

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS
June 11, 2019
Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, June 11, 2019 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Peter Busillo	Vice Chair
Nick Lykon	Secretary
Dan Hiltferty	Treasurer
Darren Carroll	Asst. Secretary/Asst. Treasurer
Jonathan Reiss, Esq.	Township Solicitor
Timothy Fulmer, P.E.	Township Engineer
Carolyn McCreary	Township Manager

Absent:

Brian Trymbiski	Chair
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Mr. Busillo 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 June 12. The Historic Advisory Committee meets on June 17. The Board of Supervisors will hold a special meeting on June 17. The Planning Commission meeting scheduled for June 20 is cancelled. The Board of Supervisors worksession scheduled for June 27 is cancelled.

PUBLIC COMMENT: Meridy Jarin, 5039 Gayman Rd., asked for a follow up to her inquiry about lights being on at Hanusey Park fields when they were not in use. She also requested a moratorium on mowing the ditches along Gayman Road because of issues with standing water and vegetation, stating she believes this is a situation created by the change to the road elevation. Olympia Pasiczyk, 4923 Silo Hill Rd. spoke again to the Board about the pothole at Old Easton and Sawmill Roads.

INTRODUCTION: James O'Keefe was introduced to the Board, and spoke to them about his desire to serve on the Parks & Recreation Advisory Committee, noting his family's use of the parks, particularly Owls Nest. Ms. McCreary reminded the Board there is a vacancy as a result of the resignation of another member, whose professional commitments kept him from being able to attend the monthly meetings. **Motion** by Mr. Carroll, seconded by Mr. Lykon to appoint Mr. O'Keefe to the Parks & Recreation Advisory Committee. With no additional comment, all voted in favor 4-0. The Board thanked Mr. O'Keefe for his willingness to serve on the Committee.

ENGINEER'S REPORT:

- 1. Curly Hill Road Subdivision (Hankin):** Anthony Hibbeln, P.E. appeared to the Board accompanied by Maureen Hankin. Mr. Fulmer reminded the Board the proposed three-lot subdivision is on the south side of Curly Hill Road (by Valley Park Rd.) and was first submitted as a sketch plan. This preliminary plan was reviewed by the Planning Commission at their May meeting, as well as the Bucks County

Planning Commission. Mr. Hibbeln stated the lots will be served by on-lot wells and septic, the waiver of street improvements will result in a calculated capital contribution, and the property will be deed restricted so there will be no further subdivisions. Mr. Hibbeln discussed his clients' desire to receive a waiver of the water resource impact study, but noted they would still enter into the required well depletion agreement. Mr. Reiss explained that if a neighbor had a well problem, the burden to disprove the problem was connected to the subdivision would fall on the applicant since no baseline is established with a water resource impact study. Mr. Hiltferty asked about notifying potential buyers that the lots are in the middle of the Township's Act 319 district, and there is a quarry in the area. **Motion** by Mr. Carroll, seconded by Mr. Hiltferty to grant preliminary approval conditioned on the applicant complying with the Planning Commission recommendations outlined in the May 16 meeting minutes, and notification concerning the property being in the Act 319 district, and the quarry operating in the area being placed in the residential disclosure agreement. With no additional comment, all voted in favor 4-0.

2. **Doylestown Animal Medical Clinic:** William Benner, Esq. appeared before the Board accompanied by Dr. Mantel, and L. Scott Mill, R.L.A. Mr. Fulmer explained the applicant is seeking a land development waiver for the existing veterinary use. It was noted the project originated in 2008 with a Zoning Hearing Board decision approving variances for the rear and side yard setbacks. The Planning Commission reviewed this at their May meeting and recommended approval of the land development waiver with some conditions including: the applicant must appear before the Zoning Hearing Board to request reauthorization of the 2008 zoning relief, the condominium association must approve the changes to the common elements, and the sewer capacity must be deemed adequate by Bucks County Water & Sewer Authority (BCWSA). Mr. Benner stated the Zoning Hearing Board application is pending, the condominium association will review the project at their next meeting, and a letter was received from BCWSA noting the adequacy of the sewer service. **Motion** by Mr. Hiltferty, seconded by Mr. Carroll to grant the land development waiver subject to the C. Robert Wynn Associates letter dated 04/30/19 and the required zoning relief being received. With no additional comment, all voted in favor 4-0.

SOLICITOR'S REPORT: Jonathan J. Reiss, Esq.

1. **Proposed State Regulations-Recovery Houses:** Mr. Reiss advised the Board he received proposed regulations from Ms. McCreary, noting Senator Santarsiero was requesting comments by June 13. He stated the primary purpose of the draft regulations is to protect residents of these types of facilities from unscrupulous providers. He stated the regulations require the homes to comply with local ordinances, and his concerns relate to fences around the property, staff/resident ratio, and the size of the home and number of bedrooms to limit the number of occupants. It was noted the turnover cannot be regulated, and the Board asked Mr. Reiss to determine if the Township could require tenant registration as it does with boarding houses and apartment and house rentals. Board consensus was for Ms. McCreary to relay the comments outlined by Mr. Reiss to the Senator's office.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager

1. **Doylestown II Plan Review Extension:** Ms. McCreary advised the Board the Township has received an extension of time until 09/30/19 to review the land development plan and render a decision.
2. **Recognition of Fire Police Appointment:** Ms. McCreary shared details of a letter from the Plumsteadville Volunteer Fire Company, requesting the Board recognize the appointment of

Stephen Sooy as a Special Fire Police Officer. **Motion** by Mr. Hiltferty, seconded by Mr. Carroll to recognize the appointment. With no additional comment, all voted in favor 4-0.

3. **Camp Ockanickon Request for Fee Waiver:** Ms. McCreary advised the Board she received a request from Magne Gunderson, Scout Executive/CEO, seeking a waiver of permit fees for adding shower houses and latrines to the camp. She noted the fees of \$900.00 have been paid, so as not to delay the permit being released. **Motion** by Mr. Lykon, seconded by Mr. Carroll to waive the fees and issue a refund. With no additional comment, all voted in favor 4-0.
4. **Public Works Vehicle Lease/Purchase:** Ms. McCreary presented Resolution 2019-14, which if adopted would authorize the incurring of lease obligation not to exceed \$27,180.00 for the lease/purchase of a 2019 Chevrolet Colorado. **Motion** by Mr. Carroll, seconded by Mr. Hiltferty to adopt Resolution 2019-14. With no additional comment, all voted in favor 4-0.
5. **Old Easton Road Bridge-Change Order:** Ms. McCreary advised the Board of an unforeseen condition which has arisen at the project site concerning the pile driving. She stated Rick Parisi, P.E. of W.J. Castle P.E. & Associates was present to answer any technical questions the Board may have. She reminded the Board the project bid was \$1,658,222 with a change order of \$1,452 for additional detour signs requested by Public Works Director, Alan Bleam. This change order would be for \$57,750 as \$17,500 was included in the original bid for drilling work if necessary. Mr. Parisi explained the problem, noting the contractor attempted to drive the piles as per the original plan, but was unable to continue because of unanticipated bedrock. The piles are installed as the main bridge support, allowing the forming of the bridge abutment. He stated the contractor would drill the holes, stabilize them, and then drive the piled into them. In response to a question from Mr. Busillo, he indicated he believed this change order would sufficiently address the problem, and his office had received the updated signed/sealed piling driving and drilling equipment plan. Mr. Lykon asked if the price per linear foot was the same as the line item in the original bid, and Mr. Parisi stated it was. He also asked if this was the only method to achieve the desired outcome, and Mr. Parisi responded it was the best one. **Motion** by Mr. Carroll, seconded by Mr. Lykon to approve the change order and approve the additional 2-3 week extension to complete the project conditioned on the bridge and portions of the road used as main access to the Water Wheel Tavern be opened by the original date. With no additional comment, all voted in favor 4-0.

PAYMENT OF BILLS: **Motion** by Mr. Hiltferty, seconded by Mr. Busillo to approve the bills lists dated 06/11/19 and an addendum dated 06/11/19 subject to audit. With no additional comment, all voted in favor 4-0. The amounts reported on the bills list are as follows: General Fund - \$103,624.41 and addendum \$138.89, Water Fund - \$21,391.17, Emergency Services Fund - \$28,476.44, Capital Reserve Fund - \$5,000.00, State Liquid Fuels - \$868.38, Developers' Escrow Fund – \$642.67, Construction Escrow Fund - \$4,500.00, Zoning Hearing Board Escrow Fund - \$1,573.68

APPROVAL OF MINUTES: **Motion** by Mr. Carroll, seconded by Mr. Hiltferty to approve the minutes of the 05/28/19. With no additional comment, all voted in favor 4-0.

OLD BUSINESS:

NWWA Water Service Agreement: Ms. McCreary presented the agreement, noting it was amended on May 30 to account for Mr. Busillo's signature since the Chairman was unavailable. **Motion** by Mr. Carroll, seconded by Mr. Lykon to approve the agreement, and authorize the Vice Chair to execute on behalf of the Township. With no additional comment, all voted in favor 4-0.

Allohaken Park: The Board reviewed details of options for reducing the number of foul balls leaving the park and going onto a neighboring resident's property. Consensus of the majority of the Board was to not make any changes due to the item not being accounted for in the 2019 budget.

NEW BUSINESS: None

PUBLIC COMMENT: None

ADJOURNMENT: **Motion** by Mr. Carroll, seconded by Mr. Hiltferty to adjourn at 8:50 p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved