

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

February 14, 2017

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, February 14, 2017 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Dan Hilferty

Chair

Stacey Mulholland

Vice Chair

Brian Trymbiski

Treasurer

Frank Froio

Assistant Secretary/Treasurer

Jonathan J. Reiss, Esq.

Township Solicitor

Carolyn McCreary

Township Manager

Absent:

Nick Lykon

Secretary

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 Planning Commission meeting scheduled for February 16 is cancelled. The Historic Advisory Committee meets on February 20. The Veterans Ad Hoc Committee meets on February 22. The Board of Supervisors Worksession scheduled for February 23 is cancelled. Mr. Hilferty announced that Mr. Lykon is away on business.

PUBLIC COMMENT: Richard McNutt, 5556 Stump Road and Chairman of the Parks & Recreation Advisory Committee spoke to the Board about the acquisition of the Mountainside property on River Road, as he believes it would not cost the Township anything because of available grants. Ms. Mulholland explained that the Township had assisted Delaware Canal 21 (DC21) with applications to DCNR and the County open space program, and the owner has applied for a grant thru DCED to raze one of the buildings.

Marco Munari and Galen Burleigh representing BeTheFamily, a nonprofit organization, spoke to the Board about the concept of intentional neighboring modeling and indicated they may look at parcels in the Township that are between 10-50 acres and would like the Township's support for the potential project.

APPOINTMENT: Chief Hasenauer requested the Board formally appoint Officer William Mooney to Detective, pointing to changes in the Department and the nature of criminal investigations. He cited the qualities necessary to be a detective and stated that Officer Mooney exhibits all of them. Chief Hasenauer pointed to investigative work that Officer Mooney has already been involved with within the Department and with other agencies. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to recognize the appointment of Officer William Mooney to Detective.

OLD BUSINESS: Zoning Hearing Board Application – Proposed Wawa

Mr. Hilferty announced that he was moving the item to earlier in the meeting because many people were in attendance anticipating a discussion on this subject. He explained that this matter was on the agenda because of the discussion at the Board's last public meeting and involved whether to authorize the Township's Planning Consultant to assist the special legal counsel with representing the Board's opposition to the application. **Motion** by Mr. Froio, seconded by Ms. Mulholland to authorize the Township's Planning

Consultant to assist the special legal counsel with the Board’s opposition to the Zoning Hearing Board application. Mr. Trymbiski asked about the potential cost of the planning consultant taking a role in the matter. With no additional comment, all voted in favor 4-0.

INTERVIEWS: The Board discussed the vacancies on the Parks & Recreation Advisory Committee with John Ryan Adamson and Lois Fedele, two residents who are interested in serving on the Committee. Noting that there are four individuals interested in three vacancies, the Board held off deciding to appoint anyone until they have a chance to interview the other two residents at their next public meeting on February 28.

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

- 1. Sawmill Road LLC:** Mr. Fulmer explained the issue before the Township and what the applicant’s position is. He noted the Planning Commission recommended that the applicant come before the Board of Supervisors. He stated that the proposed land development would revise the expansion of the building that was shown on the original plan submitted by Solardelphia, as it does not include the construction of an accessory building. Six additional parking spots are being proposed. Mr. Hilferty cited the sewer as being different, and indicated he would like to see the on-site system abandoned. Mr. Fulmer noted that a commercial property does not require an infeasibility study in order to request EDU allocation. Jeremy Hoagland, with the Crossroads Group spoke on behalf of the applicant and explained details of the proposed plan, addressing impervious surface complying with zoning requirements, stormwater management, and the interior traffic flow. It was noted that the prior applicant had received variances from the Zoning Hearing Board and no new ones will be sought. **Motion** by Ms. Mulholland, seconded by Mr. Trymbiski to deem the plan consistent with the prior land development plan. With no additional comment, all voted in favor 4-0. **Motion** by Ms. Mulholland, seconded by Mr. Froio to authorize the allocation of one EDU of sewer capacity from the unallocated EDU and expand the conservation easement to the area where the on-site septic system was. With no additional comment, all voted in favor 4-0.
- 2. Gayman Elementary School:** Mr. Fulmer reviewed the details of his 01/31/17 letter regarding what was needed to accept project completion and commence the start of the 18-month maintenance period. He noted that the landscaping had been installed per the approved plan, the NPDES permit must be terminated by the School District, damaged sidewalk along Burnt House Hill Road must be replaced and inspected by the Township once the weather is more conducive to the work being performed, and the 15% of the financial security must be retained to ensure the satisfactory completion of the maintenance period. **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to accept completion of the improvements associated with the approved land development waiver and authorize the commencement of the 18-month maintenance period, and releasing the calculated escrow amount that will leave the required 15% with the Township. With no additional comment, all voted in favor 4-0.

SOLICITOR’S REPORT: None

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager:

- 1. Donner Pass East – Authorization Voucher:** Ms. McCreary presented authorization voucher no. 8 dated 02/07/17 in the amount of \$397.19 payable to C. Robert Wynn Associates for construction observation and escrow administration. **Motion** by Mr. Trymbiski, seconded by Mr. Froio to approve the authorization voucher. With no additional comment, all voted in favor 4-0.

- 2. Bailey's Square – Authorization Voucher:** Ms. McCreary presented authorization voucher no. 17 dated 02/07/17 in the amount of \$336.28 payable to C. Robert Wynn Associates for construction observation and escrow administration. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to approve the authorization voucher. With no additional comment, all voted in favor 4-0.
- 3. Rite Aid – Authorization Voucher:** Ms. McCreary presented authorization voucher no. 1 dated 02/07/17 in the amount of \$622.71 payable to C. Robert Wynn Associates for construction observation and escrow administration. With no additional comment, all voted in favor 4-0.
- 4. Summer Hill Booster Station Upgrade:** Ms. McCreary presented a change order that resulted in a credit of \$2,889.44 and the need to extend the contract by 75 days due to redesign work associated with the new piping and pump layout. She noted there was no cost associated with the time extension. **Motion** by Ms. Mulholland, seconded by Mr. Froio to approve the change order. With no additional comment, all voted in favor 4-0.
- 5. Electronics Recycling Program:** Ms. McCreary presented information regarding PAR Recycle Works, a nonprofit that serves as a processing center for used electronics. She stated with the County no longer offering this service the Township has continued to receive calls from residents about disposing of electronic items particularly televisions and computers. Ms. McCreary stated that with Board consensus she would reach out to the EAC to determine if the members would participate in the event as part of an Earth Day activity. Board consensus was to move forward with the collection of electronics.
- 6. Camp Plumstead:** Ms. McCreary reviewed the details of the 2017 program and the financial results from 2016. She noted that when Mr. Lykon relayed the Park & Recreation Committee's recommendation to increase the fee last year he did not have the information about the service fees being charged for online registrations that the Township had to absorb. This resulted in a deficit of \$273.00. The Board discussed the proposed staffing and other expenses with consensus to utilize the Township's part-time programming coordinator as an Assistant Director to reduce some of the staffing expenses. They also questioned the need for a portable bathroom since the camp is now being held at Hanusey Park. Board consensus was to increase the fee to \$55 and that the number of scholarships offered is approved by the Board in advance of registration being open.
- 7. Gardenville Fields:** Ms. McCreary advised the Board that the Township received a request from CBAA to reserve the fields and to process the application the Board needed to discuss the hours of operation and the fees to be charged. She reviewed the details of her memorandum to the Board, and stated that because the fields are located in a residential neighborhood she was uncertain about the hours and days the fields should be available. The Board discussed the hours for use on weekdays with consensus that the recommendation of 5:00 p.m. to sunset was reasonable during the school year, and 9:00 a.m. to 4:00 p.m. was reasonable for Saturdays. The Board discussed the use of the fields on Sunday with the consensus of the majority that noon to 4:00 p.m. is appropriate. The Board noted that these times could be altered based on issues that may arise. Ms. McCreary stated that staff would meet to discuss how many fields to make available at one time due to the parking limitations. The Board discussed the fees for the sportsfields with Mr. Froio stating he believes the Township should charge the same amount for other unlit sportsfields in the Township. He also suggested that staff review the fees being charged at Hanusey Park and raise them if appropriate. Mr. Trymbiski asked if the Township's fees are in line with other municipalities' fees. Ryan Adamson, 5495 Geddes Way stated his in-laws live in Plumstead Chase and commented on the parking, sidewalks and the installation of a porta-potty with screening. Elisabeth Bisschops, 4515

Scenic View Circle thanked the Board for the discussion on the hours, stating she is concerned about privacy and the use of multiple fields at one time.

- 8. Fee Schedule Updates:** Ms. McCreary advised the Board that the fee schedule had been modified to remove the section on fees associated with electrical inspections, as the Township requires them to be done by a third-party electrical inspector. She also noted that the section relating to building permit fees has been better annotated so users are aware of what permits require a state fee to be charged, and the costs associated with permits issued after work has begun. She stated that the fee schedule would reflect the season fees for Gardenville Fields at \$495.00 for 1-3 days a week and \$785.00 for 4-7 days a week. She stated that this would be Resolution 2017-07. **Motion** by Mr. Trymbiski, seconded by Mr. Froio to adopt Resolution 2017-07. With no additional comment, all voted in favor 4-0.
- 9. Toll Bros.-Staff Meeting:** Ms. McCreary informed the Board that an attorney representing Toll Bros. contacted the Township to request a meeting with Township staff and professionals to discuss a potential project in the Township. Board consensus was to have them come to a future public meeting to discuss directly with the Board of Supervisors.
- 10. Cross Keys Water Supply:** Ms. McCreary advised the Board that the Doylestown Township Municipal Authority (DTMA) had made application for a road opening permit to install a new water line along Sawmill Road. She noted the permit fee is \$50 and the escrow is \$750. She recommended that the Board waive the fee and escrow. **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to waive the fee and escrow. With no additional comment, all voted in favor 4-0.
- 11. Community Development Block Grant:** Ms. McCreary informed the Board that she was discussing the possibility of making a grant application in this funding cycle for improvements in the Plumsteadville Village area of the Township. She stated that there is no required match and the application is due February 24. She presented Resolution 2017-08, which if adopted would authorize the Township's Planning Consultant to complete the application and submit it on behalf of the Township. **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to adopt Resolution 2017-08. With no additional comment, all voted in favor 4-0.

PAYMENT OF BILLS: **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to approve the bills list dated 02/14/17 subject to audit. With no additional comment, all voted in favor 4-0. The amounts on the bills list are as follows: General Fund - \$104759.21, Water Fund - \$57,291.05, Local Services Tax Fund - \$32,934.12, Emergency Services Fund - \$3,959.34, Capital Reserve Fund - \$5,000.00, Parks & Recreation Fund - \$30.00, State Liquid Fuels Fund - \$10,905.10, Developer's Escrow Fund - \$3,317.52, Construction Escrow Fund - \$29,250.00, Zoning Hearing Board Escrow - \$921.39

APPROVAL OF MINUTES: **Motion** by Ms. Mulholland, seconded by Mr. Hilferty to approve the minutes of the 01/24/17 meeting. With no additional comment, all voted in favor 4-0.

OLD BUSINESS:

Ms. McCreary advised the Board that the Township had received the CAD drawings from Toll Bros. which would enable the Township Engineer to put the plans together for review and bidding. She stated that Mr. Lykon was seeking Board consensus to work with the Township Engineer's office to assist with the project. She pointed to the fact that Mr. Lykon had assisted Paul Gordon of the County Planning Commission with the grant application. Consensus of the majority of the Board was that the staff and professionals should work on the plan and bid, updating the Board of Supervisors as necessary,

NEW BUSINESS:

Ms. Mulholland advised the Board that the Plumsteadville Grange is preparing to celebrate its centennial. She stated she emailed them to get more information and suggested adopting a resolution commemorating it, and to consider holding one of the Board's public meetings there.

PUBLIC COMMENT: None

ADJOURNMENT: **Motion** by Mr. Froio, seconded by Mr. Trymbiski to adjourn at 9:25 p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved