

Board of Supervisors

MINUTES

November 9, 2010

Jim Brownlow, Chairman, called the meeting to order at 7:30 p.m. and opened with the Pledge of Allegiance. The Board held an executive session prior to the meeting to perform the annual performance review of the Township Manager. The Board is very pleased with Rich Schilling's performance in 2010.

Supervisors Present: Karen Bedics, Jim Brownlow, Barbara Lindtner, Volker Oakey and Rob Zisko

Also present: Sandy Everitt, Secretary/Treasurer; Terry Clemons, Township Solicitor; and Rich Schilling, Township Manager.

Approval of Minutes

Barbara Lindtner **moved** to adopt the minutes of the October 26, 2010, meeting as presented. Rob Zisko **seconded**. Voting **Yes**: Karen Bedics, Jim Brownlow, Barbara Lindtner, Rob Zisko **Abstaining**: Volker Oakey

Bills for Approval

Barbara Lindtner **moved** to approve the following bills paid from October 27 – November 9, 2010.

- | | |
|-------------------------------|---|
| 1. General Fund | \$ 93,525.63 |
| 2. Liquid Fuels | \$ 4,194.63 |
| 3. Special Fees (Hwy Capital) | \$ 200.00 |
| 4. Subdivision & Escrow | \$ 3,467.27 |
| 5. Open Space | \$ 9,012.00 |
| 6. Open Space Arm Acct | \$655,994.24 (Huntzinger Conservation Easement) |

Karen noted for residents that payments to local fire company relief associations were made from the General Fund. Rob Zisko requested an itemized copy of the Township Engineer's open space invoice. Jim called for the question. Karen Bedics **seconded**; the motion **passed** unanimously.

No Public Comment on Agenda Items

Public Hearing on Ordinance to License & Regulate Massage Parlors

Terry Clemons, Solicitor, summarized the proposed ordinance which would require the licensing and regulation of massage establishments and their employees. The ordinance was advertised on November 2 in *The Intelligencer*. The intent of the ordinance is to ensure that massage parlors are providing massage services only and not offering prostitution or other unlawful service. The draft ordinance has been available for public review at the Township, on the Township's website, at *The Intelligencer* and at the Bucks County Law Library.

There were no public comments. Barbara Lindtner **moved** to adopt Ordinance 160 requiring the licensing and regulation of massage establishments and their employees. Volker Oakey **seconded**.

Establishments currently operating as massage establishments will have 60 days from the effective date of Ordinance 160 in which to comply with the licensing requirements. The Township will provide an application form to such establishments within the Township.

Jim Brownlow called for the question. The motion **passed** unanimously.

Presentation – Seniors Helping Seniors

Arthur Swanson, co-owner of *Seniors Helping Seniors*, presented information on the organization. The organization hires capable and qualified seniors to provide in-home and other services to seniors who need assistance at a reasonable cost (\$20-\$22 hour). Most insurance will not cover these costs; however, long-term insurance and Veterans organizations sometimes do cover the costs. The services offered are non-medical in nature, and range from

companionship, transportation, light cleaning and handyman services to 24-hour care. The primary goal is to enable seniors to stay in their homes longer. The organization was founded in 1998. Art and his wife Karen operate the local office from their Coopersburg home. The company headquarters is located at 2561 Bernville Road, Bern Township. The PA Department of Health licenses the organization, and the organization follows most of the regulations that nursing homes follow. Brochures describing the organization and the services they provide are available at the Township and on the Township website.

The Board thanked Mr. Swanson for the helpful information provided in his presentation.

Planning Matters

1. Upper Bucks Agricultural Collaborative – This land development plan (TMP 42-14-53) is located on Main Street (Route 212/412) in Springtown. At their meeting on November 3, the Planning Commission unanimously recommended conditional final approval of the plan. Terry Clemons noted that SAIC notified the applicant that they have met the requirements of the Zoning Ordinance relative to the Carbon Geology Study. Paul Dietz, Urwiler & Walter, presented for the applicant. The applicant will comply with all the outstanding plan requirements. They have received the permit from PennDOT. Barbara Lindtner **moved** to grant conditional final approval to the Upper Bucks Agricultural Collaborative Land Development plan based upon satisfactory completion of the items contained within the October 20, 2010, engineering review letter. Rob Zisko **seconded**. Following discussion, Jim Brownlow called for the question. The motion **passed** unanimously.

2. Dushant Sharma Land Development – This property is located at 1860 Route 212 in Pleasant Valley. On October 26, the Board denied this plan because of lack of activity. (Rich Schilling indicated that both the Upper Bucks Agricultural Collaborative and the Sharma Land Development plans are very important to the Township.) Todd Myers, Cowan Associates, Inc., presented for the applicant, Dushant Sharma, who was also present. The applicant offered an extension and has filed a Zoning Hearing Board application to seek the variances needed for the plan to move forward. They requested that the Board rescind their previous denial and grant the applicant's request for an extension until February 8, 2011. Rich Schilling requested that the applicant also sign an extension granting a 30-day extension if it is needed for the Zoning Hearing Board to hear their case, based upon the application coming in during the holiday season. Terry Clemons provided an extension for the Zoning Hearing, dated February 8, 2011. The applicant is seeking variances for the expansion of a non-conforming use along the front building lines, the expansion of a non-conforming use and for disturbance of a 30% slope area beside the property during the proposed expansion. They also need interpretation of what is permitted as pertains to the service station or the convenience store use (E-19 and E-5) in the Village Center district. Barbara Lindtner **moved** to rescind the denial of the Sharma Land Development Plan. Karen Bedics **seconded**; the motion **passed** unanimously. Barbara Lindtner **moved** to authorize the Township Manager to attend the Zoning Hearing and indicate the Board's support of the Sharma Land Development Plan. Volker Oakey **seconded**; the motion **passed** unanimously.

Old Business

(Item 1 moved from New Business to permit solicitor to leave meeting early.)

1. Huntzinger Agreement of Sale for Conservation Easement (TMPs 42-20-15 & 15-2) – Barbara Lindtner **moved** to approve the Robert & Doris Huntzinger Agreement of Sale for 101.881 acres of land located at 1524 Old Bethlehem Road, Quakertown, Pennsylvania, for a purchase price \$652, 800. Rob Zisko **seconded**; the motion **passed** unanimously.

(Terry Clemons left the meeting at 8:45 p.m.)

2. 2011 Budget – Based upon the Board's direction at the October 26 meeting, the revised budget draft included a ½ mill tax increase and decreased the anticipated Earned Income Tax revenue by \$45,000. Volker Oakey was not present for the October 26 meeting when the Board discussed the budget changes, and he offered several suggestions based upon an improved economic forecast that he shared with the Board. He feels that the ½-mill tax increase should be eliminated and that the revenue projection for EIT should be increased to \$670,610. Volker also feels that the government will repay the Township for half of the expenditures incurred during the revision of the Act 537 plan. After considerable discussion, the Board amended the budget as Volker suggested, eliminating the ½-mill tax increase and increasing EIT revenue expectation to \$670,610. Karen Bedics **moved** to authorize the amended budget for advertising. Volker Oakey **seconded**; the motion **passed** unanimously. The Board will adopt the 2011 budget at the December 14 meeting.

New Business

1. November & December Board of Supervisors Meetings – Karen Bedics **moved** to cancel the November 23 and December 28 meetings. Barbara Lindtner **seconded**; the motion **passed** unanimously.

Public Comments

Dolores Weierbach appreciated that the supervisors did not increase taxes.

Supervisors Comments

Jim Brownlow raised the issue of bonuses for the police department, since they did not receive a salary increase in 2010. Jim noted that the Board gave the non-uniform staff a bonus at the end of 2009, the year in which they did not receive an increase. Because the expenses as of November 9 are \$95,000 above the revenue, Karen Bedics **moved** to table the decision as to whether to give the police bonuses until the December 14 meeting when the 2010 budget picture is more clear. Barbara Lindtner **seconded**; the motion **passed** unanimously.

Karen Bedics said the EAC would like permission to conduct a rain barrel making workshop in April 2011 in the parking lot of the Township building. The Board gave approval, conditioned upon the EAC scheduling the event through the Township Manager.

Second, Karen resigned from the Board of UBREMS effective January 1, 2011. She agreed to continue as UBREMS liaison to the Township Board of Supervisors.

Volker Oakey expressed his appreciation for the excellent job Jim Brownlow has done as a supervisor and as Chairman of the Board. He really appreciated being able to work with Jim on the Board of Supervisors and Jim will be missed.

Adjournment

At 9:25 p.m., Karen Bedics **moved** to adjourn the meeting. Roz Zisko **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt
Township Secretary

Next meeting: December 14, 2010 – 7:30 p.m.

Approved: December 14, 2010