

Springfield Township, Bucks County
Board of Supervisors

MINUTES

May 8, 2018

Supervisors Present: Karen Bedics, Dave Long, Jim Nilsen, Tony Matzura and Rob Zisko. Mr. Nilsen arrived at 8:45 pm.

Chairperson Long called the meeting to order at 7:30 p.m. and announced the Board met in executive session for litigation and personnel matters.

Motion by Mr. Zisko, seconded by Ms. Bedics, to approve the April 10, 2018 minutes. All in favor. Motion carries.

Public Comment

Deb Yerger, Richlandtown Pike, thanked Officer Sepulveda and the police department for calming traffic while she supervised roadside cleanup.

Business

Variance Request; TMP 42-22-18 (Lehnenberg Road)—The applicant was not present. The applicant seeks to build a house on the lot and the driveway must traverse 30%+ slopes, which are prohibited from being disturbed. The current owners purchased the property roughly a year ago and the previous owner had already installed a driveway across the slopes with a permit. The driveway entrance also violates the 5' side yard setback requirement. PennDot issued a driveway entrance permit in the 1990's for that location.

Motion by Dave Long, seconded by Karen Bedics, to support the variance application of Robb and Nancy Fox for TMP 42-22-18 to disturb steep slopes and have a 0 foot setback for the driveway, and ask the Zoning Hearing Board to impose a condition requiring the applicants to combine 42-22-18 and 42-22-15 into one lot prior to the issuance of a Certificate of Occupancy. All in favor. Motion carries.

Traditions of America (Locust Valley Golf Course); TMP 42-1-15—The applicant was represented by Greg Adelman, Esq and Laura Eberly, PE. The applicant seeks waivers and preliminary plan approval for an 11 lot subdivision that is part of a larger age restricted community to be developed in Upper Saucon Township. The development will take access via Old Bethlehem Pike. The Planning Commission has been reviewing the plan for over a year. The applicant indicated it will comply with the remaining issues in the Township Engineer's last review letter, and asked the Board to discuss the fee-in-lieu of tree replacements. The Board and the applicant settled on \$28,600 as the fee-in-lieu to plant the property in a sufficient number of bare root trees to meet the replacement requirement.

Motion by Rob Zisko, seconded by Karen Bedics, to grant waivers per the applicant's letter dated May 10, 2017, last revised February 14, 2018 with the exception of Item #9, in which case the Board required the payment of \$28,600 for tree replacement, and

To grant preliminary plan approval for the plan dated December 8, 2017, last revised March 14, 2018 under the condition the applicant shall resolve all outstanding items in the Township Engineer's review letter dated March 27, 2018 with the following additions:

- The applicant shall fence that portion of the Valor Drive sidewalk adjacent to steep slopes,
- The applicant shall revise the plan to show only one sign on Old Bethlehem Pike,
- The applicant shall show plans notes dealing with 2:1 slopes by appropriate lifts and ground cover,

- The applicant shall provide evidence of approval from Upper Saucon Township for the Springfield Township approval to be effective, and

To approve Resolution 2018-5, granting approval of Component 2 of the development's planning modules for on-lot septic systems. All in favor. Motion carries.

Resolution 2018-6; Adding TMP 42-20-20 and 14-2-79 to the Ag Security Area—Motion by Dave Long, seconded by Karen Bedics, to adopt the Resolution, which deems the two parcels approved into the ASA after the review time expired. All in favor. Motion carries.

Continuing Care Retirement Community Zoning Regulations: Motion by Rob Zisko, seconded by Karen Bedics, to send draft version #7 (4/19/2018) to the Bucks County Planning Commission for review prior to taking any other action. All in favor. Motion carries.

Discussion of Township's Park and Rec Function—The Board discussed what level of Township commitment is appropriate for this function. It discussed the scope of work laid out in the Park and Rec Plan of 2012. It discussed preliminary results from the Township wide survey. There is a substantial subset of the population that would like to see the Township provide some services (mainly for enjoying nature and scenic beauty and trails). There's another subset which doesn't want the Township to provide anything. Peppermint Park usage is estimated at 17 people per day from August 5, 2017 to October 11, 2017, acknowledging the counting method may not capture people entering the park from Deer Trail. Some portion of the tax money dedicated to land preservation may be used for recreation amenities, and the Board previously allocated \$150,000 for that purpose.

The Board will continue the discussion at its next meeting by reviewing the individual components of the Park and Rec Plan 2012.

Frank Hollenbach stated that park and recreational amenities were good draws to bring younger families into the Township.

Rail Trail Maintenance Agreement with Bucks County—The Board reviewed the draft agreement that included comments from the Park and Rec Board and Richland Township. Members will provide individual comments to the Township Manager to be collated for another meeting.

Park benches—Motion by Karen Bedics, seconded by Jim Nilsen, to support Lower Saucon Township's grant request to DCED for a dog park. All in favor. Motion carries.

Township staffing—Dave Long announced the departure of Deb Raio and said the Board would review the appropriate skill and educational requirements for the staff before authorizing any replacement hires.

2018 Budget Performance—Mike Brown reviewed the budget performance with the Board. All revenue items are within normal operating parameters. Some expense items are up due to the length of the winter, but not enough to cause a crisis.

Supervisor Comments:

Jim Nilsen reminded everyone the 275th Community Day was fast approaching and there was another committee meeting on May 9th.

Meeting adjourned at 10:22 pm.

Respectfully submitted,

Michael J. Brown, Township Manager

Approved: