

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

July 11, 2017

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, July 11, 2017 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Dan Hilferty

Stacey Mulholland

Frank Froio

Jonathan J. Reiss, Esq.

Timothy Fulmer, P.E.

Carolyn McCreary

Chair

Vice Chair

Assistant Secretary/Treasurer

Township Solicitor

Township Engineer

Township Manager

Absent:

Nick Lykon

Brian Trymbiski

Secretary

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 July 12. The Planning Commission meeting scheduled for July 20 is cancelled. The Trail Steering Committee meets on July 24. The Board of Supervisors Worksession scheduled for July 27 is cancelled.

PUBLIC COMMENT: Joseph Reinheimer, 3634 Ferry Road spoke to the Board about the Casa Toro restaurant located in Bailey's Square. He complained about the appearance, odor, and noise from HVAC/exhaust units on the roof of the property, where employees are parking, the location of the oil recycling containers, trash being left at the rear of the building instead of being taken to the dumpster, and the yard signs along Ferry Road for another business at the same location.

John Anderson, 4406 Old Easton Road spoke to the Board about a blockage in the drainage pipe that runs in front of his home. He stated that since the Township installed it they should be responsible for cleaning it out. He noted the Public Works Director and Township Manager informed him that the Township had not installed the pipe, and that driveway pipe maintenance is the responsibility of the homeowner, and he does not agree with this. Robin Phillips, 4390 Old Easton Road stated the stone wall along her property collapsed and she had it repaired, but when the other side collapsed someone told her to contact Public Works, who repaired it. She stated she cannot control the debris that flows with the stormwater and doesn't feel she should be responsible to maintain the pipe.

Olympia Pasicznyk, 4923 Silo Hill Road, informed the Board that Metropolitan Development had cleared the property they own on Silo Hill Road. She stated that she cannot imagine 23 homes being constructed on this site, and believes it is a dangerous area to have development because of traffic.

INTRODUCTION: Tim Counihan spoke to the Board about his interest in serving the community, and the current vacancy on the Parks & Recreation Advisory Committee. **Motion** by Mr. Froio, seconded by Ms.

Mulholland to appoint Tim Counihan to the Parks & Recreation Advisory Committee. With no additional comment, all voted in favor 3-0. The Board thanked him for his interest and coming forward to serve on the committee.

PRESENTATION: Sam Carlo, with Lennar Homes spoke to the Board about the architectural renderings for the Lantern Ridge residential subdivision. He stated that there are 101 units comprised of townhomes and twins with garages and driveways in the rear. In response to a question from the Board, Mr. Carlo stated that the HOA would restrict garages from being turned into living spaces. He indicated that Lennar will predetermine the elevations so that no two adjacent homes are identical. Board consensus was the rendering presented was appropriate for the village. Mr. Carlo will provide materials and colors as part of the final approval process.

ENGINEER'S REPORT: Timothy Fulmer, P.E.

- 1. Bailey's Square:** Mr. Fulmer reminded the Board that at a prior meeting they did not accept completion of the 18 month maintenance period because of the remaining items that needed to be addressed from the punchlist. He informed the Board that all remaining work has now been completed and reviewed by his office and Herb Hickmott, the Township's arborist. **Motion** by Mr. Froio, seconded by Ms. Mulholland to accept completion of the 18 month maintenance period conditioned on payment of all outstanding professional services and administrative costs for the project. With no additional comment, all voted in favor 3-0.
- 2. Capital Contributions-Proposed Policy:** Mr. Fulmer spoke to the Board about their past request to develop some type of policy relating to how the Board addresses requests to waive street improvements for minor subdivisions. He stated that what Ms. McCreary circulated is just a concept and the Board can make any changes they deem appropriate. Mr. Reiss recommended that the Board memorialize the policy in a resolution. Ms. McCreary will draft a resolution and forward it to the Solicitor for review and comment before presenting it for consideration at a public meeting.
- 3. Highland Hills:** Mr. Fulmer advised the Board that all the improvements required by the approved subdivision plan had been completed. He noted that the public water improvements had been inspected by the Township's Water Engineer and found to be complete. Mr. Fulmer stated that the Board can consider accepting completion of the improvements and accept dedication of the public water system, as the bill of sale has been received by Mr. Reiss, and commence the 18 month maintenance period. He noted the Township would retain an escrow of \$2,453.00 relating to the water improvements. All charges for professional services and administrative fees need to be paid before the escrow will be released. **Motion** by Mr. Froio, seconded by Ms. Mulholland to accept completion of the public improvements and dedication of the public water system improvements, and commence the 18 month maintenance period subject to financial security of \$2,453.00 being retained and all professional service fees and administrative fees being paid in full. With no additional comment, all voted in favor 3-0.

SOLICITOR'S REPORT: Jonathan Reiss, Esq.

- 1. Zoning Hearing Board Application – 4990 Kratz Carriage Road:** Mr. Reiss advised the Board that the Township had received an application seeking a variance for additional impervious surface to construct an in-ground pool with concrete patio. 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.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager:

1. **Authorization Vouchers – Donner Pass East Subdivision:** Ms. McCreary presented authorization voucher no. 11, dated 06/28/17 payable to Prime Development Group, LP in the amount of \$24,255.00 for sitework, trench grate, base paving, and erosion and sediment control. **Motion** by Mr. Froio, seconded by Ms. Mulholland to approve the voucher. With no additional comment, all voted in favor 3-0. Ms. McCreary presented authorization voucher no. 12, dated 06/30/17 payable to C. Robert Wynn Associates in the amount of \$398.02 for construction observation and escrow administration. **Motion** by Mr. Froio, seconded by Ms. Mulholland to approve the voucher. With no additional comment, all voted in favor 3-0.
2. **Authorization Voucher – Rite Aid:** Ms. McCreary presented authorization voucher no. 6 dated 06/30/17 payable to C. Robert Wynn Associates in the amount of \$1,462.22 for construction observation and escrow administration. **Motion** by Mr. Froio, seconded by Ms. Mulholland to approve the voucher. With no additional comment, all voted in favor 3-0.
3. **Authorization Voucher – Bailey’s Square:** Ms. McCreary presented authorization voucher no. 20, dated 06/30/17 in the amount of \$326.53 payable to C. Robert Wynn Associates for construction observation and escrow administration. **Motion** by Mr. Froio, seconded by Ms. Mulholland to approve the voucher. With no additional comment, all voted in favor 3-0.
4. **Froman Subdivision:** Ms. McCreary informed the Board that the Township had received an extension for plan review until 09/30/2017.
5. **Plumsteadville Cemetery:** Ms. McCreary reminded the Board that she had received communication from the Doylestown Presbyterian Church that they would like to formally turn over ownership of the cemetery to the Township. She stated that a preliminary survey of the property was completed and the Solicitor’s office researched the process for doing this and discovered an issue that needs to be addressed by the Board. Mr. Reiss explained that under the current law, only cemetery companies and churches can sell plots in a cemetery. He stated that cemetery companies must establish an endowment with a bank as trustee to ensure perpetual care of the cemetery, while churches are exempt from this requirement. He noted that the initial deposit of \$50,000. The Board discussed several options including letting the church sell the plots, and provide the Township with money annually to maintain the cemetery, completing the necessary process to become a cemetery company, or seeking the assistance of State Rep. Quinn and State Senator McIlhinney to have the law amended so municipalities would also be exempt from the requirement. Ms. Mulholland stated she would contact Rep. Quinn and Senator McIlhinney, and Ms. McCreary will notify the church of this discussion and see if they will agree to sell the plots for the immediate future.
6. **2018 Budget:** Ms. McCreary reviewed her proposed schedule for various components of the budget process, advising that she would like to have it be a standing item under her report at each meeting leading up to the actual presentation in November. The Board concurred with the schedule presented.

PAYMENT OF BILLS: **Motion** by Mr. Froio, seconded by Ms. Mulholland to approve the bills list dated 07/11/17 and the addendum dated 07/11/17 subject to audit. With no additional comment, all voted in favor 3-0. The amounts on the bills list are as follows: General Fund - \$87,908.76 and addendum of \$6,400.00, Water Fund - \$13,544.74, State Liquid Fuels Fund - \$177,307.31, Developer’s Escrow Fund - \$2,959.45, Zoning Hearing Board Escrow - \$117.50

APPROVAL OF MINUTES: **Motion** by Mr. Froio, seconded by Ms. Mulholland to approve the minutes of the 06/27/17/17 meeting. With no additional comment, all voted in favor 3-0.

OLD BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENT: Olympia Pasicznyk, 4923 Silo Hill Road asked the Board about how she could have a curb installed and was directed to contact Rep. Quinn, as Route 611 is a state road.

ADJOURNMENT: **Motion** by Mr. Froio, seconded by Ms. Mulholland, to adjourn the meeting at 8:55 p.m. With no additional comment, all voted in favor 3-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved