

**PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS**

**June 13, 2017**

**Meeting Minutes**

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, June 13, 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 Solicitor**

**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 June 14. The Planning Commission meets on June 15. The Parks & Recreation Advisory Committee meets on June 19. The Board of Supervisors Worksession scheduled for June 29 is cancelled.

**PUBLIC COMMENT:** None

**PRESENTATION:** Metropolitan Development

Robert Gundlach, Esq. and Fred Ebert, P.E. addressed the Board on behalf of the applicant with Mr. Gundlach stating that since their last appearance at a Supervisors' public meeting they have followed up on several items with Township staff. Mr. Ebert explained the proposed water system connection for the two sites and stated that Metropolitan cannot complete the entire project, so they are proposing a phased approach with phase 2 extending the water main from the Summer Hill system up Old Easton Road making it available for the schools and Arbor Estates, the mobile home park. It was noted that when Metropolitan originally came to the Township it was to discuss the Lisbon site only. He acknowledged receipt of the 05/15/17 letter from Gilmore & Associates, the Township's Water Engineer which noted a number of issues the Township should consider including the construction of an elevated tank, redundancy in the system by interconnecting to the Summer Hill system and running the line from Carriage Hill along Ferry Road to provide access to residents who may wish to connect in the future. Mr. Ebert estimated the cost of what they are proposing to construct as phase 1 to be \$1.3 million and stated that Metropolitan cannot construct the phase 2 portion, which he estimates at an additional \$400,000. The Board asked a number of questions about the proposed water service, including how this plan compares with the original plan designed by Heritage when apartments were being considered on the Urich tract, the possibility of connecting the public schools and the mobile home park as part of the full project, and eliminating or reducing the amount of water purchased from the Doylestown Township Municipal Authority.

There was a discussion on the amount of EDUs that would be required for each property and whether the Lisbon property must be tested for feasibility of on-site septic in light of the stipulated settlement agreement between the Township and Bucks County Water and Sewer Authority.

The applicant and the Board also discussed the proposed trail connection in light of the adoption of the Township Master Trail Plan, the alternate sketch depicting a stub road in the proposed Ulrich tract subdivision, connectivity between the residential and commercial parts of the Lisbon site, and the impact on surrounding roads based on the proposed access in and out of it.

Olympia Pasicznyk, 4923 Silo Hill Road, expressed disappointment that more residents did not come out to voice their concerns. She asked the Board to take enough time to make the right decision for the residents in the area. Barry Pasicznyk, 1023 N. Easton Road, stated the design of the development is very convoluted with many ifs, and the Township requirements are wrong given the density of the proposed development. Paul Pasicznyk, 4923 Silo Hill Road, believes density is the problem and these homes should be on wells. He stated he was surprised to learn of the water issues, and the developer needs to respect the property boundaries, as he believes they have encroached on his family's land.

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

- 1. Rite Aid:** Mr. Fulmer advised the Board that Herb Hickmott, the Township's Arborist had inspected the landscaping installed at the site and determined that the majority of the canopy trees planted are smaller than the size required by the Township, although they are of excellent quality. He noted it is estimated that it will take about two growing seasons for them to meet the current requirement. Mr. Fulmer stated that Mr. Hickmott believed the Board could consider a waiver of the requirement and instruct the developer to install additional landscaping on the site, specifically to screen the PECO transformer. **Motion** by Mr. Lykon, seconded by Mr. Trymbiski to permit the installed landscaping in place of what is required per the plan conditioned on additional landscaping being installed around the PECO transformer per the recommendation of the Township's arborist. With no additional comment, all voted in favor 4-0.
- 2. EDU Request - 4710 Clover Lane:** Mr. Fulmer informed the Board that the Township had received a request for a single family home being constructed to connect to public sewer. He noted that the Township has received a letter from the Bucks County Health Department recommending the connection, and correspondence from Bucks County Water and Sewer Authority stating they have capacity to service the property with public sewer. **Motion** by Mr. Lykon, seconded by Ms. Mulholland to approve the allocation of one EDU for 4710 Clover Lane. With no additional comment, all voted in favor 4-0.
- 3. EDU Reallocation – Easton Road:** Mr. Fulmer advised the Board that the Township had received notification from Bucks County Water & Sewer Authority (BCWSA) that the owner of TMP 34-011-135-7 located on Easton Road, south of Sawmill Road had sold back his EDUs to BCWSA. He stated that the property was considered undevelopable because of floodplain regulations and potential wetlands. It was noted that the EDUs had been acquired before the Settlement Agreement between the Township and BCWSA. The Board is being asked to consider placing these EDUs into the unallocated quantity currently available, or they would be available to another community served by BCWSA. **Motion** by Ms. Mulholland, seconded by Mr. Trymbiski to include the two (2) EDUs bought

4. back by BCWSA from the property owner in the total number of EDUs identified as being available within the Township. With no additional comment, the vote was 3-1 with Mr. Lykon dissenting.

**PRESENTATION:** Plumsteadville Village Improvement Study

Kent Baird (Gilmore & Associates), the Township’s Planning Consultant made a presentation to the Board that included the goals of the study, defining the area and most common elements of a village, identifying the existing conditions and some of the proposed “fixes” that could be made. He discussed the need for increased walkability and looking at the area in a new way to identify opportunities for infill potential. Mr. Baird also discussed promoting and moving for more visual cohesion. He showed the Board other areas as examples and discussed the potential for a village green to create a sense of community by providing a gathering place. In response to questions about proposed infrastructure improvements, Mr. Baird distributed an Opinion of Probable Cost prepared by his office. The estimated cost of the pedestrian and transportation improvements is \$3.2 million. Mr. Lykon spoke about the need to give serious consideration for an overlay zoning district. Mr. Trymbiski stated he would like Mr. Baird to identify the top three things that could be done right away to move this vision forward. Eric Nitschke, 4903 Cabin Run Rd., spoke to the Board as a member of the Village Ad Hoc Committee and a founding member of the Business Alliance. He stated that those attending the Business Alliance meetings focus on the lack of a visual presence and improvements except when a new business comes in like the Dunkin Donuts and Rite Aid. They also speak about needing additional retail space in the area supported by new buildings being constructed in the Village. He stated that if the Board polled the Business Alliance about the top three things they would like to see right away it would be sidewalks, lighting and signage.

**SOLICITOR’S REPORT:** Jonathan Reiss, Esq.

1. **Subdivision and Land Development Ordinance Amendment:** Mr. Reiss reviewed the details of the proposed ordinance amendment, which will incorporate the Township’s adopted master trail plan into the ordinance and require all potential subdivision and land development plans to include any proposed trails be aligned with the plan. **Motion** by Ms. Mulholland, seconded by Mr. Trymbiski to forward the proposed ordinance amendment to the County Planning Commission and the Township’s Planning Commission for review and comment. With no additional comment, all voted in favor 4-0.
2. **Granor Price – Extension Letter:** Mr. Reiss explained that he had already mailed correspondence to John VanLuvanee outlining the Board’s conditional approval to a six-month extension from 06/28/17, but needs the Board to formally vote on the consensus of the majority to the conditions outlined in the letter including the demolition of the derelict building on the property, and Lennar Homes coming before the Board to present and discuss the proposed architecture of the proposed homes. **Motion** by Ms. Mulholland, seconded by Mr. Hilferty to grant the six-month extension from June 28 without prejudice to the any party’s position. With no additional comment, the vote was 3-1 with Mr. Lykon dissenting.

Mr. Hilferty announced there would be a need for an Executive Session to discuss potential litigation.

**ADMINISTRATIVE REPORT:** Carolyn McCreary, Township Manager:

1. **Boy Scouts of America – Fee Waiver Request:** Ms. McCreary advised the Board that she had received a request from Magne Gundersen, the Scout Executive requesting that the Board consider waiving the permit fee for replacing several air conditioning units at Camp Ockanickon. She noted

that the Board had waived permit fees in the past, and this fee is \$407.00. **Motion** by Ms. Mulholland, seconded by Mr. Lykon to waive the fee. With no additional comment, all voted in favor 4-0.

2. **Elevation Bid Results – 4945 River Road:** Ms. McCreary informed the Board that the Township had received two bids for the project, and the lowest bid exceeded FEMA’s original construction budget by \$2,800. She stated that she requested and received a budget re-scope approval from FEMA, which approves the revised construction budget and reduces the administration costs by \$2,800, resulting in the total cost of the project to remain at \$174,775. Ms. McCreary stated that any additional costs relating to project administration would be paid by the property owners, who already have an escrow established with the Township. **Motion** by Ms. Mulholland, seconded by Mr. Lykon to award the bid to ProCon Building Systems, LLC, the lowest responsible bidder in the amount of \$150,800. With no additional comment all voted in favor.
3. **Plumstead Square Shopping Center:** Ms. McCreary reviewed details of proposed changes to the sign for the shopping center and advised the Board that the property owner may need to seek a variance from the Zoning Hearing Board. She shared a rendering of a monument sign that would be relocated onto the grass near Univest Bank, noting that the three trees would likely need to be removed with new trees being planted on the site in an adjacent location. Ms. McCreary stated the property owner wanted Board consensus for the design of the new sign, and request that they not oppose a Zoning Hearing Board application for a variance. Board consensus was the sign was a good fit for the area, and a variance would be reasonable to replace the existing sign on the entry island.
4. **Lantern Ridge:** Ms. McCreary informed the Board that she had received a call from Joe Price concerning demolishing the existing structure. She stated that he suggested that the fire company may want to do a controlled burn for training purposes, and subsequent to that she was notified that PADEP does not permit this. The Board agreed that PADEP’s authority in this supersedes the Township’s, and Granor Price will need to handle the demolition of the building.

**PAYMENT OF BILLS:** **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to approve the bills list dated 06/13/17 subject to audit. With no additional comment, all voted in favor 4-0. The amounts on the bills list are as follows: General Fund - \$85,623.81, Water Fund - \$31,321.94, Emergency Services Fund - \$36,064.67, Open Space Fund - \$500.00, State Liquid Fuels Fund - \$35,175.14, Developer’s Escrow Fund - \$7,540.09, Construction Escrow Fund - \$7,400.00, Zoning Hearing Board Escrow - \$4,345.04

**APPROVAL OF MINUTES:** **Motion** by Ms. Mulholland, seconded by Mr. Lykon to approve the minutes of the 05/23/17 meeting. With no additional comment, all voted in favor 4-0.

**OLD BUSINESS:**

**NEW BUSINESS:**

Emergency Services Management Committee: Mr. Trymbiski requested that the Board consider amending Resolution 2016-07, which established the Committee so it could include a representative from Central Bucks EMS and the Dublin Volunteer Fire Company. He explained that since both served as emergency responders in the Township he believes it would be fair to give them a seat at the table and be represented when issues involving emergency services are being discussed. Mr. Reiss suggested revising the resolution to identify the participants and not reference the physical location and service areas if these two organizations are being added.

**PUBLIC COMMENT:** None

**ADJOURNMENT:** **Motion** by Ms. Mulholland, seconded by Mr. Trymbiski to adjourn into Executive Session at 11:57p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted,

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Carolyn McCreary, Township Manager

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Date Approved