

Board of Supervisors

**MINUTES
 MARCH 24, 2026**

MEETING HELD AT SPRINGFIELD TOWNSHIP BUILDING

Supervisors Present: Lorna Yearwood, Pete Kade, Jim Hopkins, Jim Nilsen

Supervisors Absent: Dave Long

Also present: Rich Pursell (Township Manager), Scott MacNair, Esq. (Township Solicitor), Mike Brent (Zoning Officer), Tim Fulmer (Township Engineer) & Mike McDonald (Police Chief).

Ms. Yearwood called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

ANNOUNCEMENT

An Executive session will be held after the public meeting.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Steve Doncevic (Pleasant View Rd) inquired about the potential of data center entering the area. Ms. Yearwood confirmed that monitoring data centers is a high priority for the Planning Commission and was discussed at their last meeting

FINANCIAL REPORT

Ms. Yearwood stated the financial report and balances are posted.

Motion made by Mr. Hopkins, seconded by Mr. Kade and unanimously carried, approving the financial report as presented.

Fund Balances as of February 28, 2026

General Fund	\$1,374,072	Capital Reserve Fund	\$1,072,811
General Fund Reserve	\$410,297	Capital Reserve CD	\$239,000
General Fund CD	\$239,000	Liquid Fuels Fund	\$116,830
Escrow Fund	\$1,070,158	Liquid Fuels CD	\$239,000
Street Light Fund	\$3,263	Open Space Fund	\$1,021,642
Dedicated Fire Tax Fund	\$89,366	Open Space CD	\$239,000
Dedicated Road Equip	\$11.91	Act 537 Escrows	\$89,734
		Dedicated EMS Tax Fund	\$3,750

Revenue Balances

EIT	\$189,080	Real Estate	\$12,081
LST	\$9,738	Real Estate Transfer	\$31,790

Payment of Bills
 (February 16, 2026 – March 15, 2026)

General Fund	\$72,128.41	Escrow Fund	\$3,641.25
PLGIT Credit Card	\$1,400.03	Dedicated EMS Fund	\$0
Liquid Fuels Fund	\$4,891.04	Dedicated Fire Fund	\$0
Capital Reserve Fund	\$24,684.21	Open Space Fund	\$0
Street Light Fund	\$1,109.48		

Motion made by Mr. Kade, seconded by Mr. Nilsen, and unanimously approved the payment of bills from February 16, 2026 – March 15, 2026.

APPROVAL OF MINUTES

Motion made by Mr. Kade, seconded by Mr. Nilsen and unanimously carried to approve the February 10, 2026 meeting minutes, with the noted corrections.

Motion made by Mr. Kade, seconded by Mr. Nilsen, and unanimously carried to approve the February 24, 2026 meeting minutes.

BUSINESS ITEMS

Waiver Request for Zoning Hearing Board – Michael Mandic appeared before the Board to discuss a \$12,000 judgement relating to zoning violations. He detailed several personal hardships, including a fire on April 20, 2022, which destroyed his garage and shop, his ongoing dialysis treatments for kidney failure, and the passing of his wife. He stated he believed he was in compliance because a former inspector, Brandon Pfaff, had seen the rebuild in progress. He claimed to have submitted documentation that the Township could not later locate.

The Township Solicitor explained that a Notice of Violation was issued regarding impervious surface issues on the property (legally owned by Michael Mandic’s mother). Because no appeal was filed with the Zoning Hearing Board (ZHB), the District Court imposed a civil penalty of \$12,000.

Michael argued that the stone in his driveway is non-compactable and allows for water infiltration, therefore it should not be considered “impervious”. The Township Solicitor read the Township Zoning Ordinance, which explicitly defines “packed stone” and “driveways” as impervious surfaces regardless of their absorption rates. Mr. Hopkins, Mr. Kade and the Solicitor noted that the calculation for impervious surface includes all footprints, including additions like generators and garages.

Michael Mandic further requested a waiver of the \$1,000 fee required to bring his case before the Zoning Hearing Board.

The Township Solicitor explained that the ZHB is an independent, quasi-judicial body. The Township Solicitor noted that the \$1,000 fee covers third-party costs (legal advertising, court stenographers, and a separate attorney for the ZHB).

Mr. Hopkins and Mr. Nilsen expressed that waiving the fee would mean other Township residents would have to subsidize the applicant’s construction costs.

The Zoning Officer clarified that the issues arose because the garage was rebuilt on its original footprint without a zoning permit after it was destroyed. While the original footprint may have been “grandfathered,” the act of rebuilding required a new permit to confirm available impervious surface. The “grandfathered” status was lost upon the structure’s removal.

The Board declined to waive the \$1,000 ZHB fee, and the Township Solicitor clarified that the Board lacks the authority to decide on impervious surface definitions, which remains a ZHB matter. Alternatively, the Board suggested that if Mr. Mandic files for a variance and provides a compliant plot plan, they may consider staying the execution of the \$12,000 judgement. Mr. Mandic agreed to work with the Zoning Officer on the plan submission.

Discussion on Fencing – Mr. Nilsen reported that he, Mr. Hopkins and the Township Manager met with representatives from the Heritage Conservancy including Bill Kunze, CEO, Tyler Kovacs, Senior Conservations Biologist and Director Lynn Bush (former Bucks County Planning Commission Director, and former consultant to Springfield Township) to review current fencing regulations. Mr. Nilsen further discussed the need to clarify the ordinance, noting “it is a hardship” for residents to pay \$1,000 for a ZHB variance just to install 8-to-10-foot deer fencing to protect gardens. Upon later review, it was determined that based on setbacks, a taller fence could be installed without a variance on the proposed Preserve property.

The Board discussed amending the ordinance to allow taller deer fencing for resource protection without requiring a ZHB variance. The Board also accepted the offer from Lynn Bush to have her draft suggested ordinance revisions. These drafts will be sent to the Planning Commission and subsequently to the Bucks County Planning Commission for the required 30-day review before a public hearing.

Police Vehicle Equipment – The Police Chief reported on the task of equipping Truck 1 with a mobile camera to match the rest of the fleet. Motorola informed the Township that the existing 4RE mobile cameras have reached “end of life” and are moving to a “non-serviceable” status. Two quotes were received for replacement options:

- Replace mobile cameras in all three trucks (around \$30,000 total).
- Replace mobile cameras and pair them with new body cameras (around \$37,000).

A discussion followed regarding cloud-based subscriptions vs. server-based local storage. Mr. Nilsen suggested that local storage might eliminate the \$12,000 recurring cost of cloud services.

The Police Chief and Mr. Nilsen will collaborate to determine the cost difference between the two storage systems and verify the integration capability of existing cameras before making any final decision.

Street Light Lien – One property owner remains delinquent on streetlight fees (\$58) for the last three years.

Motion made by Mr. Hopkins, seconded by Mr. Kade, and unanimously approved to authorize the Solicitor to proceed with a lien per Ordinance 208, noting that the cumulative non-payment costs the Township more to collect than the fee itself.

Acknowledgement of Agricultural Security Area Application – The Township received an application for inclusion in the state Agricultural Security Area program, submitted on March 17, 2026. The Township Solicitor outlined the two legal avenues for processing ASA applications under state regulations:

- The “Deemed Approved” Path” The Township can receive the application and take no formal action for six months (180 days). At the conclusion of this period, the property is automatically deemed

approved for the district. The Board then adopts a resolution acknowledging the date of receipt and the expiration of the statutory period.

- The Active Approval Path: This is required if the applicant needs expedited approval for county funding of preservation programs. This involves a multi-step public process:
 1. Formal Acknowledgement of receipt
 2. Public notice and advertisement of a 15-day objection period.
 3. Physical posting of the property.
 4. A 45-day review period by the Township Planning Commission, the Agricultural Security Committee, and the Bucks County Planning Commission.
 5. A final advertised public hearing and Board vote.

The Township Solicitor noted that the Township has historically utilized the “deemed approved” method unless a specific deadline for conservation funding required the expedited route.

Motion made by Ms. Yearwood, seconded by Mr. Nilsen, and unanimously approved to acknowledge receipt of the Ag Security Application.

2026 Seal Coat Work – Motion made by Mr. Kade, seconded by Ms. Yearwood, and unanimously approved to advertise for the 2026 Seal Coat Project.

Hickon Rd PPL Property – Ms. Yearwood gave a presentation on the improvement of cell service and the Hickon Rd/PPL property. She noted that improving cell service was a top priority for residents in the comprehensive plan survey and that a company we have been in discussions with for some time, Diamond Communications, was able to facilitate the location of cell transmitters on Met Ed’s transmission lines on the Hickon Rd property. Through a legal settlement, the Township is able to take ownership of the property following the subdivision process. The Township Solicitor provided a market update, noting that a 2.8-acre vacant lot at the corner of Hottle Rd and State Rd is currently listed for \$240,000.

Ms. Yearwood confirmed via a letter from 2017, PPL stated that they were not agreeable to dedicating another parcel of land with higher recreational value as an alternative to the settlement agreement terms.

Motion made by Mr. Kade, seconded by Ms. Yearwood, and approved 3-1 to take ownership of the Hickon Rd Property through the subdivision process. Mr. Hopkins opposed.

Request for Fire Police – Springtown Rod & Gun Club – Motion made by Mr. Nilsen, seconded by Mr. Kade, and unanimously carried to provide fire police assistance for the upcoming May 2, 2026 event.

REPORTS / COMMENTS

Zoning - Report posted.

Police – Report posted.

Roads – Report posted.

Solicitor – Report posted. No liens, nor satisfaction pieces were located regarding the water connections in Zion Hill.

Engineer – Report received.

Fire / EMS Providers	Report Received	Report Received	Comments
	Yes	No	
Palisades Regional Fire Rescue		<input checked="" type="checkbox"/>	
Richlandtown Fire Co		<input checked="" type="checkbox"/>	
Richland Fire & Rescue	<input checked="" type="checkbox"/>		
Haycock Fire Co		<input checked="" type="checkbox"/>	
Coopersburg Fire Co		<input checked="" type="checkbox"/>	
St. Luke's EMS	<input checked="" type="checkbox"/>		
Upper Saucon EMS		<input checked="" type="checkbox"/>	

OTHER BOARD COMMENTS

Planning Commission – Last meeting concentrated on assigning tasks and focused on subcommittees for addressing the identified items from the joint meeting.

Parks & Land – A joint meeting was held with the Board the week prior. Discussions included the Rail Trail project, fencing, new trail possibilities, and working with local preservation entities to enhance resident experience.

Environmental Advisory Council (EAC) – EAC members will attend the next PLPB board meeting to encourage discussion and coordination between boards. There will be a roadside cleanup project held on April 11th and are looking for additional volunteers.

Historical Commission – An application was received and approved for an addition on a historic building within the Township. The Commission wishes to contribute to the Rod & Gun Club's event by potentially including youth organizations assisting with grave marker rubbings and cleanings.

Water Authority – Minutes for the most recent meeting are yet to be finalized. The Authority is still working towards finalizing the grant funding the Springtown well project design and bid documents.

CORRESPONDENCE

A concern form was received from a resident regarding H&K Quarry and mud on the road. After inspection, the Conservation District determined that the concern was unfounded.

PUBLIC COMMENT

Steve Doncevic (Pleasant View Rd) inquired about the Township newsletter. The Township Manager informed him that the newsletter ended roughly two years ago, and that all information is posted on the township webpage, where he can sign up for notifications, or go on Facebook.

BOARD MEMBER COMMENTS

Mr. Hopkins – Met with the Township Manager and a representative from Senator Coleman’s office about resident concerns on utility support about powerlines and trees, and about the issue about Passer Rd truck traffic.

Ms. Yearwood –

- She attended a meeting with the new Emergency Management Coordinator and felt it was very enlightening. The meeting addressed the Valley Manor access where the EMC can visit Valley Manor and review their plan with them.
- Cook’s Creek Watershed and Durham Township have a draft prepared for the watershed protection plan. A public meeting will be announced once finalized.
- Ms. Yearwood inquired about having a municipal vehicle on-site for the Rod & Gun Club event.

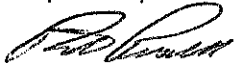
ADJOURNMENT

Motion by Mr. Kade, seconded by Ms. Yearwood, and unanimously carried to adjourn the public meeting at 9:17 PM

EXECUTIVE SESSION

An executive meeting to be held following the public meeting.

Respectfully submitted,



Rich Pursell
Township Manager