

**SPRINGFIELD TOWNSHIP BUCKS COUNTY  
BOARD OF SUPERVISORS MEETING  
AUGUST 9, 2005**

The chairman and vice chairman were absent. Rob Zisko moved to appoint Jim Brownlow Temporary Chair for the meeting. Second by Chuck Halderman. Vote was unanimous.

The meeting was called to order at 7:35 p.m. with the Pledge of Allegiance to the Flag by Acting Chair Jim Brownlow. Members in attendance were Chuck Halderman and Rob Zisko. Solicitor Jim McNamara and Township Engineer Bob Wynn were present.

**Minutes of June 28, 2005**

Chuck Halderman moved to approve the minutes of June 28, 2005 as presented. Second by Rob Zisko. Vote was unanimous.

**Bills for Approval**

Chuck Halderman moved to approve the bills list showing payments of \$105,881.08 for the period June 14 through August 8, 2005. Second by Jim Brownlow. Vote was unanimous.

**REPORTS**

**Code Enforcement and Road Department Reports are posted near the door to the parking lot.**

**Police Department** – Chief Huber reported for the month of June there was a total of 106 Incidents. There were 6 traffic accidents involving 10 vehicles resulting in 2 injuries and 0 fatalities.

For the month of July, there were 98 Incidents and a total of 3 traffic accidents involving 4 vehicles with 2 injuries and 0 fatalities.

**Solicitor's Report** – Jim McNamara had no written report to present. He stated he prepared documents for Newman and Perefecta Awning for execution by the Board this evening.

**PUBLIC COMMENT AGENDA ITEMS ONLY**

Dennis Steskal commented about the price paid by the Township for the purchase of the Springtown Water system in 1979 of \$451,000.00. Dennis asked that the Township Supervisors not “give away” the water system.

Bob Bell commented on the salary increase listed on the Agenda for Chief Huber. Also, the statistics for incidents, etc., which Bob believes are down by 50%.

**PUBLIC HEARING  
POSTING OF REED LANE AT 25 MPH**

Solicitor McNamara reported the Ordinance was advertised in the Morning Call. The Pennsylvania Vehicle Code (Title 75) Pennsylvania Statutes at Section 3362 allows the creation of a twenty-five mile an hour speed limit in a residence district if the highway is not a numbered traffic route and is functionally classified by PennDot as a local highway. Rob Zisko moved to adopt Ordinance #130 and post Reed Lane at 25 MPH. Second by Chuck Halderman. Vote was unanimous.

## PLANNING

Jim Brownlow stated the Newman revision to the septic system and Perfecta Awnings Land Development Agreements will be signed after the meeting.

**Balliet//Kleiner Lot Line Adjustment** – This lot line adjustment of approximately 0.36 acres of Tax Parcel 42-9-144 (Kleiner) is proposed to be conveyed to Tax Parcel 42-9-144-1 (Balliet) increasing the area and width of the existing non-conforming lot. The Planning Commission unanimously recommended preliminary/final approval for the lot line change subject to the items contained within the July 15, 2005 engineering review. All waivers requested by the applicant are recommended for approval as identified in item 1 of the engineering review. Jim Brownlow so moved. Second by Rob Zisko. Vote was unanimous.

**Terrence Lloyd** – This lot line adjustment proposes approximately 10 feet west, reducing an existing non-conforming setback relating to the house and barn. The Planning Commission unanimously recommended preliminary/final approval for the lot line change subject to items contained within the July 15, 2005 engineering review, including waivers requested as identified in Item 1 of the engineering review. Jim Brownlow so moved. Second by Rob Zisko. Vote was unanimous.

**Reed Lane Subdivision** – This project is a 19.13 acres parcel located in the Resource Protection Zoning District and is proposed to be subdivided into three single family detached dwelling lots. Lots range in area from 6.06 acres to 6.45 acres, with access to each dwelling proposed via individual driveways along Reed Lane. The Planning Commission unanimously recommended approval of the requested waivers and exemption from stormwater management requirements as included in the July 26, 2005 engineering review. Planning Commission unanimously recommended preliminary plan approval subject to completion of all outstanding items contained within the July 26, 2005 engineering review and adoption of a 25 MPH speed limit on Reed Lane by the Board of Supervisors. The 25 MPH Ordinance was adopted this evening. Jim Brownlow so moved. Second by Chuck Halderman. Vote was unanimous.

**Siernicki Subdivision** – The 27.8 acres parcel located in the Resource Protection Zoning District on Mink Road is proposed to be subdivided into 3 lots. The Planning Commission unanimously recommended approval of the requested waivers, with the following condition: each of the lots must be deed restricted from further subdivision, and plan note #8 must be revised to remove the second item, which indicates that the deed restriction will be nullified if and when the minimum lot size changes from three acres minimum. The Planning Commission voted unanimously to recommend preliminary approval of the preliminary plan subject to waivers as conditioned and completion of all outstanding items contained within the June 27, 2005 engineering letter. Jim Brownlow so moved. Second by Rob Zisko. Vote was unanimous.

**Development District – Water and Sewer Concerns** – Jim Brownlow stated the Township has received two sketch plans for the development of the Locust Valley Golf Club Property. Most of the development proposed is in Upper Saucon Township. Approximately one quarter of the property is in Springfield. The proposal for the Springfield portion is over 55 housing, which is allowed in our Development District where the property is located. Water and sewer is proposed to be provided by Upper Saucon Township Authority.

Several months ago a supervisor from Upper Saucon Township attended the planning commission meeting to discuss the situation. The proposed plan does not meet the regulations of their zoning ordinance. Representatives of the builder have stated if there is no zoning change in Upper Saucon they will propose single family homes and higher density in Springfield. No final decision has been made by the Upper Saucon Township Supervisors.

Rob Zisko commented Springfield Township would be age restricted; the single family homes would be in Upper Saucon.

Chuck Halderman stated there are two different authorities in Upper Saucon, Sewer and Water. Chuck is concerned that water and sewer to the Development District is not provided in a peace meal fashion.

Bob Wynn stated the Comprehensive Plan identified the Development District and proposes water and sewer. Currently, this is the only Development District in the Township. Bob continued the Act 537 which was completed in 1994 did not address the matter with Upper Saucon Township. It was our understanding that Upper Saucon was not interested in providing water and sewer to the district. Are they interested now and to what extent?

Chuck Halderman referred to a letter he received from the Upper Saucon Authority stating they have no capacity.

Bob Wynn stated Milford Trumbauersville Sewer Authority agreed to serve the properties in Zion Hill; they have no further interest in the Development District area. With respect to water, Bob is not sure Coopersburg has extra water; this would be a PUC issue to extend water to Springfield.

Chuck Halderman stated Springfield has an Authority on the books. If we do the Act 537 we can establish boundaries by street. Jim McNamara stated service areas for the Springfield Township Authority are not defined. The area is defined by pipes and system.

Chuck Halderman believes the Board should be looking at serving the entire Development District with water and sewer. Chuck believes the township needs a plan for water and sewer in that area.

Bob Wynn stated the Act 537 can be amended by area; the entire plan does not have to be done. Bob explained in order to qualify for the 50% match from DEP; a proposal must be submitted to them and approved. Before going ahead with DEP it would be wise to meet with Upper Saucon Township to find out what their position is relative to water and sewer for this area. Bob will get density information prior to arranging a meeting. Bob prepared Plumstead and East Rockhill Townships Act 537.

Chuck Halderman moved to authorize Bob Wynn and Jim McNamara to meet with Upper Saucon Township Manager and their professional staff to discuss water and sewer for the Development District. Second by Rob Zisko. Vote was unanimous.

Bob Wynn will do a memo to the Board to keep them informed.

### **OLD BUSINESS**

**Springtown Water System Proposals** – Jim Brownlow stated the Supervisors have received two proposals to evaluate the Springtown Water System. Jim is hesitant to discuss this matter without the full Board present.

Rob Zisko moved to table the matter until the next meeting. Second by Chuck Halderman. Vote was unanimous.

### **NEW BUSINESS**

**Increase for Chief Huber** - Jim Brownlow responded to the question from Bob Bell about the increase for Chief Huber of \$1,000.00 .When salary was negotiated with Chief Huber an increase of \$1,000.00 was proposed provided he met certain criteria. There have been two formal evaluations and

the chief has exceeded in many respects the goals set. There is no reason not to grant the increase negotiated.

Jim Brownlow moved to authorize \$1,000.00 increase for Chief Scott Huber. Second by Rob Zisko. Vote was unanimous.

**Merit Increase for Sandy Everitt** – Sandy has been supporting the planning commission and working with the Zoning/Code Enforcement officer. She is doing an excellent job. Jim moved to authorize a salary increase to \$14.50 per hour for Sandy Everitt. Second by Rob Zisko. Vote was unanimous.

**Merit Increase for Linda Bartholomew** – Linda has been helping Chief Huber get the police department organized. Jim has had occasion to visit the department before and after Chief Huber took over and it is quite well organized. Jim moved to authorize a salary increase to \$13.50 for Linda Bartholomew. Second by Rob Zisko. Vote was unanimous.

### **CORRESPONDENCE**

**Rolling Hills Subdivision** – Jim Brownlow stated the Township received a letter dated July 21, 2005 from Robert Gundlach, Jr., Attorney for Rolling Hills. With the letter Attorney Gundlach attached a revised plan depicting the subdivision of the property into 20 building lots and an open space parcel consisting of approximately 49 acres. The open space parcel is proposed to be privately owned and contain one single family home. The building lots are ranging in size from 1 to 1.4 acres and will be served by on-lot sewer and on-lot water. There was also a list of 5 waivers requested. The plan currently before the Planning Commission calls for 32 lots on one half acre lots with community water and sewer systems. It appears Mr. Gundlach is asking for the sketch plan to be reviewed as a revision of the plan that was submitted. Jim Brownlow provided some background on this subdivision. The plan before the Township was filed prior to the adoption of the latest zoning amendment. As a revision prior zoning will apply. If a new plan is filed it will be reviewed under new zoning. This correspondence was sent directly to the Supervisors. Jim believes this should be sent back to the planning commission for advice.

Jim Brownlow moved to send the new sketch plan for Rolling Hills to the planning commission for review and advice to the Supervisors. Second by Chuck Halderman. Chuck believes this is an entirely different plan. A new plan submittal must be made. Jim McNamara stated this is a sketch plan to open discussion with the township. Chuck believes Gundlach assumes this is a revised plan with an extension to the end of the year.

Jim McNamara was contacted by Attorney Gundlach who was in contact with Mrs. Deborah Quinn. Mr. Gundlach has set up a meeting with area residents for next week.

Chuck Halderman asked Bob Wynn if he believes this is a new plan. Bob replied there is a different number of lots, different method of handling water and sewer this is not a revision of what has been submitted. Vote was unanimous.

Rob Zisko referenced a letter that was sent to the Supervisors regarding Banquet to celebrate the 70<sup>th</sup> Anniversary of the Springtown Fire Company. Rob expressed his appreciation for the dedication and hard work of the volunteers and asked if the Board agrees that a donation to the Anniversary dinner is appropriate.

Rob Zisko moved to authorize a donation of \$50.00 per year for the 70 years for a total of \$3,500.00. Seconded by Chuck Halderman. Vote was unanimous.

Jim Brownlow reported Columbia Gas has obtained permits to begin work next year on Salem, Nemeth, Rocky Valley and Passer Roads. They will be installing new lines the length of these roads. They will also be working on Jake's Place.

Representative Paul Clymer has taken the roads issue on to PENDOT. He has brought the bridge between Route 212 and Bridge Street and the section of 412 to the county line to their attention. We would like to thank Paul for his efforts.

### **PUBLIC COMMENT**

Bart Fleishman – Discussed restrictions on open space. Chuck Halderman stated the intent of the cluster is not to allow a new home in open space. An existing home is allowed. Bobb Carson when he was on the planning commission in the early 1990's stated only farm accessories are allowed. Bob Wynn stated an area with a new house would have to be separated out of the open space.

Dennis Steskal asked for a clarification of 5% of electors required to remove a supervisor in the Second Class Township Code. Jim McNamara replied in January of 2004 the provision for the removal of a public official was found to violate the Pennsylvania Constitution. The only way to remove an elected official is by high crimes or a warrant by the governor. A public official cannot be removed by referendum only by the governor and senate.

Helene Bell discussed the police department.

Barbara Schmoyer discussed the meeting with Upper Saucon regarding water and sewer for the Development District.

Chuck Halderman explained the Comprehensive Plan was updated in 2002. The original comp plan was ten years old. The Township had input from residents during the writing of the plan. The Township must allow for certain things and answer to all requirements. However, when the Development District was established there was no infrastructure provided.

Harold Rick – discussed the police department

Paul Rush asked about the condition of Route 412.

### **SUPERVISORS' COMMENTS**

Rob Zisko – none

Chuck Halderman – believes the Township needs a manager. One prospect turned the position down. Chuck would like to use a professional to find a manager. The Township has received a proposal from Daniel Olpere, Local Government Management Services, L.L.C. for Assistance in Recruitment and Selection of a new Township Manager at a cost of \$7,350. to \$8,850. Chuck moved to execute the Agreement with Daniel Olpere for assistance in finding a township manager at a cost not to exceed \$8,000.00 Second by Rob Zisko. Vote was unanimous.

Jim Brownlow explained the Township advertised for the position twice and received 16 resumes the first time. The applications were reviewed and three interviews scheduled. Two individuals did not want to pursue the position. The second time there were 7 applicants and two interviewed. An offer for the position was made which was turned down.

Helene Bell stated she has a friend who never received a response. Jim stated the Board did not see everyone. It is best to use a recruiter.

**MEETING AUGUST 23, 2005**

The Supervisors will meet on August 23, 2005. New County Commissioner Jim Cawley will attend the meeting. Open space will be the topic.

**ADJOURN**

Rob Zisko moved to adjourn the meeting at 8:55 p.m. Second by Chuck Halderman. Vote was unanimous.

Respectfully Submitted

Barbara A. Smith  
Secretary