

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

June 27, 2017

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, June 27, 2017 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Stacey Mulholland

Vice Chair

Brian Trymbiski

Treasurer

Frank Froio

Assistant Secretary/Treasurer

Jonathan Reiss, Esq.

Township Solicitor

Carolyn McCreary

Township Manager

Absent:

Dan Hilferty

Chair

Nick Lykon

Secretary

Ms. 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 Veterans Ad Hoc Committee meets on June 28. The Board of Supervisors Worksession Scheduled for June 29 is cancelled. The Plumsteadville Village Ad Hoc Committee meeting scheduled for June 6 is cancelled. The Parks & Recreation Advisory Committee meeting scheduled for June 12 has been changed to June 19.

PUBLIC COMMENT: Barry Pasicznyk, 1023 N. Easton Road, spoke to the Board about the proposed Metropolitan residential subdivision for the parcel known as the Urich tract. He stated that his family is opposed to the proposed trails, as the sidewalk will go in front of their property. He also questioned the safety of having pedestrians cross at Silo Hill Road and Route 611. He stated he believes the developer is trying to tell the Township how things will be instead of the Township directing the developer. Paul Pasicznyk, 4923 Silo Hill Road, stated that the Township ordinance requires two points of entry into a development for safety and he believes there is an ordinance that states proposed developments should fit in with the existing community the proposed plan doesn't. He believes they are proposing more than they can handle because the Township would need to purchase water from another community. Olympia Pasicznyk, 4923 Silo Hill Road, expressed concern that as a senior citizen she might be forced to tie into public water which would mean another bill for her.

PUBLIC HEARING: Conditional Use Application – Lighthouse Baptist Church

Mr. Reiss explained the protocol and procedures for the hearing, noting the presence of a court reporter, and reviewed the eight Board exhibits. No one sought party status. Ms. Mulholland opened the hearing. John VanLuvanee, Esq. appeared before the Board representing the applicant. Pastor Dan Steward provided testimony on behalf of the church. Mr. VanLuvanee reminded the Board that the church had been in front of the Zoning Hearing Board and was granted a use variance with conditions. He stated they were also before the Planning Commission who recommended approval of the conditional use application with conditions. Mr. VanLuvanee reviewed the six applicant exhibits and asked Pastor Steward a variety of questions relating to the proposed location and the church. He noted that the draft of the Planning

Commission meeting minutes accurately reflects the conditions and they were approved by the Church. Mr. Trymbiski asked what the church would do if they did in fact grow beyond the proposed capacity of the building with Pastor Steward stating they would remain at the site and plan another church. There was no public comment and the hearing was closed. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to grant the conditional use to the Lighthouse Baptist Church subject to the conditions enumerated in the Zoning Hearing Board decision, and the conditions listed in the draft of the June 15 Planning Commission minutes. With no additional comment, all voted in favor 3-0.

SOLICITOR’S REPORT, Jonathan Reiss, Esq.

- 1. Knox Box Ordinance:** Mr. Reiss presented Ordinance 2017-02, which if adopted would require all new commercial buildings, existing buildings requiring land development or zoning approval, and existing commercial buildings equipped with automatic fire-detection and /or suppression systems to install Knox boxes on their exteriors. He stated that the proposed ordinance had been properly advertised and made available for public inspection. Ms. Mulholland opened the public hearing. There were no questions from the Board or public, and the hearing was closed. **Motion** by Mr. Trymbiski, seconded by Mr. Froio to adopt Ordinance 2017-02. With no additional comment, all voted in favor 3-0.
- 2. Granor Price – Approval of Extension Request:** Mr. Reiss noted that John VanLuvanee was present and had sent correspondence dated 06/21/17 advising that Granor Price is seeking an extension to August 31 remove the derelict building on the site, as they had planned to let the Plumsteadville Volunteer Fire Co. conduct a controlled burn based on discussions with their Chief. Subsequent to the discussion it was confirmed that PADEP will no longer permit controlled burns for training purposes. Mr. VanLuvanee stated his client has a contract for the demolition of the building but the work cannot be completed by the original date of June 30. Mr. Reiss stated that Lennar Homes would be at the July 11 public meeting to present architectural details for Lantern Ridge. He noted that they were prepared to come to this meeting, but because of the Conditional Use Hearing were instead placed on the July 11 agenda. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to approve the extension request to demolish the derelict building until August 31, 2017. With no additional comment, all voted in favor 3-0.

DEPARTMENT AND FIRE COMPANY REPORTS: On File

Public Works: Mr. Blead reviewed the details of his report, noting the scheduled start of the Worthington Road and Old Easton Road bridges. Mr. Trymbiski inquired about the progress on the plans for the bridge on Old Easton Road in Dyerstown, and Mr. Blead indicated that Castle Engineers is working on what is referred to as the 90% engineered plans.

Ms. McCreary advised the Board that bids were received on June 13 for milling and paving on Silo Hill Road. She stated that there were two bidders, and Blooming Glen Contractors was the lowest bidder with a bid of \$98,296.50. Mr. Blead noted that the budget for the work was \$140,000 with this leaving some room if any unforeseen conditions were discovered once the milling began. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to award the bid to Blooming Glen Contractors, the lowest responsible bidder in the amount of \$98,296.50. With no additional comment, all voted in favor 3-0.

COMMITTEE MINUTES: On file

Mr. Trymbiski stated he read in the EAC minutes that they are discussing the possibility of a community garden and where it could be located. He suggested that they consider somewhere in the

Plumsteadville Village area, and asked Ms. McCreary to relay this to them. Ms. Mulholland suggested that there might be room in Owls Nest Park for a garden.

ADMINISTRATIVE REPORT, Carolyn McCreary, Township Manager

1. **Authorization Voucher – Rite Aid:** Ms. McCreary presented authorization voucher no. 5 dated 06/09/17 in the amount of \$1,673.80 payable to C. Robert Wynn Associates for construction observation and escrow administration. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to approve the voucher. With no additional comment, all voted in favor 3-0.
2. **Authorization Voucher – Bailey’s Square:** Ms. McCreary presented authorization voucher no. 19 dated 06/09/17 in the amount of \$439.73 payable to C. Robert Wynn Associates for construction observation and escrow administration. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to approve the voucher. With no additional comment, all voted in favor 3-0.
3. **Parks & Recreation Committee Vacancy:** Ms. McCreary advised the Board that she had received one Statement of Interest since the notice of vacancy had been posted on the website and social media. Board consensus was to invite the resident and any other residents who may express an interest in serving on the Committee to the July 11 meeting for the Board to meet them.
4. **Rite Aid Sign Permit:** Ms. McCreary spoke to the Board about the signs that were installed as part of the new Rite Aid in Plumsteadville Village. She stated that the permit application was accompanied by a site plan, which was reviewed by the Zoning Officer prior to the permit being issued. She advised that the Township Engineer reviewed the as-built plan and determined that while the signs were outside of the right-of-way, they were in the buffer yard, and he notified the Zoning Officer of this. She stated that the property owner could request a variance from the Zoning Hearing Board, but since the Township issued the permit she is seeking Board consensus for the Zoning Officer to not issue a violation notice related to the sign location. In response to Mr. Trymbiski’s question Ms. McCreary advised that all future permit applications involving a land development project will also be verified with the approved plan in addition to what is submitted with the application. Board consensus was to not have the Zoning Officer issue and enforcement notice based on these particular circumstances.
5. **Public Works Building:** Ms. McCreary sought Board ratification of the change order that she and Mr. Bleam approved while the contractor was on site removing and replacing the concrete floor. She noted that there was an area that had to be over excavated because of clay and poor soil, and the concrete aprons in front of the three bays were excavated and poured to ensure the entire area will now be level. She stated the additional work will cost \$9600 and to do this part of the work next year could have been more costly as it would have been a stand-alone project, with Mr. Trymbiski noting the entire project will still come in under budget. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to approve the change order. With no additional comment, all voted in favor 3-0.

PAYMENT OF BILLS: **Motion** by Mr. Trymbiski, seconded by Mr. Froio to approve the bills list dated 06/13/17 subject to audit. With no additional comment, all voted in favor 3-0. The amounts reported on the bills list are as follows: General Fund - \$8,241.86, Water Fund -, \$27,267.47, Local Services Tax Fund - \$5.70 , Capital Reserve Fund - \$752.92, Open Space Fund - \$496.00, State Liquid Fuels - \$5,975.35, Developers’ Escrow Fund – \$10,856.89, Construction Escrow Fund - \$18,850.00, Zoning Hearing Board Escrow – \$632.30

APPROVAL OF MINUTES: Motion by Mr. Trymbiski, seconded by Mr. Froio to approve the minutes of the 06/13/17 public meeting. With no additional comment, all voted in favor 3-0.

OLD BUSINESS:

Emergency Services Management Committee: Ms. McCreary presented Resolution 2017-13, which if adopted would amend Resolution 2016-07 to include the Chiefs of the Dublin Volunteer Fire Company and Central Bucks EMS as members. It would also change the amount of members needed to achieve a quorum at the quarterly meetings. Mr. Trymbiski stated that he believed since both organizations provide emergency services to the Township they should have a seat at the table when various issues are being discussed. **Motion** by Mr. Trymbiski, seconded by Mr. Froio to adopt Resolution 2017-13. With no additional comment, all voted in favor 3-0.

NEW BUSINESS:

Eagle Scout Recognition: Ms. McCreary presented Resolution 2017-14 commending Township resident, Scott Albert on his attainment of the rank of Eagle Scout. She noted that Ms. Mulholland requested it be considered at tonight’s meeting so she could present it to the Eagle Scout candidate at his Court of Honor on July 8. **Motion** by Mr. Froio, seconded by Mr. Trymbiski to adopt Resolution 2017-14. With no additional comment, all voted in favor 3-0.

Ms. McCreary stated there is a need for an Executive Session to discuss potential land preservation.

PUBLIC COMMENT: None

ADJOURNMENT: Motion by Mr. Froio, seconded by Mr. Trymbiski to adjourn into Executive Session at 8:35 p.m. With no additional comment, all voted in favor 3-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved