

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

October 10, 2017

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, October 10, 2017 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Dan Hilferty

Chair

Stacey Mulholland

Vice Chair

Nick Lykon

Secretary

Frank Froio

Assistant Secretary/Treasurer

Jonathan J. Reiss, Esq.

Township Solicitor

Carolyn McCreary

Township Manager

Absent:

Brian Trymbiski

Treasurer

Chairman Hilferty called the meeting to order at 7:30 p.m. followed by a moment of silence and the Pledge of Allegiance.

CALENDAR AND ANNOUNCEMENTS:

The EAC meets on October 11. The Historic Advisory Committee meets on October 16. The Police Pension Committee meets on October 18. The Planning Commission meets on October 19. The Trail Steering Subcommittee meets on October 23. The Board of Supervisors Worksession scheduled for October 26 is cancelled.

PUBLIC COMMENT: None

INTRODUCTION: Ms. McCreary informed the Board that it had recently come to her attention that there are two vacancies on the Tree Board, and it is the Tree Board who is charged with notifying a property owner if a tree near a road is dead or diseased and must be removed. Joyce Ely introduced herself to the Board and reviewed her qualifications, noting she has completed the PA Horticulture Tree Tenders course and has a degree in Environmental Science. She also has established the Neshaminy Creek Watershed. The Board thanked Ms. Ely for her interest in serving on the Tree Board. **Motion** by Mr. Froio, seconded by Mr. Lykon to appoint Joyce Ely to the Tree Board. With no additional comment, all voted in favor 4-0.

ENGINEER'S REPORT: None

SOLICITOR'S REPORT: Jonathan Reiss, Esq.

- 1. Zoning Hearing Board Application – 5808 Emily Drive:** Mr. Reiss advised the Board that the Township had received an application seeking a variance for a backyard patio space that would extend beyond the required buffer. Consensus of the Board was to have the Zoning Hearing Board render a decision based on the testimony and evidence presented with no input from the Board of Supervisors.
- 2. Request for Staff Meeting – 5839 Worthington Road:** Mr. Reiss informed the Board that the

Township had received a request for a staff meeting to discuss the potential development of a substance abuse/personal care facility on the property. He indicated that since there have been varied opinions by individual Supervisors with regard to these meetings he is seeking consensus as to how to proceed. The Board discussed the request with the consensus being that the proposed buyer should request to attend a Board of Supervisors public meeting to present their information. Barbara Gross, 5959 Worthington Road stated she agrees that any discussion should be at a public meeting. Dirk Van Ouwerkerk, 5915 Worthington Road stated he lives next to the property and has previously expressed his concerns to the Board of Supervisors.

Mr. Reiss stated he had one item for Executive Session involving a personnel matter.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager:

1. **Authorization Voucher – Rite Aid Land Development:** Ms. McCreary presented authorization voucher no. 8 dated 10/03/17 in the amount of \$360.18 payable to C. Robert Wynn Associates for construction observation and escrow administration. **Motion** by Mr. Froio, seconded by Mr. Lykon to approve the authorization voucher. With no additional comment, all voted in favor 4-0.
2. **Pension Plans - State Aid Check:** Ms. McCreary reviewed the information concerning the allocation of the state aid check for 2017. The check is in the amount of \$224,824.41 with \$137,647.60 being allocated to the uniform plan and \$87,176.81 being allocated to the nonuniform plan. **Motion** by Mr. Froio, seconded by Ms. Mulholland to acknowledge the receipt of the 2016 Commonwealth allocation of the General Municipal Pension System State Aid check. With no additional comment, all voted in favor 4-0.
3. **Rite Aid Lighting Inspection:** Ms. McCreary advised the Board that the developer’s consultant had contacted the Township’s lighting consultant about the after-hours lighting requirement, and requested relief based on photos provided which showed the levels of light on the property. She indicated that the ordinance allows the Board to exercise their discretion with respect to this requirement. The Board discussed **Motion** by Mr. Lykon, seconded by Ms. Mulholland to grant relief from the after-hour lighting requirement conditioned on no changes being made to it without the required zoning permit application being submitted to the Township for review and approval, and with the Township’s Lighting Consultant memorializing this decision in correspondence to Rite Aid. With no additional comment, all voted in favor 4-0.
4. **Request for Public Water Connections:** Ms. McCreary informed the Board that two property owners in the Gardenville area of the Township had recently contacted her concerning their wells. She noted that one property owner had decided to move forward and apply for a permit to dig a new well. However, the other property owner is seeking permission to connect two of his properties to public water if possible. **Motion** by Mr. Froio, seconded by Ms. Mulholland to approve the request to connect 5216 and 5233 Point Pleasant Pike to public water service if available. With no additional comment, all voted in favor 4-0.
5. **4945 River Road Elevation Project:** Ms. McCreary presented Change Order No. 1 in the amount of \$6,694.00 which was necessary because during the elevation process it was discovered that the foundation wall in the front room was deficient and had to be adjusted. She noted this was an unforeseen condition, and the dollars would come from the administrative line of the project. **Motion** by Ms. Mulholland, seconded by Mr. Froio to approve the change order. With no additional comment, all voted in favor 4-0.

PAYMENT OF BILLS: Motion by Mr. Froio, seconded by Mr. Lykon to approve the bills list dated 10/10/17. With no additional comment, all voted in favor 4-0. The amounts on the bills list are as follows: General Fund - \$393,030.41, Water Fund - \$23,378.14, Local Services Tax Fund - \$8,000.00, State Liquid Fuels Fund - \$2,648.54, Developer’s Escrow Fund - \$6,906.86, Construction Escrow Fund - \$8,400.00

APPROVAL OF MINUTES: Motion by Ms. Mulholland, seconded by Mr. Lykon to approve the minutes of the 09/24/17 meeting. With no additional comment, all voted in favor 3-0 with Mr. Froio abstaining as he was not present at that meeting.

OLD BUSINESS: None

NEW BUSINESS: Plumsteadville Village Economic Development

Ms. Mulholland that the scarecrow contest is underway in the Village. She spoke to the Board about the various planers who had been appointed by the Township in recent years and the results of their work. She indicated that there is a clear vision for what the Board would like the infrastructure of the village to be including intersection improvements, increased walkability, period lighting etc., but she believes there might be an opportunity to look at the economic development of the area and perhaps engage a consultant who specialized in small town development. She noted this person could assist in finding desirable tenants for the vacant buildings and land within the village. She stated that there are certain business opportunities in the village that would attract residents, and a consultant could advise the Township about what businesses might be interested in the area, and which would be the best fit. Ms. Mulholland indicated that the Airgas proposed land development is important to the village because of the number of people they employ who support local businesses in the vicinity of their property. She stated that the Township needs to evaluate if the infrastructure is secure enough to support them, and consider remedies if it does not.

ADJOURNMENT: Motion by Ms. Mulholland, seconded by Mr. Lykon, to adjourn the meeting into Executive Session at 8:20 p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved