

**SPRINGFIELD TOWNSHIP BUCKS COUNTY  
BOARD OF SUPERVISORS MEETING  
APRIL 13, 2004**

The meeting was called to order by Chairman Rod Wieder with the Pledge of Allegiance to the flag. Members present were Vice Chairman Pete Lamana, Chuck Halderman and Jim Brownlow. Solicitor Jim McNamara was in attendance.

**MINUTES OF MARCH 9, 2004 MEETING**

Pete Lamana moved to approve the minutes as presented. Seconded by Jim Brownlow. Vote was unanimous.

**BILLS FOR APPROVAL**

The Treasurer presented a bills list totaling \$\$54,344.61 in expenditures paid from the General Fund. Chuck Halderman moved to approve the Bills as presented. Seconded by Pete Lamana. Vote was unanimous.

**PUBLIC COMMENT AGENDA ITESM**

Hans Reimann expressed his concern that the Ordinance Amendment for consideration this evening was not advertised properly. Hans also stated the Board never advertised openings on the EAC. These appointments should have been made at the reorganization meeting with all of the other commission/committee appointments.

Jim McNamara explained a synopsis of the Ordinance was advertised in the Morning Call Newspaper. The Ad clearly stated the Ordinance in its entirety was available for public inspection at the Township building during regular business house. This is done to control the costs for advertising the ordinance; it is the method the Township uses for all Ordinance advertising.

**PUBLIC HEARING ORDINANCE #126**

**AN ORDINANCE CREATING AN ENVIRONMENTAL ADVISORY COUNCIL,  
PROVIDING OPERATING PROCEDURES AND STATING THE POWERS OF THE  
COUNCIL**

Solicitor McNamara stated Ordinance #118 created the Environmental Advisory Council. Ordinance #118 was amended by Ordinance #122 which reduced the voting members from 5 to 3. Ordinance #126 which is before the Board this evening proposes changes to Section 7 (2) to remove the word investigate. Section 7 (3) would read "Make recommendations as to the possible use of open space areas and farmland in the Township. Section 7 (6) dealing with the acquisition of property would be eliminated. Ordinance #122 which changed the number of Council members to three (3) and created the position of advisory members would be changed so the number of environmental advisory council members would remain at three but there would be no advisory members.

Hans Reimann commented this is the third time an Ordinance relating to the EAC was advertised in the Morning Call. Hans stated Plumstead Township and Lower Saucon have Environmental Advisory Councils who have their own engineer.

Bruce Strock commented the Delaware Valley Planning Commission recommends expanding horizons to work with other municipalities and townships. The water for the Springtown system originates in Lower Saucon Township.

Jim McNamara stated the ordinance amendment was duly advertised and asked for input from the Supervisors.

Pete Lamana moved to adopt Ordinance #126 Amending certain terms and conditions for the operation of the Environmental Council. Seconded by Jim Brownlow

Discussion:

Jim Brownlow asked the Solicitor if the issues raised flaw the advertising since a full copy was not provided to the paper. Mr. McNamara replied no. Jim stated he has no problem with the wording and no problem with the direction the EAC is going. Removal of associate members is removal of a title. Volunteers can be appointed to help with specific projects. The EAC can devise its own policies provided they come to the Board of Supervisors who are ultimately responsible for what the policies are.

As far as the voting members being reduced from 5 to 3 is concerned, we will have to see if this membership structure will work.

Chuck Halderman believes the EAC voting members should have remained at 5. He also believes Associate status should stay as is. Chuck is not pleased with everything in this Amendment. He understands the Board would like more control, however, he does not want to micro-manage the EAC.

Pete Lamana stated when he passed the Ordinance Amendment before Scott Douglas, Scott had not objections to the changes. Pete has a lot of faith in Scott and would have listened to him if he was not happy with the proposed changes.

Chairman Wieder called for the vote. Mr. Lamana, Mr. Brownlow and Mr. Wieder – YES. Mr. Halderman – NO. Motion carried.

## **REPORTS**

Road Department Report is posted on the bulletin board near the door of the meeting room.

Code Enforcement Report is also posted on the bulletin board.

Police Department Report – Chief McLaughlin reported a total of 193 incidents for the month of March. There were 15 accidents, 12 reportable and 3 non reportable. Chief McLaughlin stated there were 175 incidents last month an increase of 11.8% from the same period in 2003.

Solicitor's Report – Jim McNamara reported on the following:

DelGuerico v. Springfield Township – A conference before a federal judge has been scheduled for April 15 in order to review the status of this case. Anthony and Leigh DelGuerico sued a number of Springfield Township Officials for civil rights violations. Rod Wieder and Mr. McNamara will represent the Township at the Conference at the request of the Township insurance layer who believes that settlement discussions might take place before the judge.

Christ Subdivision – Mr. McNamara is working on a revised agreement with the owners of the Christ Subdivision. They will deposit in escrow the payment for four sewage connections for the Zion Hill Sewer Project.

### **PLANNING**

**Cross Creek and Spring Hill** Subdivisions request a 12 month extension of the Development Agreements. Wynn Associates has no problem with granting the request.

**Pete Lamana moved to grant a 12 month extension of the Development agreements to complete outstanding construction issues surrounding the improvements associated with Cross Creek and Spring Hill Subdivisions to June 30, 2005. Seconded by Chuck Halderman. Vote was unanimous.**

**Meyers Lot Line Adjustment Subdivision** – This property is located on Slifer Valley Road. The Planning Commission recommended preliminary/final approval at their meeting on April 7, 2004.

Jim Brownlow moved to approve the Preliminary/Final Lot Line Adjustment Subdivision for Meyers conditioned upon the items listed in Wynn Associates letter dated March 15, 2004 and April 8, 2004 being completed. Seconded by Pete Lamana. Vote was unanimous.

**Roher Subdivision** – Attorney Kevin Sommar representing the Rohers' was present. Attorney Sommar explained this property borders on Haycock Township. The applicant was required to apply to both townships for subdivision of the property. The plan did not meet all of the Springfield Township zoning requirements. There was insufficient acreage in Springfield to have the plan approved.

Haycock Township signed off on the preliminary plan. The planning commission at their meeting on April 7, 2004 recommended preliminary approval of the subdivision plan with conditions.

Jim Brownlow stated in addition to the outstanding items listed in Wynn Associates letters dated February 18, 2004 and April 8, 2004, the planning commission conditioned their preliminary approval on all vehicles and parts of vehicles being removed or stored inside a garage prior to final plan submission. The Planning Commission will require written confirmation from the Zoning Officer to verify the site is in compliance with requirements of the Zoning Ordinance, prior to final plan submission.

Jim Brownlow moved to grant Preliminary Plan approval to the Roher Major Subdivision plan conditioned upon completion of the outstanding items listed in Wynn Associates Engineering review letters dated February 18, 2004 and April 8, 2004 to include bringing the property into compliance regarding vehicles and parts of vehicles prior to submission of final plans. Seconded by Chuck Halderman. Vote was unanimous.

Attorney Sommar stated the applicant will remove all vehicles prior to plan submission. Jim Brownlow commented the applicant has had several years to do this clean up.

**Robert Rufe – Richlandtown Pike** – Mr. Rufe appeared before the Planning Commission at their April 7<sup>th</sup> meeting requesting a waiver of land development. Previously, Mr. Rufe appeared before the Zoning Hearing Board requesting a special exception for his property to be used for commercial purposes. One condition of the approval by the Zoning Hearing Board was that the property could not be further subdivided.

The Planning Commission is requesting permission from the Board of Supervisors that the matter be referred to the Township Solicitor for review, pending consideration of the land development waiver request. Jim Brownlow would also like to know if the Township should waive any land development projects. Jim McNamara will review the matter.

**Subdivision and Land Development Ordinance Draft Amendment** – Jim Brownlow reported the Planning Commission recommended the Township Engineer do some additional review of three items in the Draft Amendment.

- A. Investigate amendment of Section 507.9 (containing requirements for P-loop streets) to provide requirements relative to the minimum/maximum number of lots that may be permitted inside the loop of a “P-loop” street.
- B. Review proposed requirements of Section 505.18 relative to the number of dwelling units that will require a minimum of two public street accesses to/from existing public roadways. The current proposal specifies that 25 dwelling units or more will require a minimum of two public street accesses.
- C. Investigate addition of a requirement in Section 519 (water supply) to contain specifications for securing monitoring wells from unauthorized tampering, by installing some type of locking mechanism on the well head.

Jim Brownlow moved to forward the Amendment to the Bucks County Planning Commission for their review. Seconded by Pete Lamana. Vote was unanimous.

Jim Brownlow presented his Annual Report of the activities of the Planning Commission for the year 2003. This report contains comparative information for the past three years. Pete Lamana complimented Jim on an excellent report.

**Appoint Three (3) Voting Members for Environmental Advisory Council**

The Supervisors agree these terms should be staggered. The original terms will be researched and appointments will be made at the May meeting. Pete Lamana moved to table the matter until the May 10<sup>th</sup> meeting. Seconded by Chuck Halderman. Vote was unanimous.

### **NEW BUSINESS**

**2003 Audit Report** – Bruce Strock discussed the recommendations of the Board of Auditors. The Auditors recommend paying off the First Savings Bank Loan which includes \$204,733 for the Zion Hill Sewer Project and \$60,731 for the Springtown Water System. It was the feeling of the Supervisors that the interest rate for this loan of 3.40% is very favorable. This loan is not quite one year old. They do not feel it is prudent to pay the loan off at this time. Chuck Halderman moved to table the matter. Seconded by Pete Lamana. Vote was unanimous.

The Auditors also recommended paying off the 2003 Crown Victoria Police Vehicle. This vehicle was purchased through a lease/purchase agreement for three years with one payment due each year. The Supervisors agreed this should be paid off.

Jim Brownlow moved to authorize paying the balance due on the 2003 Crown Victoria Police Car. Seconded by Pete Lamana. Vote was unanimous.

**Statewide Building Code** – Rod Wieder explained three of the Supervisors will be attending the Pennsylvania Association of Township Supervisors Convention in Hershey next week. Rod feels it may be better to address this matter after the Convention.

Pete Lamana moved to table the matter to be discussed at the work session meeting on April 27th. Seconded by Jim Brownlow. Vote was unanimous.

**Contract for 2004 Community Development Block Grant (\$10,500 towards the re-write of the Township Zoning Ordinance.** The Supervisors will sign the agreement following the meeting this evening.

**Work Session April 27, 2004** – The Supervisors will meet with the Road Foreman to discuss the 2004 Road projects. The meeting will be advertised in the Morning Call and posted on the Township web site.

**Tulpe Way – Road Signage** – Matthew Carson, a resident of Tulpe Way approached the Board to request permission to allow the signs he placed at the entrance of Tulpe Way and Bursonville Road to remain. The Township Engineer informed Mr. Carson that the signs he has erected do not conform to PennDot requirements for signs. Mr. Carson stated he discussed the matter with Code Enforcement Officer Jeff Mease, who suggested Mr. Carson discuss the signs with the Board. Mr. Carson stated he owned a sign company. He assured the Supervisors that the signs would break-away, which is the major concern of the Township Engineer.

Jim Brownlow stated the Supervisors must have information from the Township Engineer that the signs meet all PennDot requirements. Chuck Halderman moved to table the matter until the Board hears from Bob Wynn. Seconded by Pete Lamana. Vote was unanimous.

Following the meeting the Supervisors will sign subdivision plans for: Almayer(J. Richard Yourtee), the Ridings at Springtown and Grant Minor Subdivision.

### **PUBLIC COMMENT**

Dennis Steskal – suggested the Work Session information be posted on the web site.

Cheryl Long Rowland Lane very dissatisfied with Service Electric Cable service to the Township.

Nancy Young commented on the EAC voting members.

### **SUPERVISORS' COMMENTS**

Chuck Halderman – None

Pete Lamana discussed the Request for Professional Services prepared by the EAC for services in connection with the DEP Wellhead Protection Grant. Pete also reported 40 cubic yards of trash was picked up on 25 miles of Road by members of the EAC and many volunteers, according to Scott Douglas. In a conversation with Peter Sleeman, Mr. Sleeman suggested no littering signs may be appropriate in pull off zones along Township roads. These areas seem to collect quite a lot of litter. Chief McLaughlin stated the Vehicle Code 300 addressing littering along roads.

Jim Brownlow reminded the Board the Township completed the rewrite of the Comprehensive Plan last year. This plan contained a list of assignments to be followed up. Jim would like to see a request for professional services to assist the Township in the re-write of the Zoning Ordinance prepared for planning commission review. The Comprehensive Plan will be used as a guide.

### **ADJOURNMENT**

Pete Lamana moved to adjourn the meeting at 9:00 p.m. Seconded by Jin Brownlow. Vote was unanimous.

Chairman Wieder announced a brief executive session concerning personnel matters following the meeting.

Respectfully Submitted

Barbara A. Smith  
Secretary

