

**PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS**  
**September 26, 2017**  
**Meeting Minutes**

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, September 26, 2017 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

<b>Dan Hilferty</b>	<b>Chair</b>
<b>Stacey Mulholland</b>	<b>Vice Chair</b>
<b>Nick Lykon</b>	<b>Secretary</b>
<b>Brian Trymbiski</b>	<b>Treasurer</b>
<b>Jonathan Reiss, Esq.</b>	<b>Township Solicitor</b>
<b>Carolyn McCreary</b>	<b>Township Manager</b>

Absent:

<b>Frank Froio</b>	<b>Assistant Secretary/Treasurer</b>
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Mr. 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 Veterans Ad Hoc Committee meets on September 27. The Board of Supervisors Worksession Scheduled for September 28 is cancelled. The Plumsteadville Village Ad Hoc Committee meeting scheduled for October 3 is cancelled. There will be a joint Parks & Recreation Advisory Committee and Board of Supervisors meeting on October 9.

**PUBLIC COMMENT:** Mr. MacDonald, 6125 German Road spoke to the Board about his opposition to the possibility of sidewalk being installed along German Road. He stated this would not address the ongoing speeding along that road, noting he believes the road improvements recently made to German and Applebutter Roads had led to more problems with speeding motorists. He suggested installing four speed bumps to slow down drivers. Tom Albert, 6113 German Road stated he completely agrees with Mr. MacDonald that sidewalks are not needed and are not the real issue, speeding motorists are.

Olympia Pasicznyk, 4923 Silo Hill spoke about PECO removing trees that were cut down last year, the difficulty she has pulling out of her driveway, and not wanting to see any more development.

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

- 1. Zoning Hearing Board Application – 4976 Kratz Carriage Road:** Mr. Reiss advised the Board that the Township had received an application seeking a variance for additional impervious surface to construct an in-ground pool with concrete patio. Consensus of the Board was to have the Zoning Hearing Board render a decision based on the testimony and evidence presented with no input from the Board of Supervisors.
- 2. Zoning Ordinance Amendment:** Mr. Reiss sought Board clarification regarding the Life Care/Full Care Facility (B9) use and what zoning districts it would be permitted in. Mr. Reiss noted that currently the use is permitted by right in the R3 district, as a conditional use in the VR district, and as a conditional use in the R1 district as long as there is road frontage along S.R. 611. Mr. Reiss stated

that the proposed zoning ordinance amendment, which was previously authorized for advertisement would allow the B9 use in the RO and RP district by right. The Board discussed the options available for residential locations and the impact on existing properties at length. Board consensus was to amend the ordinance to allow for the B9 use in the RP and C3 zoning districts. Mr. Reiss stated that because of this change he will need to send the proposed ordinance amendment to the Bucks County and Township Planning Commissions. If both Planning Commissions have no comments, Mr. Reiss is authorized to advertise the draft Ordinance for a public hearing.

Mr. Reiss stated that he had one item for Executive Session involving the Granor/Price litigation.

**DEPARTMENT AND FIRE COMPANY REPORTS:** On File

- 1. Public Works:** Mr. Bleam informed the Board that during the paving of Silo Hill Road the contractor found a soft spot that needed to be excavated, and have fabric and additional stone installed. This additional work resulted in a change order of \$4,085.32. Ms. McCreary stated that the original road project came in about \$40,000 under budget. **Motion** by Ms. Mulholland, seconded by Mr. Lykon to approve the change order. With no additional comment, all voted in favor 4-0. The Board reviewed the proposed capital expenditures for the Public Works Department as part of the 2018 budget, with Mr. Bleam and Ms. McCreary responding to questions about the items being proposed. Based on Board discussion and consensus of the majority, the gate for the maintenance building and additional cameras for Hanusey Park were removed, irrigation of baseball #1 at Hanusey Park and fence replacement at Allohaken Park will be included but will need to receive Board approval before proceeding in 2018, and the remaining items were approved pending final review of the proposed 2018 budget.
- 2. Police Department:** The Board reviewed the details of the 2018 proposed capital expenditures for the Department, noting the expenditures would be paid out of the Local Services Tax Fund. After Chief Hasenauer responding to questions from the Board there was Board consensus to include them in next year's budget.

**COMMITTEE MINUTES:** On file

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

- 1. 2018 NonUniform Pension Plan MMO:** Ms. McCreary presented the calculation for the NonUniform Pension Minimum Municipal Obligation for calendar year 2018 in the amount of \$145,334.00. **Motion** by Mr. Lykon, seconded by Mr. Trymbiski to accept the MMO for 2018 for the NonUniform Pension Plan. With no additional comment, all voted in favor 4-0.
- 2. 2018 Uniform Pension Plan MMO:** Ms. McCreary presented the calculation for the Police Pension Minimum Municipal Obligation for calendar year 2018 in the amount of \$284,904.00. **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to accept the MMO for 2018 for the Uniform Pension Plan. With no additional comment, all voted in favor 4-0.
- 3. Opposition to HB 1010:** Ms. McCreary presented Resolution 2017-20, which if adopted would memorialize the Board's opposition to the proposed legislation for legalization of operator-based video gaming terminals. Ms. Mulholland explained the reasons that the Bucks County Association of Township Officials (BCATO) was asking their members to oppose the legislation, noting it does not allow municipalities to make the final decision on which establishments can have them. **Motion** by Ms. Mulholland, seconded by Mr. Lykon to adopt Resolution 2017-20. With no additional comment, the vote was 3-1 with Mr. Trymbiski dissenting.

4. **2018 Budget:** Ms. McCreary provided an update to the Board on the budget process, stating that both the Police Chief and Public Works Director are working on their respective operating budgets. She advised the Board that the County report indicates the Township's total assessed valuation is 13% higher than the figure used to calculate the real estate tax revenue for 2017. She also noted that she is awaiting the health insurance premium information for 2018, but has received the premiums for property/liability and workers' compensation. She informed the Board that the premiums were 5% higher than what the Township paid 10 years ago, and cited the Township's membership in the Delaware Valley Insurance Trusts as being instrumental in achieving a pattern of modest increases since joining. The Board discussed the position of Assistant Manager, including what duties and oversight the person would have and the compensation. Ms. McCreary spoke to the Board about licensing asset management software, which she believes would be valuable to create greater efficiencies in Township operations and advance its ability to consolidate various pieces of information.
5. **Hostvedt Subdivision:** Ms. McCreary informed the Board that the Township had received a request from the Hostvedts' attorney seeking Board approval to extend the time for the completion of the public improvements from 12/31/17 to 12/31/18. Mr. Reiss explained that if the Township denied the request, they would then find the Hostvedts in default of the development agreement, and use the financial security to complete the required public improvements. Ms. McCreary stated that they expect to commence work in late October or early November. **Motion** by Mr. Lykon, seconded by Ms. Mulholland to extend the time period for the installation of the public improvements to 12/31/18. With no additional comment, all voted in favor 4-0.
6. **TAP Grant:** Ms. McCreary advised the Board that she had contacted Gilmore & Associates for a third quote for surveying and preparing legal descriptions, and they indicated it would be about \$54,550.

**PAYMENT OF BILLS:** **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to approve the bills list dated 09/26/17 and addendums dated 09/26/17 subject to audit. With no additional comment, all voted in favor 4-0. The amounts reported on the bills list are as follows: General Fund - \$83,458.45 and addendum of \$270.00, Water Fund - \$3,623.34, Local Services Tax Fund - \$1,138.90, Open Space Fund - \$124.00, Capital Reserve Fund - \$163,125.35, Flood Mitigation Grant Fund - \$62.00 and addendum of \$53,730.00, State Liquid Fuels - \$7,266.11, Developers' Escrow Fund - \$31,333.33, Construction Escrow Fund - \$12,300.00

**APPROVAL OF MINUTES:** **Motion** by Mr. Lykon, seconded by Ms. Mulholland to approve the minutes of the 09/12/17 public meeting. With no additional comment, all voted in favor 4-0.

**OLD BUSINESS:**

1. **Act 172:** Ms. McCreary advised the Board that a number of municipalities are choosing not to offer an earned income tax credit under Act 172, but instead to pay a stipend directly to the volunteer fire companies and ambulance squads (with volunteers). Most have committed to a \$500 stipend. She stated that each emergency service provider would still need to submit certified rosters of eligible volunteers. Additionally, she noted that the Chief of each fire company would need to sign a letter acknowledging that the money received is to be distributed to the volunteers on the list. Board consensus was for Ms. McCreary to determine the best way to implement the program for the volunteer firefighters based on administrative considerations.

**NEW BUSINESS:** Mr. Lykon requested that the Public Works Director and Police Chief work with the Township Manager to install snow fence along Stump Road near Haring Road, as drifting snow makes the road impassible for motorists. He also mentioned an area along Point Pleasant Pike.

**PUBLIC COMMENT:** None

**ADJOURNMENT:** **Motion** by Ms. Mulholland, seconded by Mr. Trymbiski to adjourn into Executive Session at 9:50 p.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