and further thank them for their years of service on the Historic Commission. Mr. Hopkins further remarked that a letter of thanks and citation should be provided to Ms. Marek for her 20+ years on the Historic Commission.

Planning Commission Appointments – It was discussed that Mr. Brian Hague formally resigned from the Planning Commission a few days ago. Therefore, there are three Planning Commission positions available. The Board of Supervisors held interviews with the candidates in executive session before this meeting.

Mr. Nilsen made a motion, seconded by Mr. Hopkins and unanimously appointing Ms. Nicole Zane to Planning Commission for a term ending 12/31/23; Mr. Dave Long to Planning Commission for a term ending 12/31/24; and Mr. Bruce Whitesell to the Planning Commission for a term ending 12/31/26. These appointments are effective immediately.

I-Workqs Discussion – Manager Pursell discussed the Iworkqs program and how it was to be used for documenting signs and pipes in the township. He advised he doesn't have the manpower to use the program effectively. Mr. Kade advised an excel spreadsheet, that has no cost attached to it, would be better. Mr. Ryker stated he likes technology when it works. Motion by Mr. Nilsen, seconded by Mr. Kade and unanimously carried to discontinue Iworkqs subscription. Mr. Hopkins wanted to note that he thinks it's a good program and worth the effort but at this point is better to cut the loses and move on. The intern program with BCATO would have assisted but would still have been an additional cost to the township.

Peppermint Park Tree Removal – Mr. Frank Hollenbach, of the Parks and Land Preservation Board, discussed the proposed removal of dead ash trees at Peppermint Park along the Rowland Lane side. The PLPB would like to hire someone for three days of work and then see what is remaining with the approximate cost of \$5,400.

Motion made by Mr. Nilsen, seconded by Mr. Hopkins, and unanimously carried authorizing the removal of dead ash trees at Peppermint Park, by Arbor Doc, with the total cost not to exceed \$5,400 and further authorize the bill to be paid out of the Open Space Fund for maintenance.

Fuller-Pursell Preserve Update – Mr. Frank Hollenbach, PLPB, gave an update on the Fuller-Pursell Preserve via Power Point Presentation. He discussed working together with Heritage Conservancy and including Bill Broadhead the unofficial "caretaker" of the preserve. The Board asked for copies of the easements for both parcels to which Ms. Gerhart advised she would email over tomorrow.

Comp Plan Additional Member Request – PLPB asked for another member to be appointed to the Comprehensive Steering Committee. Mr. Hopkins advised it's not a voting organization and is simply volunteer based therefore anyone can participate and appointing someone is not necessary. The Comprehensive Steering Plan Committee meets the Fourth Wednesday of the month in person and Zoom.

Copier Bids – The Admin's old copier is on Municibid as previously authorized, however, there is a lack of interest and only one bid of \$80. Mr. Nilsen made a motion to accept the bid, Mr. Kade seconded the motion, and it was unanimously carried.

Amy's Ride - Motion made by Mr. Ryker, Seconded by Mr. Kade and unanimously carried authorizing the use of Springtown Fire Company Fire Police at Amy's Ride/Walk/Run 2023 scheduled for May 20, 2023.

Local Government Week – Mr. Hopkins discussed the possibility of an open house at the Township building on Saturday, April 15, 2023 for Local Government Week which is April 10-15, 2023.

REPORTS / COMMENTS

Zoning – A report was received and is on file.

Police – A report was received and is on file including a yearly report for 2022. Chief McDonald mentioned the speed board is in Springtown to slow down drivers.

Public Works – A report was received and is on file.

Solicitor – A report was received and is on file. Solicitor MacNair advised regarding the Conditional Use Hearing, the parties are submitting their written submissions and he will forward them to the Board once he receives them.

Engineer – A report was received and is on file.

Planning Commission – No report was given.

Parks & Land Preservation Board – No report was given. Mr. Frank Hollenbach, of Rocky Valley Road, discussed the Rail Trail is to be extended from California Road to the heart of Quakertown. He advised of a dedication of the fossil sign on the Rail Trail in the Spring and would like Board Member presence when that happens.

EAC – No report was given. Ms. Lorna Yearwood, Chair, mentioned April 1, 2023 is the yearly roadside cleanup in the township. She said the front window at the Springtown Post Office is decorated for Bird Town.

Historic Commission – No report was given.

CORRESPONDENCE

Board Correspondence was accepted as presented. Mentioned was a letter from a resident with questions about the fire tax. A memo will be put together and put on the website in the next month or so. There is also a memo from Palisades Regional Fire Rescue with a formal announcement of regionalization.

PUBLIC COMMENT

Mr. Gary Day, of Senator Coleman's office, thanked the Township staff for their hard work and thanked everyone at the meeting for their professionalism.

Mr. Pete Jones, of Salem Road, complimented the Public Works department on the culverts on Salem and Tumblebrook road.

BOARD MEMBER COMMENTS

Mr. Matzura reminded everyone about the Springtown Firehouse breakfast on Sunday.

ADJOURNMENT

Motion by Mr. Hopkins, seconded by Mr. Nilsen, and unanimously carried to adjourn the meeting at 9:30 p.m.

Respectfully submitted,

Lisa Gerhart
Secretary