

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS
March 12, 2019
Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, March 12, 2019 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Brian Trymbiski	Chair
Dan Hilferty	Treasurer
Darren Carroll	Asst. Secretary/Asst. Treasurer
Jonathan Reiss, Esq.	Township Solicitor
Timothy Fulmer, P.E.	Township Engineer
Carolyn McCreary	Township Manager

Absent:

Peter Busillo	Vice Chair
Nick Lykon	Secretary

Mr. Trymbiski 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 and Parks & Recreation Advisory Committee will hold a joint meeting on March 13 at the Community Building at Hanusey Park. The Historic Advisory Committee meets on March 18. The Planning Commission meets on March 21. The Trail Steering Committee meets on March 25. Board of Supervisors worksession scheduled for March 28 is cancelled. The Blaze of Glory 5K race will be held on Saturday, March 16.

PUBLIC COMMENT: Edward Stevens, 4495 Burnt House Hill Rd., spoke to the Board about tree removal in front of his property and his understanding that the trees are in the right-of-way and are the Township's not his. He stated his monument shows they are not on his land. He also questioned the installation of utility poles when electric across the street in Summer Hill is underground.

PRESENTATION: Joe Price, one of the developers of the proposed Lantern Ridge Subdivision spoke to the Board, noting he and Marshal Granor are the equitable owners of the property. He reminded the Board the proposed subdivision received preliminary plan approval in 2003 for 103 homes and 16,000 SF of commercial space. He stated they have not changed the layout and basic style, including the stormwater basin and utilities. Mr. Price stated he understands it is important the general layout and details are retained. Sam Carlo, Vice-President of Land for Lennar Homes stated the mixed use is being eliminated per past discussions with the Board. He reviewed details of the site plan, stating there will be 22 ft. wide three-story townhomes, and 24 ft. wide stacked townhomes and single-family homes. He stated they have reduced the number of parking spaces and added green space. It was noted they now have confirmed sewer capacity for the site. Mr. Price stated he is looking for comments from the Board so they can submit an amended final plan, so they can move forward with development in the Plumsteadville Village. Mr. Hilferty expressed concern about walkability, pointing out past discussion about connecting to the Wawa property. Mr. Trymbiski asked about the marketability of the stacked townhomes, living space available on the first floor, price points of the various types of homes, and if the proposed architecture is being used in

any other Lennar development. Mr. Carroll asked about the ability to park within the development when snow is plowed, citing the Township ordinance which prohibits parking on the streets. Mr. Fulmer reminded the Board the Township's professionals will need to review the amended plan and can address details brought up by the Board. The Board discussed the process for the review with consensus for the sketch plan to be submitted, reviewed by the Township's professionals, brought before the Planning Commission for additional comments, and presented to the Board of Supervisors. It was suggested this could be placed on the April 18 Planning Commission agenda, and before the Board at their first meeting in May.

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

- 1. Chittick Lot Line Adjustment:** Paul Cooper, Cooper Land Surveying and Bruce Curtis, a party to the plan appeared before the Board to discuss the details. Mr. Cooper noted the lot line adjustment would take 100 feet from the existing farm and add it to Mr. Curtis' property. Mr. Fulmer reviewed the details of the Planning Commission's review and the waivers requested. **Motion** by Mr. Hilferty, seconded by Mr. Carroll to grant preliminary/final approval as recommended by the Planning Commission, noting waivers and recorded in the minutes of their 02/21/19 meeting. With no additional comment, all voted in favor 3-0.
- 2. Tollgate Subdivision – Phase I:** Mr. Fulmer advised the Board the plans needed to be signed again because the applicant had to change the surveyor certification block. He noted the plans can be signed after the public meeting adjourns.

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

- 1. Public Hearing –Zoning Ordinance Amendment (Amusement Halls and Arcade Use):** Mr. Reiss explained the ordinance amendment was properly advertised and made available for public inspection. Mr. Trymbiski opened and closed the public hearing with no comments from the Board or public. **Motion** by Mr. Hilferty, seconded by Mr. Carroll to adopt Ordinance 2019-02. With no additional comment, all voted in favor 3-0.
- 2. Rescinding of Resolution 2019-05:** Mr. Reiss presented Resolution 2019-07 to rescind the resolution authorizing condemnation of the Stump Road parcel, which is no longer being purchased by the Township. **Motion** by Mr. Carroll, seconded by Mr. Hilferty to adopt Resolution 2019-07. With no additional comment, all voted in favor 3-0.
- 3. Township Seal:** Mr. Reiss advised the Board the Township Manager received a call concerning the ability for a candidate for Supervisor to use the Township seal on campaign literature. He stated his office researched the matter, and while the Township seal cannot be trademarked, the Board can adopt an ordinance prohibiting its use. Board consensus was for Mr. Reiss to prepare the ordinance for consideration and adoption.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager

- 1. Recognition of Eagles Scout:** Ms. McCreary presented Resolution 2019-08 recognizing Pierce McKelvey, a resident of the Township, for his attainment of the rank of Eagle Scout. **Motion** by Mr. Hilferty, seconded by Mr. Carroll to adopt Resolution 2019-08. With no additional comment, all voted in favor 3-0.
- 2. Walk Works Grant:** Ms. McCreary reviewed details of the requirements for the grant, noting a steering committee must be appointed to meet three times to assist in the development of a complete streets policy. She suggested the Board consider allowing the Planning Commission to serve as the steering committee given their current work on the Plumsteadville Village overlay district, and their work on the Township's comprehensive plan. **Motion** by Mr. Carroll, seconded

by Mr. Hilferty to appoint the Planning Commission to serve as the steering committee for the project. With no additional comment, all voted in favor 3-0.

- 3. Township Field Use:** Ms. McCreary shared a memorandum from the Public Works Department's Assistant Foreman overseeing parks concerning a variety of issues involving field use in the parks relating to safety and field wear, and scheduling. The Board reviewed the information presented and suggested the matter be tabled to the March 26 meeting when the Department Heads are present.

Ms. McCreary stated there will be a need for an Executive Session to discuss a matter involving potential litigation.

PAYMENT OF BILLS: Motion by Mr. Hilferty, seconded by Mr. Carroll to approve the bills lists dated 03/12/19 subject to audit. With no additional comment, all voted in favor 3-0. The amounts reported on the bills list are as follows: General Fund - \$111,312.76, Water Fund - \$21,520.84, Capital Reserve Fund - \$3,500.00, State Liquid Fuels - \$10,375.75, Developers' Escrow Fund – \$15,379.59, Construction Escrow Fund - \$11,525.00, Zoning Hearing Board Escrow Fund - \$635.86

APPROVAL OF MINUTES: Motion by Mr. Hilferty, seconded by Mr. Carroll to approve the minutes of the 02/26/19 meeting and the 02/28/19 worksession. With no additional comment, all voted in favor 3-0.

OLD BUSINESS:

Hanusey Park Outfield Advertising: Ms. McCreary discussed the costs of signs, the recommended size (3'X6'), and the options of aluminum or vinyl. She noted it was recommended no signs be placed in centerfield, and signs only be placed on the lower portion of the fence. Mr. Carroll stated he believes vinyl signs will be better to reduce potential injuries. It was suggested the Board consider using the same color template for the signs as the one used for the Township parks. Board consensus was to table the discussion until the March 26 meeting to allow Mr. Lykon and Mr. Busillo to participate in the decision process.

EDU Reservation Policy: At the suggestion of the Chairman, this matter was tabled to the March 26 public meeting.

Fund Balance/Reserves Policy: Mr. Trymbiski stated this was previously discussed by the Board, and made a motion to adopt the policy. With no second, the motion failed. At the suggestion of the Chairman, this matter was tabled to the March 26 public meeting.

NEW BUSINESS:

Allocation of Tax Revenue to EMS: Mr. Trymbiski stated he asked for this to be placed on the agenda, and explained his rationale for adjusting the allocation of real estate tax millage to include Central Bucks EMS (CBEMS). He noted this has been discussed in the last couple of years, and recently it was confirmed that CBEMS covers about 14% of the Township. Mr. Hilferty stated additional studies should be done, and noted there are other options including assigning the whole Township to Point Pleasant/Plumsteadville EMS, or phase the reallocation in if this is what the Board desires. Mr. Carroll stated he cannot advocate giving the whole territory to one squad because distance and response time are the only metrics that count in emergency services. Board consensus was to table this matter to the March 26 public meeting.

PUBLIC COMMENT: Ed Clinton, 707 Dublin Road, sought more disclosure on the proposed EDU policy and how it would impact his property at Stump and German Roads.

ADJOURNMENT: Motion by Mr. Carroll, seconded by Mr. Hilferty to adjourn into Executive Session at 9:27p.m. With no additional comment, all voted in favor 3-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved