

## Board of Supervisors

### MINUTES

October 28, 2014  
(held at Zion Hill Lutheran Church)

**Supervisors Present:** Dave Long, Volker Oakey, John Oehler and Rob Zisko.

**Also present:** Scott MacNair, Esq. (Township Solicitor), Chief Michael McDonald, Michael Brown (Township Manager) and Jason Wager (Secretary/Treasurer)

Chairperson Zisko called the meeting to order at 7:30 p.m. and opened with the Pledge of Allegiance. The Board met in executive session prior to the meeting to discuss real estate.

### Approval of Minutes

Mr. Oakey **moved** to approve the October 2 minutes as presented. Mr. Oehler **seconded**; the motion **passed** unanimously. The Board tabled the October 14, 2014 minutes for the next meeting since they did not have a quorum to vote on the minutes.

### Approval of Bills List

Mr. Oehler **moved** to approve the following bills paid from August 22 to September 19, 2014:

1. General Fund	\$196,454.97	4. Street Light	\$ 540.19
2. Liquid Fuels	\$ 13,972.65	5. Knecht's Bridge Fund	\$ 20.07
3. Open Space	\$ 4,092.97	6. Subdivision & Escrow	\$ 8,257.22

Mr. Long **seconded**; the motion **passed** unanimously.

### Reports

**Road Department (posted)** – The Board reviewed the 9/13 – 10/21/2014 Road Department report. The Road Department performed 381 hours of road maintenance, 44 hours of equipment maintenance, 299 hours of building maintenance, 12 hours of roadside mowing, 4 hours of winter maintenance and 34 hours of paperwork during this period.

**Police Department** – Chief McDonald discussed his report from September 2014. The department and State Police handled 164 calls for service, with 4 crashes during the month. The department drove 3,906 patrol miles during September.

Chief McDonald reported that Officer Jacoby has finally disposed of all firearms (over 70 weapons) logged into the evidence vault over the years.

**Treasurer** – Jason Wager reported on the budget performance through October 24, 2014. The report listed EIT revenue down 4.7% from 2013 at \$555,982. Real Estate Transfer revenue was down 30.6% from last year and Real Estate/Delinquent Real Estate tax was up 29.4% from 2013. Permit revenue was down 16.4% from 2013 at \$55,041. Total revenue year to date was \$1,405,652, which is up 1.9% from last year. Total expenses were \$1,376,690, which is up 7.5% from 2013. The Township net income was a \$28,963 compared to \$99,269 last year.

**Township Manager/Zoning** – In September, Michael Brown conducted 2 Use & Occupancy resale inspections and noted 23 permits were issued.

### **Public Comment on Non-Agenda Items**

**Bill Ryker**, 812 Ebert Road, **Jim Nilsen**, 1636 Pleasant View Road, and **Hans Reimann**, 2915 Springtown Hill Road, noted the Park & Recreation Board has been working with the EAC and Open Space Committee to secure a donation of enough trees to meet the buffering requirements for the proposed Peppermint Park. The potential donor is willing to allow transplants from his or her property to the park, but wishes to remain anonymous.

### **Planning Matters**

**Troccoli/Tolson Conditional Use Application** – Scott MacNair opened the hearing for the application of Marlene Troccoli and Thomas, Candace Tolson for 1511 Route 212, TMP#42-009-127-002. The applicants wish to receive conditional use approval to construct a second dwelling in an existing Class 1 historic barn. Stephen Harris Esq., from Harris & Harris, represented the applicant and summarized the testimony: the applicants are requesting approval for the residential conversion of the remaining space in the barn into a second dwelling. This portion of the barn will not maintain its integrity much longer, and converting it to a dwelling unit will provide incentive to keep the barn in good repair. There will be no exterior changes to the barn other than converting a picture window to two double hung windows. The applicant also acknowledges that the present septic system serving the barn and structure referred to as the “pig pen” is inadequate. The Bucks County Health Department approved a system back in the 1990’s, but it was never installed. The applicants agreed that no building permit can be issued until a new septic system is approved and constructed for the three dwelling units. Thomas Tolson was present and confirmed the summary testimony given by Mr. Harris. Mr. MacNair noted the Planning Commission recommended at its October 1 meeting the Board grant approval subject to the condition of obtaining proper clearances from the Bucks County Health Department. **Hans Reimann**, 2915 Springtown Hill Road, asked if the Historic Commission commented on this conditional use. Mr. MacNair stated they had not and closed the hearing. Mr. Oehler **moved** to approve the Conditional Use for Marlene Troccoli and Thomas, Candace and Courtney Tolson to construct a second dwelling in the historic barn on 1511 Route 212, pursuant to receiving approval from the Bucks County Health Department for a new septic system that will support the barn and “pig pen” and further incorporating the applicant’s testimony as conditions of approval. Mr. Long **seconded**; the motion **passed** unanimously.

The court stenographer was from Haines & Associates Court Reporting and a copy of the transcript can be obtained directly from them.

**Cochrane Escrow Agreement** – The property at 1642 Route 309, (TMP#42-004-052-001) was part of a land development application in 2007. The applicant had to post escrow in the amount of \$79,971.87 for the improvements. The applicant installed all improvements except for paving the parking lot. The bank repossessed the property recently and proposed exchanging the letter of credit for a cash settlement. The

Board concluded there would be no harm if the parking lot was not paved at this time, and that any future changes to the lot would again trigger land development for the Township to exercise its due diligence. Mr. Oakey **moved** to accept an agreement of \$40,000 from Continental Bank to release the Letter of Credit of \$79,971.87. . Mr. Oehler **seconded**; the motion **passed** unanimously.

### **Governmental Matters**

**Stormwater Fees-In-Lieu Resolution** – The Board tabled this discussion for a future meeting based on the request of Karen Bedics who was not present at this meeting. The Board also acknowledged Ms. Bedics letter requesting Community Day be funded in the 2015 budget.

**Non-Uniform Pension Plan Resolution** – Mr. Oakey **moved** to adopt ***Resolution 2014-17***, establishing a defined contribution plan for all new hires after March 1, 2014. Mr. Oehler **seconded**; the motion **passed** unanimously.

**Authorize Proof of Claim & Release for Stock Settlement** – Mr. Oehler **moved** to authorize the proof of claim and release for the Andarko Petroleum Class Action Litigation. Mr. Long **seconded**; the motion **passed** unanimously.

### **Old Business**

**2015 Proposed Budget Advertisement** – Mr. Brown presented the draft of the 2015-2020 Financial Outline and the proposed 2015 budget. Mr. Oehler **moved** to authorize the advertisement of the 2015 Proposed Budget of \$1,860,600. Mr. Long **seconded**; the motion **passed** unanimously.

### **New Business**

**Bedminster Township Request for Fire Police** – Mr. Long **moved** to authorize the Springtown Volunteer Fire Police assist in traffic control for the Strides for Mission 5K Race on November 1, 2014. Ms. Oehler **seconded**; the motion **passed** unanimously.

### **Correspondence**

Mr. Zisko reviewed the letter from Stark & Stark referencing a motor cycle accident that occurred on 8/17/2014 at Maple and School Roads.

### **Public Comment**

There was no public comment.

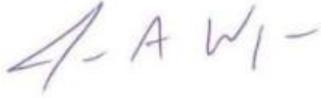
### **Supervisor Comments**

The Board nominated Mr. Long to attend the DCNR workshops for recreation in November. It thanked Mr. Brown and Mr. Wager for their work on the Financial Outline and agreed that this will be an effective tool in explaining the Township's current and future financial situation. The Board stated it was faced with raising taxes or cutting services and they chose to raise taxes.

## Adjournment

At 9:03 p.m., Mr. Oehler moved to adjourn the meeting into an executive session to discuss personnel. Mr. Long seconded; the motion passed unanimously.

Respectfully submitted,

A handwritten signature in blue ink that reads "J. A. Wager". The signature is written in a cursive style with a horizontal line at the end.

Jason A. Wager  
Township Secretary/Treasurer

Next meeting: November 11, 2014

Approved: November 28, 2014