

**Board of Supervisors Meeting  
MINUTES**

January 9, 2007

The meeting was called to order at 7:30 p.m. by Chairman Jim Brownlow and opened with the Pledge of Allegiance.

**Present:** Supervisors: Karen Bedics, Jim Brownlow, Chuck Halderman, Rod Wieder and Rob Zisko. Also present: Terry Clemons, Solicitor; Scott Huber, Police Chief; Sandy Everitt, Secretary/Treasurer; Rich Schilling, Township Manager; and Bob Wynn, Township Engineer.

Jim Brownlow noted that the Board of Supervisors had an executive session following the January 2 Board meeting at which land and development rights acquisition was discussed.

**Approval of Minutes**

Rob Zisko **moved** that the minutes of December 12, 2006, be approved as presented. Karen Bedics **seconded**; the motion **passed**, with Chuck Halderman abstaining, as he was not present at that meeting.

Rob Zisko **moved** to accept the minutes of the December 19, 2006, meeting. Chuck Halderman **seconded**. Karen Bedics asked that the minutes be amended to reflect that she had asked for clarification from Terry Clemons regarding whether Karen's Furniture would become tax exempt because of a church using their building. Mr. Clemons stated that they would not become tax exempt should a church use their facility. Rob **amended** his motion to accept as amended "the minutes; the motion **passed** unanimously.

Rob Zisko **moved** to accept the minutes of the Reorganization Meeting held on January 2, 2007. Rod Wieder **seconded**; the motion **passed** unanimously.

**Approval of Bills**

Rob Zisko **moved** to accept the bills for payment as listed on the December 20, 2006 – January 2, 2007, and the January 3 – 9, 2007, bills list. Karen Bedics **seconded**; the motion **passed** unanimously.

**Reports**

Jim Brownlow acknowledged receipt of the Road Department Report and the Code Enforcement Report which are posted on the bulletin board for public review. Jim questioned whether the Zoning Hearings are listed on the Code Enforcement Report and was advised they are and are located on page two of the current report.

Karen Bedics questioned Ken Simmons or Dennis Steskal about what the problem was with Well #3 of the Springtown Water Authority. The well was tested but did not pass and required cleaning again. Dennis Steskal noted that particulate matter was noted and the coliform level was too high. Ken Simmons added it would be re-examined in the spring. He also noted that there is adequate water to meet the needs of the system. Jim Brownlow clarified that this is the well which has been closed.

Chuck Halderman confirmed with Terry Clemons that Terry planned to attend the February 5, 2007, Zoning Hearing as authorized by the Supervisors. Terry will attend and noted that Adams Advertising has requested that township officials view a demonstration of the bill boards. Karen felt it would be good to accommodate this request in order to see the applicant's side on this issue. Jim Brownlow suggested it might be more appropriate to view an existing bill board in operation, as there is one in Coopersburg along Route 309. Rich Schilling stated that if this bill board is in violation of the Zoning Ordinance, there is no value in having a demonstration for the supervisors, as supervisors do not have the authority to override a Zoning Ordinance.

Chuck Halderman noted that when he has gone by the bill board in operation in Coopersburg on Route 309 (a busy, major highway), it makes him want to stop to be able to read what the next message will be.

Police Chief Scott Huber gave a verbal summary of the December 2006 Police Report, noting that the department had responded to 133 calls for service, investigated 7 accidents involving 10 vehicles with 5 injuries (no fatalities). There were 5 traffic citations, one non-traffic citation and 6 traffic warnings issued. Chief Huber noted that the 133 December calls represent a 15% increase over the December 2005 calls for service.

For the year 2006, the Police Department responded to 1,520 calls for service, investigated 97 traffic accidents involving 158 vehicles in which there were 40 injuries and 1 fatality. There were 85 traffic citations, 9 non-traffic citations and 55 traffic warnings issued. The 1,520 service calls represents a 29% increase over the 2005 calls for service.

Karen Bedics asked for clarification about what types of animals were involved in the high number of animal complaints. Chief Huber advised the calls mostly involved game law violations and loose dogs. He noted the police handle trespass issues relating to game law violations; however, if there is an actual game law violation, the Game Commission handles those complaints.

Jim Brownlow thanked Chief Huber for the complete report. He also acknowledged receipt of a resignation letter from Linda Bartholomew, the Police Secretary, effective January 19, 2007. Linda accepted a position with another company but has offered to work with her replacement to help orient that individual to the position. Jim Brownlow **moved** that the resignation of Linda Bartholomew, effective January 19, 2007, be **accepted**; Rod Wieder **seconded**; the motion passed **unanimously**. Jim asked that Rich Schilling send a letter of thanks to Linda recognizing her service to the Township.

Rich Schilling advised that it was his intention, with the Chief's approval, to advertise for a part-time (25-hours per week) administrative assistant to help the police department with filing and paper work. This would free the police officers up to do actual police functions. Rich requested the Chief's feedback at this time in order to get Board approval to advertise for the position. Chief Huber acknowledged that it would be good to consider doing that shortly, but that it is a matter of when there is time to train the individual.

Jim Brownlow **moved** that the Township Manager be authorized to advertise the position of secretary for the Police Department, not to exceed 25-hours per week. Rod Wieder **seconded**; the motion **passed** unanimously.

Rich Schilling presented the Township Manager's Report. It was a busy month due to completing the budget and the associated paperwork. He met with a representative from Brosky Insurance who

indicated we would be receiving a rebate of several thousand dollars of Worker's Compensation funds, probably by April 2007.

Rich noted that the Police Contract negotiations are ongoing. 7 meetings have been held and Rich will be setting up an executive session of the Board shortly to review the status of negotiations.

Regarding the PA By Way designation that is needed by the Historic Commission and the EAC, Rich noted it is moving forward. He submitted the official letter of interest to Penn DOT and is waiting for their response.

Rich prepared and mailed a letter to our representatives at the state and federal level on the bridge replacement on Route 212 and Old Bethlehem Road as directed by the Board. PEMA and PennDOT responded to him that Route 212 has federal highway administration tied to it, which changes how funding is handled when it comes to disasters such as Hurricane Ivan. A copy of Rich's letter and the Penn DOT response were provided to the Board.

Finally, the Township must designate who collects what taxes by January 15. Rich has requested quotes from the EIT tax collector from Palisades School District and from Berkheimer and is awaiting their responses. Because a permanent decision cannot be made in time for the January 15 filing date and because the next Board meeting falls after January 15, Rich suggested that the Board vote to authorize Sandy Everitt, Township Treasurer, to be designated as the person to collect the EMS tax on the January 15 filing. A change to a permanent collector can be made when the quotes come in and have been reviewed. Rod Wieder **moved**; Rob Zisko **seconded** that Sandy Everitt be designed to collect the EMS tax. Rich noted that the EIT tax collector provides the list of who would be taxable under this tax. They provided Scott MacNair with the preliminary figures from which he derived the budget amount that would come in from the EMS Tax.

Chuck Halderman had some questions about collection of the new tax to which Terry Clemons responded. Rich stated that Berkheimer mentioned a possible 2.5% charge, but that they would send a formal proposal. Terry also mentioned there is pending legislation which may require employers to spread deduction of the tax over the year (\$1 per week) instead of taking it out of one pay. After discussion, the motion to appoint Sandy Everitt to collect the EMS tax **passed** unanimously.

(Rod Wieder excused himself from the meeting at 8:30 p.m.)

Rich advised that Rose Strong had contacted him about the Silver Creek Athletic Association. Rich contacted Chris Caraway of Silvercreek Association who requested a mailing list of residents of the Township. Although Rich doesn't feel comfortable providing the requested mailing list, he suggested to Chris that the Association draft a letter as an ad for insertion in the next Newsletter. The proposed ad was distributed to the Supervisors. Rich asked the Supervisors if they would be willing to waive the newsletter ad fee, since this is a civic organization that does excellent work with community children. Rob Zisko **moved** that we include the Silver Creek Association ad in our next newsletter and waive the ad fee. Karen Bedics **seconded**; the motion **passed** unanimously.

Ken Simmons stated that the Springtown Water Authority had to submit an *Application for Transfer of a Public Water Supply Permit* to DEP. This permit is now under the Township. The Board must give their approval to change the name from Springfield Township Bucks County Authority to Springtown Water Authority. Chuck Halderman **moved** that the Board authorize Jim Brownlow to sign the application to transfer the name of the water authority to Springtown Water Authority. Rob Zisko **seconded**; the motion **passed** unanimously.

Rob Zisko commended Rich on the letter he wrote to the legislators about the need to repair the bridge on Route 212 and Old Bethlehem Road. Rich stated that repairs of the bridge are scheduled to take place in 2007 and that the letter was a group effort with Sandy Everitt and Jeff Mease.

### **Public Comments**

**Bill Pomante** expressed concerns about the speed at which drivers travel on township roads. Jim Brownlow suggested Mr. Pomante hold his comments for Item 1 under *New Business* when the petition Mr. Pomante obtained signatures for is listed for discussion.

### **Old Business**

**1. Recreation Board/Committee** – As requested by the Supervisors, Rich Schilling obtained several items of information from other townships. He provided this information to the Supervisors. One item, a Citizen Survey from Richland Township, although as done represents a township with an established Parks & Recreation Program, could be adapted to this township's need and placed in a future newsletters to determine if township residents are interested in moving ahead in this area. Rich provided Buckingham and East Rockhill Township's website information which show the composition of their committees and gives some related information. Additionally, Rich provided the PSATS website information relating to Park & Recreation Boards, how to compose an ordinance to create a Recreation & Park Board, and information from the Second Class Township Code about this topic. He also supplied Ordinance 99 enacted last year by Lower Milford Township in Lehigh County along with the by-laws they drafted for the Recreation & Open Space Board.

Chuck Halderman felt the Board's intention was to be able to assess impact fees to developers to underwrite the cost to develop recreation areas within the township. He asked what we would need to do to be able to establish such a fee structure and then determine where we want to spend these funds.

Terry Clemons stated we need to establish a Park & Recreation Board. That Board would set up a plan and determine what it would cost to develop this plan.

Rich Schilling added that most townships utilize a professional planner to assist in this process. A planner can cost from \$20,000 to \$30,000 and the process can take a year to complete. The fee for developers is usually based on the recreation facilities that are already in place in the township. The fees can range from \$1,500 to \$2,500 per lot and based on the fact we have no recreational facilities, our fee would probably be on the higher end of this range. Rich outlined various ways in which the township could approach the process. Some options could take up to two or more years, and during that time span, no subdivision that comes in to the township could be charged the fee. Karen asked whether a planner could be obtained and at the same time a grant could be applied for. Rich stated the grant must be secured before the planner can be hired and funded. Rob Zisko questioned whether an Open Space Board must be in place before we hire a planner. Rich said it would be good to do both at the same time, because typically a planner will want to work with the Recreation Committee. Karen Bedics questioned whether a survey had been given to the residents in the past similar to this. She was advised the prior survey was a part of the Comprehensive Plan process, although a segment of it did apply to Parks & Recreation. At that time, there seemed to be little interest in Parks & Recreation in the responses received. Karen asked whether it might be wise to conduct another survey before we engage a planner. Rich Schilling stated that the planner would evaluate public interest and there would be at least one public meeting for people to make their wishes known. In addition, all meetings when the planner comes and talks with the Recreation Board would also be open to the public.

Terry Clemons stated that in order for imposed fees not to be open to challenge, the township will need to have a recreation plan in place. The planner will have access to various forms to determine possible community interest and wishes regarding recreational facilities in the township.

Karen Bedics summarized that the sooner a planner is in place and a recreation plan is drawn up for the township, the sooner we would have a legal basis to assess recreation fees to developers.

Rob Zisko asked whether the approximate \$20,000 needed to obtain a planner could be taken from the Open Space Funds and then paid back to Open Space when funds are collected from developers. Terry Clemons felt this would be a legitimate expense, although it would be a policy decision the Board would need to make. Rob suggested that three proposals be sought from planners interested in doing a Parks & Recreation Study and the Board could choose from those three. He also asked that Terry Clemons be authorized to come up with the language to establish a Parks & Recreation Committee.

Chuck Halderman suggested an Ad Hoc Committee be formed. Terry said this can be done by resolution. Jim Brownlow read a possible list of responsibilities for the Parks & Recreation Committee:

1. Brainstorm ideas for use of the Township owned property on Peppermint Road
2. Work with the Township Manager and Historical Commission on proposed By Ways program providing ideas on how to use the funding
3. Plan for Township Community Day and other possible events
4. Look into asking future developers to create recreational facilities within their developments
5. Check on use status of wild life sanctuary on Slifer Valley Road
6. Facilitate the study relating to establishing a Parks & Recreation Study

Jim felt that if the Board forms a committee by resolution, they should also determine how many members should be part of the committee, and they should charge the committee with specific responsibilities. He added that township volunteers could be added to the committee by the Board at future meetings.

Chuck Halderman felt there should be a separate committee to work with the professional planner to plan the Parks & Recreation Study, although the Parks & Recreation Committee could also work with those planning the Study.

Chuck Halderman **moved** that we advertise for 7 to 9 members to work on a Steering Committee with a professional planner to establish a Parks & Recreation Plan. The plan would be submitted to the Board for final approval. Karen Bedics **seconded**; the motion **passed** unanimously. The Board also authorized Rich Schilling to obtain RFPs on several recreation planners.

**2. Community Day** – Jim Brownlow advised that a Committee needed to be established to formulate a Community Day for the Township. Rich Schilling provided two letters of interest from Bruce Whitesell and Rose Strong, who are interested in becoming part of this committee. This need is advertised on the Township website, but no other applicants have contacted the Township to date. Rob Zisko **moved** that we form a committee of 7 to 9 members to plan for a Community Day. Karen Bedics **seconded** the motion. Bruce Whitesell feels that interest in serving on the committee will increase as the project develops. The event will be planned for late summer or early fall. A lot of planning and information to the community will be required in the first 6 to 8 weeks. Bruce feels that other civic organizations may wish to become involved as plans progress. The motion **passed** unanimously.

Jim Brownlow **moved** that Bruce Whitesell and Rose Strong be appointed to the Community Day Committee. Rob Zisko **seconded**; the motion **passed** unanimously.

**3. Sewage Enforcement Officer** – Jim Brownlow acknowledged the report received from the Sewage Committee chaired by Bobb Carson. Jim recommended to the Supervisors that Bobb Carson be invited to attend the next Board meeting and present the Committee’s recommendation and how it may affect the role of the sewage enforcement officer.

Chuck feels the sewage enforcement officer is a separate, unrelated issue. The professional sewage enforcement officer would go to the sites, and give the Township his opinion of the soils that present on the sites. Chuck referred to subdivisions currently under review where the developer has avoided putting a basin in an area where there is good infiltration. Instead; they will place it somewhere else in order to maximize development of the property. Chuck understands that the cost for this individual would be paid by developers from escrow funds rather than by the township. He feels the Township needs someone who can ascertain that the Sewage Planning Modules are correctly filled out and who has our interests in mind. Chuck’s main goal is to protect the on lot water and on lot sewage.

Jim Brownlow agrees that these are two different issues; however, they do complement each other. The Board agreed that Bobb Carson should be invited to the January 23<sup>rd</sup> work session to explain what the committee is proposing regarding the Act 537 plan.

Rob Zisko would like additional information on exactly what the Sewage Enforcement Officer would do. Rich Schilling said there is a sense that Bucks County Health Department has dropped the ball on some prior subdivisions for which they issued sewage permits. The scope of what the sewage enforcement officer would do would be set by the Board. Rob’s concern is about the financial impact on small subdivisions within the township. He does not have concerns if the sewage enforcement is for subdivisions of 5 or more lots, but feels smaller subdivisions should be excluded.

Terry Clemens stated the Planning Commission felt that the Sewage Enforcement Officer could help select the best site on a lot based on soils and then advise the Commission as to the best locations. An alternate plan would be to look into sewage advisory services. Terry advised Chuck that our consultant cannot overstep the Board of Health. And, the Board of Health cannot overstep DEP. Karen Bedics asked who would review the planning modules. Terry Clemons indicated that Bob Wynn does a completeness review. Chuck asked who does the technical review of planning modules now. Jim Brownlow feels Rob Zisko’s concern about small developments is valid. Chuck Halderman does not feel we can apply the rules differently between small and large subdivisions. Jim feels we are already making differences and noted the “minor” and “major” subdivision categories within our ordinances.

The Board directed Rich Schilling to get RFPs for several potential consultants. Terry Clemons was asked to provide verbiage as to the actual responsibilities of the sewage enforcement officer.

### **New Business**

**1. Excessive Speeding on Township & State Roads** – Bill Pomante, Bursonville Road, moved to Springfield Township from Hellertown last year. He is concerned about the high speed vehicles travel on the township roads, especially on Bursonville and Township Roads. He talked with other neighbors who also were concerned. They felt previous attempts both with Supervisors and the police department did not yield any results. He visited 40 neighbors, all who willingly signed a petition which was presented to the Board for review. The residents offered several suggestions to solve the problem, including stop signs at each connecting road, speed deterrent bumps, and increased police patrols with speed checks at rush hours.

Rich Schilling shared a memo written by Rich Pursell, Roadmaster, regarding the problem. Rich Pursell agreed that drivers speed on Township and Bursonville Roads; however, he feels cars speed on all other township roads as well. Rich Pursell does not recommend speed bumps, both for liability and snow removal reasons. Penn DOT also does not recommend speed bumps. He recommends more police presence. If that does not work, additional stop signs at intersections on these roads should be put in place.

Chief Huber indicated officers are trying to hit trouble spots at rush hours. Karen Bedics travels those roads back and forth to work and has never seen a police presence, but she agrees that police presence is the first and best way to begin to work on the problem. Rob Zisko offered his property which fronts on Township Road for the police to use for this purpose.

Terry Clemons thinks stop signs at intersections might be helpful. He stated a traffic study is required before stop signs can be put up. Rob Zisko asked how much it would be to do a traffic study. Rich Schilling responded it would probably be several thousand dollars.

Bob Bell, former police chief, noted that a stop sign was taken down (as was referred to by Mr. Pomante in his presentation) to conserve fuel use. He also stated that Pennsylvania is the only state that does not permit local municipalities to use radar. Bob Bell indicated that it is not likely Penn DOT will lower the speed limit. In fact, a speed study might back fire and the speed limit might be increased. That has happened in other cases he is aware of. Bill Pomante, having moved from Hellertown recently, suggested that more police are needed around the Leithsville Inn, where late night excessive speeding is common. Bob Bell indicated that traffic coverage as is being suggested is virtually impossible in such a small police department.

Bruce Whitesell doesn't feel stop signs will solve the issue. He feels that enforcement is the best solution. He has seen Township police on duty at the Springfield Elementary School on a regular basis in the morning. If we only have one patrolman on duty, he can only be at one place during rush hour. Bill Dunlap, who lives on Slifer Valley Road, said that no one observes speed limits. In fact, people blow their horns and get angry if others are actually driving the speed limit.

Chuck Halderman brought up using electronic speed signs. Although discussed in the past as a way to control speeding, no decision was ever made to purchase the equipment. He felt this alternative could be used to supplement a small police force.

Dennis Steskal suggested that the white lines painted across the road measuring speed work better than stop signs.

Don Metzger noted that the "S" curve on Route 212 also needs attention. He stated that at least one time a week someone goes off the road at that curve.

After a lengthy discussion, Jim Brownlow called for a motion on what he felt were the primary areas of concern—state roads Route 212 and Route 412. Although the township cannot do anything on state roads, the state will not be likely to do anything unless the township requests them to do something. Rob Zisko **moved** that a letter be sent to Penn DOT requesting them to review traffic speeds on Routes 212 & 412 within Springfield Township. Chuck Halderman **seconded**; the motion **passed** unanimously. Rich Schilling will attach copies of the citizens' petition to the letter and send copies (with attachments) to our elected officials.

Jim Brownlow asked Terry Clemons to check if a traffic study is required to put up a stop sign on Bursonville and Township Road. Jim Brownlow **moved** that we authorize a traffic study of Bursonville and Township Roads (if it is necessary) to make recommendations about traffic. Rob Zisko **seconded**; the motion **passed** unanimously.

Bob Bell suggested that a study of the number of accidents compared with the number of citations issued at locations of concern be undertaken. If there are a high number of accidents and a low number of citations, there is not adequate enforcement at those locations. Chief Huber was directed to look into this study. Jim Brownlow suggested that the two part-time officers provided for in the budget this year might be set aside strictly as a traffic enforcement division.

**2. Conditional Use Application** – Terry Clemons indicated there was an application to have a trash transfer station on Route 309. This use is permitted only as a Conditional Use. Terry suggested the Board appoint a hearing officer who would be tasked to hold a hearing within 60 days of the date the application was filed (December 13). Terry recommended the hearing be held on Wednesday, January 31. Karen Bedics **moved** to authorize Terry Clemons to advertise the hearing for Wednesday, January 31, and to appoint Steve Harris, of Harris & Harris, as the hearing officer. Chuck Halderman **seconded**; the motion **passed** unanimously.

**3. Metzger Subdivision** – Jim Brownlow noted that the Planning Commission recommended denial of waivers requested related to this subdivision. They did not feel they could comment at all on this submission because of the omission of so much of the major required information. Terry Clemons added that Jeff Mease felt this was a skeleton plan. Terry added that because waivers were requested for all the missing plan components, the plan could not be denied; rather, the waivers could be denied and the applicant would have an opportunity to submit the missing plan ingredients.

Donald Litman, Edwards & Litman, attorney for the applicant, spoke for Donald Metzger, applicant.. He stated the applicant plans to provide all the missing plan components, but after the preliminary review of the plan by the Planning Commission solidifies the wishes of the township. Jim Brownlow indicated there was a philosophical difficulty related to the request presented by the applicant. It is not the responsibility of the Planning Commission to design a development, which is basically what the applicant is requesting. Even if they did attempt to review the plan, there is not enough information provided with the plan for that review to take place.

Donald Metzger, applicant, indicating he was speaking against the advice of his counsel, stated he doesn't really want to build this subdivision, but he submitted it to vest himself against the proposed new Zoning Ordinance which will decrease his property value by one-third. He is asking for deferment, because he will know in the near future whether he will see the conservation easement dollars that are being discussed. Jim Brownlow suggested that the time remaining before the new Zoning Ordinance is passed would be adequate for Mr. Metzger to withdraw his plan, bring it into compliance and resubmit it before the new ordinance takes effect. This would save him money and still permit him to come in under the current ordinance. Mr. Metzger will not withdraw the plan, but if the waivers are denied tonight, he will complete the requirements.

Chuck Halderman is concerned about the conservation easement request involved with Mr. Metzger's property. He is concerned that the ranking system be established by our Open Space Committee and that this proposed large subdivision plan not be used to force the Township to offer more for Mr. Metzger's property than perhaps should be offered.

Terry Clemons feels this is an opportunity for both sides to step back and come together. Terry

Clemons spoke with Ted Evans today and Ted feels Mr. Metzger's property has good soils and it will likely be ranked very highly. From that standpoint, Terry feels it would be good while the Zoning Ordinance is being finalized for the applicant to take this plan out of consideration and perhaps complete a conservation agreement for preservation of his farm. Donald Litman asked that the township assure his client that no moratorium would be imposed. Terry feels there are currently no grounds for a moratorium. Rob Zisko feels there are funds available for agricultural preservation and that Mr. Metzger's property will probably place well.

Chuck Halderman asked to go on record that he does want the trash transfer center.

Jim Brownlow again asked that Mr. Metzger withdraw the plan and see how the conservation easement goes. Mr. Metzger stated he will not withdraw the plan.

Jim Brownlow **moved** that the Board of Supervisors uphold the recommendation of the Planning Commission to deny all waivers related to this plan. Chuck Halderman **seconded**; the motion **passed** with one **abstention** from Rob Zisko.

**4. Letter of Intent to move forward on a Conservation Easement** – Terry Clemons suggested the Board accept the intent of the letter that if the County funding becomes available, our Township will contribute \$378,487. The letter of intent is not binding on either party unless that funding is forthcoming. Rob Zisko **moved** that we recognize the letter of intent and our obligations therein regarding the Cory property at 2257 Pleasant Hollow Road in Coopersburg. Jim Brownlow **seconded**; the motion **passed** unanimously.

### **Correspondence**

**Petition from Concerned Residents of Springfield Township** (covered under New Business)

### **Public Comments**

Dennis Steskal indicated that a plan for a trash transfer station was presented several years ago and then withdrawn. Mr. Steskal is not against having a trash transfer go in on Route 309 and in fact, would like to see one go in. However, when the prior submission came in, the EAC looked at the plan very carefully, did a thorough investigation, and wrote a letter to the supervisors asking for a Curative Amendment to the Zoning Ordinance to make certain that it followed all the federal guidelines plus a few other precautions specific to this location. No action was taken on that EAC recommendation. The federal and state governments have good written requirements for a trash transfer station, but Dennis is still concerned about matters not covered in the federal and state regulations. He hopes there is still time to have something put into the draft zoning ordinance about dust, gasses, fumes and related concerns.

Ann Dunlap brought up that the site where this transfer station is being considered was contaminated. She questioned whether we should check with DEP about whether it was ever cleaned up. Mr. Metzger, applicant for the trash transfer station, clarified that the site she was referring to is on the other side of the road and that the site has been cleaned up. Ann Dunlap stated there are nine junk yards in the township. She wondered why we need a trash transfer station.

Drew Wagner asked for a definition of a trash transfer station. Terry Clemons summarized that it is a place where garbage trucks come, unload garbage inside a facility where it is compacted into bundles, and then placed on tractor trailers for disposal at a land fill away from the trash transfer site.

Donald Metzger said that 309 should be made all one district—half of it is currently Planned Industrial and half is Resource Protection. He stated that the Comprehensive Plan called for making it all Central Business District; the Bucks County Planning Commission advised that we do that. He said the Township planner indicated that to do so would create a threat of a Curative Amendment for lack of volume of acreage available for industrial use. Mr. Metzger has legal advice which states that all that needs to happen is RP needs to be made industrial and allow CBD as an allowed use in the PI District. After our planner pulled the CB district out, the BCPC again suggested that we bring the 309 corridor into agreement with the Comprehensive Plan. He is concerned because he pays \$18,000 taxes on his property along Route 309 and he cannot do anything with the property. Chuck Halderman is concerned because there is no centralized water or sewer in that area. Although Mr. Metzger is proposing putting his own system in, Chuck doesn't feel we are ready to oversee this type of system at this time.

Jim Brownlow noted that there is another meeting of the Zoning Ordinance revision group on January 18. Jim feels this issue will be addressed in the future, although not in the Zoning Ordinance ready to be adopted shortly. Chuck suggested talking to Paul Clymer and Rob Wonderling about the best use for Route 309 in our township. Donald Metzger said Senator Wonderling has addressed this already by extending the rail. The community Mr. Metzger is proposing would have two forms of public transportation—rail and bus. He does not want 97 homes built on his farm. Neither does he want a trash transfer station on Route 309. However, he has someone who wants to lease the Route 309 property if he can get the zoning. He needs to do something with his property and at the present time; he can't do anything else with it.

Rob Zisko feels that Route 309 should be the area that is developed. Long term, he feels this area should be developed, mainly because it has a four-lane highway through the middle of it. Referring to Chuck Halderman's concerns about the sewage plant, Mr. Metzger assured the Board that he will build the sewage treatment plant and he'll run it. The township will not need to worry about taking care of it.

Cindy McCurdy had a question about the property across the street from the Dunlaps mentioned in Item #5 of the list of duties for the Park & Reservation Committee. It referred to the Wild Life Sanctuary on Slifer Valley Road. Cindy wondered whether that land could be used for recreation, whether people are allowed on the property, etc. Ann Dunlap said she thinks you are allowed to walk there, but little else.

### **Supervisors' Comments**

Chuck Halderman asked Bob Bell for a solution about how the township can get more police coverage, get them the training that they need, and get better equipment for the police department. Because of budget limitations, it is not likely the township will ever be able to get enough police to have 24-hour coverage. Chuck would like to put a referendum on the ballot to see if residents want to spend the money necessary to increase the police force. Do they want to spend \$500,000 to hire three or four more policemen? On the other hand, maybe the township should just do away with the police department unless we can somehow get better coverage.

Karen Bedics corrected Chuck by stating that we have three officers—2 regular officers and a working police chief.

Jim Brownlow formally resigned from the Planning Commission. He has served on the Commission for a number of years and has taken some heat for the past two years because he was also a Supervisor. He stayed on the Commission until the Zoning Ordinance revision was completed. Since Rod Wieder had to leave earlier, Rod asked Jim to state for him that Rod would like to wait to fill that Planning

Commission position and would like to advertise again before the position is filled. There are currently three applicants for the position.

Rob Zisko liked having a supervisor on the Planning Commission. He felt it was helpful in understanding the plans that ultimately come before the Board. Rob said that he would be willing to serve on the Planning Commission if additional applicants were going to be sought. This brings the number of applicants available to fill Jim's remaining one-year term to four.

Chuck Halderman **moved** to accept Jim Brownlow's resignation and appoint Bruce Fritchman to the Planning Commission to fill his unexpired term. There was no second to the motion. The motion **failed** for lack of a second.

Rob Zisko **moved** to accept Jim Brownlow's resignation from the Planning Commission. Karen Bedics **seconded**; the motion **passed** unanimously. Rob Zisko thanked Jim for his service on the Planning Commission over the past years.

Rob Zisko **moved** to re-advertise for Planning Commission applicants and hopefully appoint someone before the next Board meeting. Karen Bedics **seconded** the motion. Rob Zisko **moved** to table his motion to re-advertise for the Planning Commission until the next Board meeting. Karen Bedics **seconded**; Jim Brownlow, Karen Bedics and Rob Zisko voted for the motion; Chuck Halderman voted against the motion. The motion **passed**.

### **Adjournment**

At 10:40 p.m., Chuck Halderman **moved** to adjourn the meeting. Karen Bedics **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt  
Secretary

Next meeting: January 23, 2007