

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS
February 13, 2018
Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, February 13, 2018 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Stacey Mulholland

Brian Trymbiski

Nick Lykon

Daniel Hilferty

Jonathan J. Reiss, Esq.

Timothy Fulmer, P.E.

Carolyn McCreary

Chair

Vice Chair

Secretary

Asst. Secretary/Asst. Treasurer

Township Solicitor

Township Engineer

Township Manager

Absent:

Peter Busillo

Treasurer

Chairperson Mulholland 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 February 14 at the Community Building in Hanusey Park. The Planning Commission meets on February 15. The Historic Advisory Committee meets on February 19. The Board of Supervisors Worksession scheduled for February 22 is cancelled. The Trail Steering Subcommittee meets on February 26. This year's Parks & Recreation egg stuffing event will be held on Saturday, February 24 at 10:00 a.m.

Ms. Mulholland announced that the Board of Supervisors had met in Executive Session earlier in the evening to discuss a matter relating to potential litigation.

PUBLIC COMMENT: None

DISCUSSION – METROPOLITAN PROPOSED DEVELOPMENTS: Robert Gundlach, Esq. spoke to the Board on behalf of his client. Also in attendance were Mike Tulio of Metropolitan, and consultants Scott Mill and Fred Ebert. Mr. Gundlach informed the Board that his client had purchased the Godin property adjacent to the Urich tract, which could have five homes constructed on it by-right. He reviewed the details of the Zoning Hearing Board application that was filed, explaining the reasons for the requested variance and the features of the parcel. Mr. Ebert reviewed the details of the proposed water service to the parcels, the proposal to extend water from Doylestown Township Municipal Authority (DTMA) and the Board's desire to create a looped system. He identified the costs associated with an elevated tank versus a low profile tank, noting the low profile tank could be engineered and constructed to be enlarged if necessary. He noted that the project will involve a total of 48 homes plus the commercial building on site. Mr. Ebert explained the outreach to both the School District and mobile home park, noting neither wished to participate in the project. He stated that Metropolitan is proposing to install the first phase of the project, running the water line through the open space adjacent to Hanusey Park to avoid Gordon Rd. Mr. Ebert stated they are seeking conceptual approval for the water system as presented, particularly agreement to obtain an easement through the

park. He noted that any pumps would be sized for additional growth, and estimated it would cost an additional \$500,000 to connect the Summer Hill/Summer Meadow water system. Mr. Lykon stated that he prefers the Godin by-right plan. He also addressed long-term planning in the southern portion of the Township relating to public water service. Ms. Mulholland asked about the water system that the Township was working towards when Heritage was developing the project. Mr. Hilferty inquired about public sewer service to the Godin tract and the required feasibility study. He also asked about the length of the proposed cul-de-sac. Mr. Trymbiski stated that he favors large lots on the Godin tract, and inquired about the cost savings to Metropolitan to run the water line through the park versus on the roadway. Board consensus was not to oppose the Zoning Hearing Board application, which seeks relief from lot area and dimensional criteria for development of the Godin Tract similar to what is proposed on the Urich Tract. Mr. Ebert stated he would update his report with routes, cost of the work, and cost of additional work for the Summer Hill/Summer Meadow connection.

Paul Pasicznyk, 4923 Silo Hill Rd. spoke to the Board about concerns for safety and security for current and future residents, and the water supply. He presented a petition to the Board opposing the proposed development. Natalie Smith, 1166 Lodi Mill Rd. (Upper Black Eddy) read comments made by family members who oppose the plan. Barry Pasicznyk, 1023 Easton Rd. stated he has an issue with the proposed density.

ENGINEER'S REPORT: None

SOLICITOR'S REPORT: Jonathan Reiss, Esq.

1. **Zoning Hearing Board Application – 4924 Old Easton Road:** This matter was discussed as part of the Metropolitan proposed residential development. Board consensus was for the Zoning Hearing Board to render a decision based on the testimony and information provided by the applicant with no Township involvement.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager:

1. **Plan Extension – Doylestown II – RT313 TVC-ARC, LP:** Ms. McCreary informed the Board the Township had received an extension until 04/30/18 to review the proposed land development plan.
2. **Authorization Vouchers – Hostvedt Subdivision:** Ms. McCreary presented authorization voucher no. 2 dated 01/25/18 in the amount of \$26,892.00 for erosion control, clearing, storm sewer and misc. items. **Motion** by Mr. Hilferty, seconded by Mr. Trymbiski to approve the authorization voucher. With no additional comment, all voted in favor 3-0. (Mr. Lykon was not in the room.) Ms. McCreary presented authorization voucher no. 3 dated 01/25/18 in the amount of \$18,000.00 representing the contingency release. **Motion** by Mr. Hilferty, seconded by Mr. Trymbiski to approve the authorization voucher. With no additional comment, all voted in favor 4-0.
3. **Fee Schedule Update:** Ms. McCreary presented Resolution 2018-07, which if adopted would memorialize the increase to the field use fees for Hanusey Park approved at the Board of Supervisors meeting held on January 23. **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to adopt Resolution 2018-07. With no additional comment, all voted in favor 4-0.
4. **Bucks County Senior Games:** Ms. McCreary informed the Board that the Township had received a request from the County to waive the fees for use of Tohickon Middle School's fields. She noted that the application fee is \$75.00 and the rental fee is \$400.00. **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to approve the request to waive the fees. With no additional comment, all voted in favor 4-0.

5. **Community Building Rental:** Ms. McCreary advised the Board that she had received a request from a Bedminster resident who serves with the Plumsteadville Volunteer Fire Co., asking if he could rent the community building for the resident rate of \$100 instead of the non-resident rate of \$200. She noted that since these fees are included in the fee schedule resolution the Board would be the ones to approve the request. **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to approve the request. With no additional comment, all voted in favor 4-0.
6. **Public Water Connections:** Ms. McCreary reviewed details of correspondence from WSP USA on behalf of Wawa, Inc. and the PA Underground Storage Tank Indemnification Fund requesting consideration to connect four properties to public water. The properties are the Wawa (5854 Easton Rd.), La Rancherita (5878 Easton Rd.), Plumsteadville Volunteer Fire Co. (5064 Stump Rd.) and the Witney (Sherwin) property (4961 Stump Rd.). She noted that the Township had just received information relating to the plan and cost of these connections from its Water Engineer. The Board asked Ms. McCreary to determine how many properties continue to have some type of remediation from the MTBE contamination, who would pay for the proposed connections, and spoke about the need for flushing the system since it would not be a loop. Board consensus was to table this matter until these questions are answered.

Ms. McCreary advised the Board that she had one matter for Executive Session involving real estate, which would not require formal action of the Board this evening.

PAYMENT OF BILLS: **Motion** by Mr. Hilferty, seconded by Mr. Trymbiski to approve the bills list dated 02/13/18 subject to audit. With no additional comment, all voted in favor 4-0. The amounts on the bills list are as follows: General Fund - \$141,056.42, Water Fund - \$40,161.98, Capital Reserve Fund - \$4,400.00, State Liquid Fuels Fund - \$24,426.58 Developer's Escrow Fund - \$1,829.38, Construction Escrow Fund - \$27,900.00, Zoning Hearing Board Escrow - \$275.87

APPROVAL OF MINUTES: **Motion** by Mr. Hilferty, seconded by Mr. Trymbiski to approve the minutes of the 01/23/18 meeting. With no additional comment, all voted in favor 4-0.

OLD BUSINESS:

Trail Steering Subcommittee: Ms. McCreary stated this was placed on the agenda at Mr. Lykon's request in order to consider revising the resolution that established the Committee to open it to all interested residents instead of particular committee members now that the trail plan has been adopted. Mr. Lykon stated he would like to see this Committee tasked with reaching out to residents about donating easements for some of the trails and looking for other opportunities to acquire land when necessary. The Board also discussed updating the duties and asked Ms. McCreary to prepare a draft resolution for the next meeting.

Parks & Recreation Committee: Ms. McCreary stated that this was also placed on the agenda at Mr. Lykon's request in order to ascertain the role of the Committee now that the Township had hired an individual part-time to work on developing Parks & Recreation programming. The Board reviewed the details of the programming that has already occurred, is currently underway and is in the planning stages. Ms. McCreary stated she would like to see the Committee help with events that are developed by the Coordinator, and have the Coordinator assist with events that are proposed by the Committee.

Plumsteadville Cemetery: Ms. Mulholland informed the Board that based on her discussions with Senator McIlhinney's staff, the Senator has drafted two separate bills that would exempt a municipality

from requirements put forth on cemetery companies. The draft legislation will be shared with Mr. Reiss and Mr. Clemons, the Solicitor for the Bucks County Association of Township Officials (BCATO).

NEW BUSINESS:

Plumsteadville Village Planning: Ms. Mulholland advised the Board that the Village Ad Hoc Committee had met last week, noting the Committee had lost one member, as she had recently closed her business. Ms. Mulholland stated that the Committee expressed frustration with the progress, which included the lack of participation of the businesses in the fall event and promoting the Shop Local initiative during the holiday season. She stated the Committee members know that infrastructure improvements are grant-driven and long-term in nature because of the scope of the project and the competition among all municipalities for grants. She spoke about bringing in an economic development consultant like Stephen Barth to work with the Township to help fill the vacant businesses with merchants or businesses that would be successful. Mr. Lykon stated he believes there is an opportunity to create an overlay district in the Village, utilizing the Planning Commission and the Township’s professionals. Mr. Trymbiski asked if the Board’s request to review other community’s ordinances pertaining to tenant registration and student housing would be pertinent to this discussion and the planning process for the Village. Ms. McCreary advised that she had 10 municipalities respond to her request for their ordinances or policies, and she would include this information at the February 27 public meeting. Mr. Reiss spoke to the Board about the benefits of creating a new zoning district versus an overlay district. Mr. Lykon informed the Board that the TAP grant application was not recommended for moving forward in the grant process at the regional or state level. He reminded the Board that \$50,000 had been allocated to planning within the General Fund and \$80,000 in the Capital Fund for easement acquisitions if the TAP grant had been successful. Ms. McCreary stated she would contact Mr. Barth to arrange for him to come and speak at an upcoming public meeting.

PUBLIC COMMENT: Allan Koodray, 191 Saddle Drive (Furlong) spoke to the Board about the property he owns at 36 John Dyer Way, which was the topic of public comment at a prior meeting. He stated he is aware that the neighbors came forward to complain about the property and noted that he has been renting it since 2011, and is now in full compliance with Township ordinance concerning tenant registration and inspections. He stated that the exterior landscaping will be cleaned up when the weather permits, and indicated he did not consider the number of cars that would be on the street when he rented it to college students at Del Val University.

Joe Reinheimer, 3634 Ferry Road asked about the land use review extension that was sent in by the developer for the proposed Wawa. He asked if the Board could deny the request.

Ed Clinton, 707 Dublin Rd. (Perkasie) spoke to the Board about the property he owns, which is located at the corner of Stump and German Roads. He asked if the Township can consider giving EDUs to Metropolitan for their additional parcel would the Board consider giving him EDUs to develop his property.

ADJOURNMENT: **Motion** by Mr. Trymbiski, seconded by Mr. Lykon, to adjourn into Executive Session at 10:40 p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved