

Board of Supervisors

MINUTES

October 12, 2010

Barbara Lindtner, Co-Chairperson, called the meeting to order at 7:30 p.m. and opened with the Pledge of Allegiance.

Supervisors Present: Karen Bedics, Barbara Lindtner, Volker Oakey and Rob Zisko. **Absent:** Jim Brownlow
Also present: Sandy Everitt, Secretary/Treasurer; Scott MacNair, Township Co-Solicitor and Rich Schilling, Township Manager.

Approval of Minutes

Rob Zisko **moved** to adopt the minutes as presented for the September 14, 2010, meeting. Karen Bedics **seconded**; the motion **passed** unanimously. Rob Zisko **moved** to adopt the minutes as corrected for the September 28, 2010, meeting. Karen Bedics **seconded**; the motion **passed** unanimously.

Bills for Approval

Rob Zisko **moved** to approve the following bills paid from September 29 – October 12, 2010.

1. General Fund	\$ 23,623.76	4. Special Fees (Hwy Cap Imp)	\$ 80.00
2. Liquid Fuels	\$ 288.49	5. Subdivision & Escrow	\$ 7,278.63
3. Farmers Market	\$ 456.05	6. Open Space	\$ 10,424.36
		7. Open Space Bond Acct	\$249,659.37

Volker Oakey **seconded**; the motion **passed** unanimously.

Public Comments on Agenda Items – None

Governmental Matters

There was discussion about HB 15 regarding State Police fees for townships/boroughs that do not provide their own full-time police coverage. It was the consensus of the Board that Rich Schilling and Chief Laudenslager research options such as what the cost would be to provide full-time police, regionalization with local townships that currently do not have any police and whether another township or borough that currently has police could provide coverage for the hours we are not covered by our own police.

Conditional Use Hearing

Albert Mezzaroba Application for Approval to Convert Existing Barn to a Use E-11 Bed & Breakfast (Haines Court Reporting stenographer took testimony presented in the hearing.) Scott MacNair, township Co-Solicitor, reviewed the Conditional Use procedure. No one present wished to have ‘party status.’ Mr. MacNair entered into the record Township exhibits T1 through T6. The stenographer swore in Richard Swiantecke, Certified Sewage Enforcement Officer; Albert Mezzaroba, applicant; and Richard Finch, contractor for the project,

Mr. Mezzaroba presented his conditional use request to the Board. He commented on a number of issues relating to the Zoning Ordinance, Mr. MacNair’s letter and the September 17, 2010, Township Engineer’s letter. His property, TMP 42-12-97, located at 2305 Township Road, Quakertown, PA, is over 30 acres. The proposed use would leave most of the property and grounds unchanged, with a minimum of four bathrooms and a maximum of three bedrooms. There will be no additions to the existing structure to increase the living space. The exterior of the barn will be replaced with new material similar to what is now in place. Mr. Mezzaroba or members of his family will operate the facility. No guests will be present unless someone from the Mezzaroba family is also present. The present amenities (pool, etc.) and any future amenities will be available only to Bed & Breakfast guests and will not be open to the public. There is parking space now available for ten vehicles with no additional parking planned. Exteriors lighting will be vintage barn lighting facing down with metal shades around the lights. There is adequate sight distance when accessing Township Road from the property. Mr. Mezzaroba entered applicant’s exhibit A1, a sketch of planned

revisions to the interior of the barn. Other than replacing the exterior covering and adding some windows, there are no other exterior modifications planned.

Richard Swiantecke, Sewage Enforcement Officer, presented A2, a plot plan showing sewage facilities planned for the property as well as A3, a letter from Arthur Carlson, Sewage Enforcement Officer from the Bucks County Department of Health, in which he supports the testing done on the site proving the site is suitable for the proposed sewage disposal system.

Rich Schilling, Scott MacNair and the Board asked a number of questions of the applicant and of Mr. Swiantecke. The hearing was closed and there were no public comments. The Board recessed from 8:18 p.m. to 8:27 p.m. to discuss the application.

Karen Bedics **moved** to approve the application of Mr. Mezzaroba for Conditional Use to convert his barn to a Bed and Breakfast subject to the following conditions (most conditions are listed in Exhibit T6, the Planning Commission recommendation letter):

1. There shall be a maximum of three guest rooms.
2. There shall be a minimum of three bathrooms.
3. Exterior lighting shall be directed downward and shielded to prevent glare from leaving the property.
4. Any exterior alterations shall be minimized (lighting, siding and windows were discussed).
5. The replacement siding on the barn's exterior shall be similar in appearance to the existing siding.
6. Members of the immediate family who reside on the premises shall carry on the use.
7. The guest rooms shall not contain kitchens or cooking facilities.
8. Use of the pool and/or other recreational facilities shall be limited to Bed and Breakfast guests.
9. Serving of meals shall be restricted to the guests of the Bed and Breakfast.
10. There shall be no visible advertising outside the premises, with the exception of one non-internally illuminated sign, with a maximum height of 6' and a maximum sq. ft. per side of 6'.
11. The applicant shall provide satisfactory evidence to the Board prior to receiving a building permit that the on-lot water supply system and the on-lot sewage disposal system(s) are adequate to serve the maximum number of guests (6).
12. The applicant shall provide the Township with the initial on-lot water supply system test performed for the property related to his purchase of the property.
13. No additional impervious surface shall be associated with this use.
14. The applicant will submit his proposal to the Township's Historic Commission and consider any suggestions they make concerning preservation of historic structures.
15. Any issues not stated above that are contained within the Township Engineer's September 17, 2010, letter are also to be abided by.

Volker Oakey **seconded**; the motion **passed** unanimously. The Board will issue a written decision to the applicant within 45-days of this decision. There is a 30-day appeal period subsequent to issuance of the written decision. If the applicant begins work prior to the close of the appeal period, he is proceeding at his own risk.

Scott MacNair was excused from the meeting at 8:45 p.m.

Old Business

1. Update on Act 537 – Rich Schilling; Tim Fulmer, Township Co-Engineer and Terry Clemons, Township Solicitor; met with DEP at their Norristown office on October 1. Pio Lombardo, Lombardo Associates, Inc., participated via telephone conference call. DEP identified issues they want the township to address which the township is now working through. The Township agreed to 30-day extension for the requested material to be resubmitted to DEP and for DEP to have an additional 30-day period to review the resubmitted information. Scott MacNair read some of the major issues as listed in DEP's letter to the Township.

2. Discussion for Promoting Small Business within the Township – Karen Bedics invited the Ad Hoc Committee to attend this meeting. Pete Lamana, a member of the Committee, offered comments. He commended Karen for her leadership in attempting to implement some small businesses within the township that could ultimately employ local residents. He referenced the approval the Board gave at this meeting for a Bed and Breakfast, which is the type of small business to be encouraged. Barbara Lindtner shared comments from the Board's prior discussion about the need

for the Board to review the Zoning Ordinance with the intent to make it more “small business friendly.” She added that currently, the Planning Commission’s reviews must be predicated upon what is now in the Zoning Ordinance. Pat Bowersock added that there also needs to be thought about creating a pedestrian environment in Springtown. If there is not a safe place for people to walk and/or park, they are not likely to frequent any stores in Springtown. Volker Oakey suggested traffic control, including channelization, as an option. Volker noticed these are heavily utilized in small English towns similar to Springtown. Rich also encouraged residents to contact legislators to support the Board letter sent to request a change in law to permit Pennsylvania local police to utilize radar to control speeding. Currently, Pennsylvania is the only state that does not permit local police to utilize radar. Rich Schilling will work with the Ad Hoc Committee at one of their future meetings to identify areas within the Zoning Ordinance that may require change to permit the growth of small businesses, especially in Springtown, Pleasant Valley.

New Business

1. Resolution to Establish Keystone Collection Group as EIT Collector Effective January 1, 2011 – Barbara Lindtner **moved** to adopt Resolution 2010-021 establishing Keystone Collection Group as the collector of Earned Income Tax for Springfield Township effective 1/1/11. Karen Bedics **seconded**; the motion **passed** unanimously.

2. Authorization to Bid Fuels – Volker Oakey **moved** to authorize the Township Engineer to prepare and advertise bids for fuel oils. Rob Zisko **seconded**; the motion **passed** unanimously.

3. 2011 Budget – Rich Schilling reviewed the timeline by which the budget process needs to move. The initial draft budget provided to the Board did not include expenses, only revenue. He asked for Board input on requests from the Police and Road Departments as well as the UBREMS request to have the Township assume monthly ambulance payments of \$1,200/month for 2011. The Board did not offer suggestions about the department or UBREMS requests, but asked that they be provided with a budget draft that includes projected expenses. They asked that the draft budget be sent to the Board by email as soon as it is available, so they can review it prior to the October 26 meeting. Barbara asked that the October 26 budget be kept light so that adequate time can be spent discussing the budget. Rob Zisko said he would be willing to vote for up to ½ mill dedicated to emergency services. He also feels that salaries should remain flat for 2011, although if 2011 income is higher than anticipated, year-end bonuses could be given.

Public Comments

Steve Doncevic thanked the Board for their hard work in making the township run as efficiently and economically as possible. He asked if there was any update on an information session on the Marcellus Shale issue. There is nothing planned at this time, but it is still on the list to take place in the future.

Supervisors Comments

Volker Oakey will leave the country October 18 and cannot be present for the October 26 Board meeting. He will provide his input on the budget via email. **Karen Bedics** would again like to present certificates of appreciation plus a \$50 pizza gift certificate from Dominic’s to the community service teens who have helped with tire recycling, monitoring the blue bird houses and Community Day. She will schedule the teens to attend a future Board meeting. It was the consensus of the Board to authorize the purchase of a \$50 gift certificate to Dominic’s Pizza.

Adjournment

At 9:45 p.m., Rob Zisko **moved** to adjourn the meeting. Rob Zisko **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt
Township Secretary

Next meeting: October 26, 2010 – 7:30 p.m.

Approved: October 26, 2010