

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

September 12, 2017

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, September 12, 2017 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Dan Hilferty

Stacey Mulholland

Nick Lykon

Brian Trymbiski

Jonathan J. Reiss, Esq.

Timothy Fulmer, P.E.

Carolyn McCreary

Chair

Vice Chair

Secretary

Treasurer

Township Solicitor

Township Engineer

Township Manager

Absent:

Frank Froio

Assistant 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 September 13. The Historic Advisory Committee meets on September 18. The Planning Commission meeting scheduled for September 21 is cancelled. The Trail Steering Subcommittee meets on September 25. The Board of Supervisors Worksession scheduled for September 28 is cancelled. Mr. Hilferty announced that the Police Department's second "Coffee with a Cop" will be held on October 4 at Altomonte's.

PUBLIC COMMENT: Phil Marchesi, 5860 Worthington Road spoke to the Board on behalf of himself and the Hostvedts, 5949 Worthington Road about the pending sale of a property on the road where a proposed drug and alcohol facility is rumored to be going. He expressed concern about the impact on traffic and property values, noting he supports the Township's past position regarding preservation and limiting development in their area. Dirk Van Ouwerkerk, 5915 Worthington Road stated he opposes the proposed facility because he has small children. He stated he is concerned that the pending sale indicates the seller believes such a facility can be placed there, and is concerned for public safety and the effect on the infrastructure. A gentleman from Brookside Estates echoed the points about the pending sale and land development, and stated the HOA would like the Board to continue with its policy to preserve properties.

PRESENTATION: Sam Carlo, with Lennar Homes shared an architectural rendering of the homes in Lantern Ridge that would be facing Stump Road. He indicated that this is the typical street elevation proposed for these homes, and no homes that are adjacent to each other would be the same color. In response to a question from the Board, Mr. Carlo stated the homes would be 1800 to 2200 square feet and priced at \$320,000 to \$350,000. He stated they are currently waiting for acquisition of the sewer easement to be obtained from an adjacent property, PENNDOT comments, and their planning module. Mr. Lykon asked how this plan differs from the Granor Price plan that received preliminary approval. Mr. Carlo noted the commercial component had been removed when Orleans came before the Board. Mr. Lykon responded

that he does not support the changes that eliminate the commercial component, as he believes the plan that received preliminary approval is more in line with the village. Mr. Trymbiski expressed concern about the twin design and how the architectural features will fit within the Plumsteadville Village. He also indicated he is concerned about an HOA coming to the Township in the future to assume responsibility for the roads. Ms. Mulholland stated she does not want to see commercial space developed that ends up being vacant, and the developer has come a long way with the design compared to what was originally shown to the Board. There was no Board consensus about the architectural rendering presented.

PRESENTATION: David Hughes, Director of Specialty Gas Integration with Airgas spoke to the Board about plans for expansion at their existing site on Easton Road, north of the Plumsteadville Village area and shared renderings of the proposed building. He noted that this remains the same product line since the 1970's, but a recent acquisition has resulted in the need to have a larger facility. He stated that the largest challenge for the expansion at this site is the current lack of public water service. Mr. Reiss suggested that Mr. Hughes contact a neighboring property owner who was looking to bring water to a business campus in the same area. Ms. Mulholland asked about the square footage of the proposed building, the number of employees on site, the adequacy of the current well, and the status of the buildings once the new one would be constructed. Mr. Trymbiski asked if there would be increased traffic as a result of the expansion and stated that because the property is zoned properly he is encouraged by the plans for expansion and would like to see such growth. Mr. Lykon stated he was encouraged by the growth and asked questions about safety at the site and operations. He asked if Airgas would consider water storage on site if public water could be extended to the property. He also inquired about the EDUs assigned to the property.

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

- 1. MS4 Draft Pollution Reduction Plan:** Mr. Fulmer advised the Board that the plan had received no written public comments during the required review period, and can now be forwarded to PADEP for their review and comments. He noted that the two options the Board previously discussed involving streambank restoration at Allohaken Park and the Summer Meadow neighborhood had been added. **Motion** by Ms. Mulholland, seconded by Mr. Lykon to adopt the draft of the Pollution Reduction Plan and authorize it to be send with the Notice of Intent (NOI) to the Pennsylvania Department of Environmental Protection for review and comment. With no additional comment, all voted in favor.
- 2. DiPalma Land Development:** Mr. Fulmer advised the Board that all the improvements have now been satisfactorily completed, and the Township can now authorize the commencement of the 18-month maintenance period. He cited the financial security that must remain in place during the maintenance period, and since the developer chose to construct the 11 reserved parking spaces the letter of credit in place to ensure this could be released. **Motion** by Mr. Lykon, seconded by Ms. Mulholland to accept completion of the improvements and authorize commencement of the 18 - month maintenance period, reducing the financial security to \$64,082.91 and releasing the letter of credit to guarantee the construction of the reserved parking spaces. With no additional comment, all voted in favor 4-0.

SOLICITOR'S REPORT: Jonathan Reiss, Esq.

- 1. Zoning Ordinance Amendment:** Mr. Reiss advised the Board that the proposed ordinance amendment has been reviewed by the County Planning Commission, who indicated that all their prior comments have been addressed. He noted that the Township's Planning Commission was provided with a copy of the revised draft and since they did not meet were asked to provide any

comments to him. He stated he had not received any comments. Mr. Reiss stated he is now seeking authorization to advertise the proposed ordinance amendment. **Motion** by Ms. Mulholland, seconded by Mr. Hilferty to authorize the advertisement of the proposed omnibus zoning ordinance amendment. With no additional comment, all voted in favor 4-0.

Mr. Reiss stated he had one item for Executive Session, which could result in Board action.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager:

1. **Froman Subdivision – Expansion of Plan Review Timeframe:** Ms. McCreary informed the Board that the Township had received an extension for plan review until 12/31/2017.
2. **Authorization Voucher – Donner Pass East Subdivision:** Ms. McCreary presented authorization voucher no. 13, dated 09/06/17 in the amount of \$678.84 payable to C. Robert Wynn Associates for construction observation and escrow administration. **Motion** by Ms. Mulholland, seconded by Mr. Lykon to approve the authorization voucher. With no additional comment, all voted in favor 4-0.
3. **Authorization Voucher – Rite Aid Land Development:** Ms. McCreary presented authorization voucher no. 7 dated 09/06/17 in the amount of \$701.68 payable to C. Robert Wynn Associates for construction observation and escrow administration. **Motion** by Mr. Lykon, seconded by Mr. Trymbiski to approve the authorization voucher. With no additional comment, all voted in favor 4-0.
4. **Fee Schedule Update:** Ms. McCreary presented Resolution 2017-18, which if adopted would memorialize the Board’s decision at their 8/22 public meeting to rescind the fee increase for the sportsfields at Hanusey Park, and reinstate the prior fees. **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to adopt Resolution 2017-18. With no additional comment, the vote was 3-1 with Mr. Hilferty dissenting.
5. **2018 Proposed Capital Expenditures:** Ms. McCreary presented a list of capital that was submitted by the Police Chief and Public Works Director and sought Board input on the various items. She advised that specific questions concerning the details relating to some of the equipment could be answered at the next public meeting when both are present. She noted that the proposal to irrigate baseball field no. 1 at Hanusey Park and replace fencing at Allohaken Park had been removed from this year’s budget. Questions also arose about the proposed driveway gate and heating for the Public Work maintenance building, as well as additional cameras for the fields at Hanusey Park. Ms. McCreary suggested that the Board consider the Public Works recommendation for installing a poured play surface at Hanusey Park. She also requested that the Board consider including money for the second phase of the Summer Meadow streambank restoration, noting the first phase had held up to recent high rains and one of the neighbors who first spoke to the Board about this several years ago has seen more erosion in the area that was not included in phase I. Mr. Lykon spoke to the Board about items he would like to see in the 2018 budget and discussed their costs. Included were disc golf, a swing set at Hanusey Park, funds for improvements to the Plumsteadville Village area, and money for grant preparation, easement acquisition and construction of future trails. He reminded the Board that the TAP grant has a \$1 million soft cap with all design and engineering work being paid by the Township as their match. Mr. Lykon stated it is estimated that this will cost about \$200,000, and could be allocated in part to the 2018 and then the 2019 budget.
6. **Bridge Updates:** Ms. McCreary informed the Board that the bridge on Old Easton Road by Penn Engineering was reopened to traffic and flaggers will be used when necessary for any additional work remaining. She noted that the bridge on Worthington Road is now closed and work is expected to be completed in 6-8 weeks.

PAYMENT OF BILLS: **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to approve the bills list dated 09/12/17 and addendums dated 09/05/17 and 09/12/17. With no additional comment, all voted in favor 4-0. The amounts on the bills list are as follows: General Fund - \$98,899.07 and addendum of \$95.00, Water Fund - \$15,043.35, Local Services Tax Fund - \$11,925.00, Capital Reserve Fund - \$22,675.00, Flood Mitigation Grant Fund - \$28,350.00, State Liquid Fuels Fund - \$3,632.95, Developer's Escrow Fund - \$1,868.33, Construction Escrow Fund - \$1,500.00, Zoning Hearing Board Escrow - \$1,908.01

APPROVAL OF MINUTES: **Motion** by Ms. Mulholland, seconded by Mr. Lykon to approve the minutes of the 08/22/17 meeting. With no additional comment, all voted in favor 4-0.

OLD BUSINESS:

Opposition to HB 1620: Ms. McCreary advised the Board that she had sent letters to Rep. Quinn and Senator McIlhinney advising of the Board's opposition to this legislation, and advised they would be adopting a resolution to memorialize this opposition at their public meeting. The bill would limit the Township's zoning authority over the placement of towers and antennas known as Distributed Antenna Systems in the public rights-of-way. **Motion** by Mr. Lykon, seconded by Ms. Mulholland to adopt Resolution 2017-19. With no additional comment, all voted in favor 4-0.

Owls Nest Park Maintenance Period: Ms. McCreary informed the Board that based on Mr. Lykon's recommendation and their direction staff looked for potential professionals who could evaluate the meadow and pollinator garden to determine if in fact the work that was done needs to be readdressed. She reviewed the organizations and businesses that had been contacted. Board consensus was to contact the Penn State Extension, as they have a master gardener on staff and there will be no cost for the service.

TAP Grant: Mr. Lykon spoke to the Board about the meeting he and Ms. McCreary attended at PENNDOT with Chris Stanford, of Michael Baker Int'l. He stated that a representative of DVRPC was there along with two members of the County Planning Commission staff. He advised that there is a two-year design timeframe if the Township is awarded the grant for the trail project. Ms. McCreary stated that if the reviewers deem the project is a better fit for the Safe Routes to Schools program they would recommend it to the state which has a larger pool of money, instead of funding it from the local project pool.

NEW BUSINESS: Mr. Lykon explained that the EAC would like the Board authorization to pursue a plan for a community garden in the Township. He suggested considering land adjacent to the Public Works maintenance building at Hanusey Park, noting that it would serve Carriage Hill and Patriots Ridge residents who don't necessarily have enough land for a garden, and has access to water. Mr. Trymbiski stated he would like the EAC to look into having a community garden in the Plumsteadville Village area, as well.

ADJOURNMENT: **Motion** by Ms. Mulholland, seconded by Mr. Lykon, to adjourn the meeting into Executive Session at 9:30 p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved