

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

February 28, 2017

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, February 28, 2017 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Stacey Mulholland

Vice Chair

Nick Lykon

Secretary

Brian Trymbiski

Treasurer

Jonathan J. Reiss Esq.

Township Solicitor

Carolyn McCreary

Township Manager

Absent:

Dan Hilferty

Chair

Frank Froio

Assistant Secretary/Treasurer

Ms. Mulholland called the meeting to order at 7:30 p.m. followed by a moment of silence in memory of Bob Hastings who served on the Zoning Hearing Board for many years and the Pledge of Allegiance.

CALENDAR AND ANNOUNCEMENTS: The Plumsteadville Village Ad Hoc Committee meeting scheduled for March 7 is cancelled. The EAC meets on March 8. The Parks & Recreation Advisory Committee meets on March 13. Ms. Mulholland announced that she must leave at 8:30 p.m. due to another professional commitment, and as there will no longer be a quorum no further business can be conducted once she leaves. She also noted that since only three Supervisors were present any vote taken must be unanimous.

PUBLIC COMMENT: None

PRESENTATION: Jack Pierce, a Boy Scout with Troop 41 presented his proposed Eagle Scout project to the Board and sought consensus to move forward. His project involves the construction of a retaining wall and landscaping at Jennifer Schweizer Park. His slideshow showed details of the size of the area and wall, the materials and plantings that would be used, and the timeline for the work. He noted that Wehrung's Lumber and Home Center and Bromm's Lullaby Farm were donating materials to help offset the cost of the project. The Board thanked him for his efforts, commended him for the proposed project and approved it.

INTERVIEWS: The Board discussed the vacancies on the Parks & Recreation Advisory Committee with Chuck Lang, a resident interested in serving on the Committee. Mr. Lang discussed his background and reasons for wanting to be on this particular committee. The Board noted that there are three vacancies and thanked Mr. Lang for his interest.

SOLICITOR'S REPORT, Jonathan Reiss, Esq.

- 1. Lapsley Conservation Easement:** Mr. Reiss advised the Board that the owner of 5484 Haring Road had inquired about constructing an outdoor riding ring, and after reviewing the conservation easement language Natural Lands Trust, who monitors the easements for the Township, indicated it would not violate the terms of the easement. Mr. Reiss stated that this is a Bucks County agricultural form conservation easement and specifically allows for an indoor or outdoor riding ring,

and he concurs with the opinion of Natural Lands Trust. Board consensus was to give the Township's consent for the outdoor riding ring.

2. **Zoning Hearing Board Application – Tague Lumber:** Mr. Reiss informed the Board that the Township had received an application from Tague Lumber, which had been described to the Board at a prior meeting when the land development was being discussed. Board consensus was for the Zoning Hearing Board to make a decision on the merits of the application based on the testimony provided with no input from the Township.
3. **Zoning Hearing Board Update-Demusz:** Mr. Reiss informed the Board that the hearing had been continued because of the testimony given, and the Zoning Officer and former fire marshal would be subpoenaed to testify at the next hearing on March 15. The Board had not voted to oppose the application and the consensus of the Board confirmed the prior vote.

DEPARTMENT AND FIRE COMPANY REPORTS: On file

1. **Police Department:** Chief Hasenauer sought authorization to sell a 2010 Crown Victoria on the Municibid public bidding site. **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to approve the sale. With no additional comment, all voted in favor 3-0.

ADVISORY COMMITTEE MEETING MINUTES: On file

ADMINISTRATIVE REPORT, Carolyn McCreary, Township Manager

1. **Professional Services Agreements:** Ms. McCreary presented the list of agreements she signed on behalf of the Township since the last meeting.
2. **Plumsteadville Cemetery:** Ms. McCreary informed the Board that she had received a telephone call from a representative of Doylestown Presbyterian Church inquiring about a decision of the Church to sell the cemetery to the Township for \$1.00 in 2007. She stated that she had budgeted money in 2017 for the Solicitor to look at the Township taking ownership of the cemetery, thus removing the restriction of how much could be spent each year to maintain it. She also explained that she budgeted for a survey of the property. Mr. Lykon suggested that if the Township was going to move forward with this then staff should look at developing rules and regulations for the property. Ms. McCreary stated that was the plan along with evaluating the fees. Mr. Trymbiski stated he believes that based on what other cemeteries are charging the Township is not charging enough for the plots. **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to approve the acquisition of the Plumsteadville Cemetery from Doylestown Presbyterian Church. With no additional comment, all voted in favor 3-0.
3. **Wawa Zoning Hearing Board Hearing:** Ms. McCreary advised the Board that Bill Bolla, who is serving as special counsel for the Township in this matter requested authorization to contact the Township's hydrogeologist who was appointed at the time of the MTBE contamination in the Plumsteadville Village area. The Board discussed the additional cost of another professional with Mr. Lykon stating he felt the Township was adequately represented with special counsel and the involvement of the Township's planning consultant. **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to approve the request. With no additional comment, all voted in favor 3-0.
4. **Fire Company Audits:** Ms. McCreary informed the Board that it appears that while the Plumsteadville Volunteer Fire Co. is engaging a CPA for an annual audit, Point Pleasant Fire Co. has not been engaging one for an audit. Board consensus was to inquire why Point Pleasant is

not undergoing an annual audit, with the Board indicating that an annual audit may not be necessary since the Board receives the annual budget and financial reports.

- 5. Hanusey Park Fees:** Ms. McCreary advised the Board that she is looking at the fees for Hanusey Park to determine if increases are necessary to adequately cover the costs associated with the maintenance and lighting costs. She noted staff compiled information from other communities for comparison.

PAYMENT OF BILLS: **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to approve the bills list dated 02/28/17 and the addendum dated 02/28/17 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 - \$77,295.26 and addendum of \$457.35, Water Fund - \$21,652.53, Local Services Tax Fund - \$3.50, Open Space Fund - \$666.50, Capital Reserve Fund - \$11,662.82, State Liquid Fuels - \$5,032.33, Explorers Troop 5708 - \$975.77, Developers' Escrow Fund - \$11,651.00, Construction Escrow Fund - \$1,500.00

APPROVAL OF MINUTES: **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to approve the minutes of the 02/14/17 public meeting. With no additional comment, all voted in favor 3-0.

OLD BUSINESS: None

NEW BUSINESS: Township Wide Trails Plan

Mr. Trymbiski spoke about his concerns regarding some residents' statements that they do not want trails in their back yards, noting that Township open space is not a resident's backyard. He stated the reason for developing and using the plan has to do with providing an opportunity to use it when engaging with developers' about proposed development in the Township. He stated that this is on the agenda because he wants to bring the plan forward for approval **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to approve the Township trails plan with segment #18 and a portion of segment #45 behind the water tower area in the Durham Ridge subdivision from the main trail at Gardenville Fields to Scenic View Circle being removed from the plan. Mr. Lykon stated the amended plan would still reflect that the Township received public participation in the process with these two pieces being opposed. This would be the only reference to these pieces in the plan, with all other references being removed if the amended plan is approved. Ms. Mulholland commented that this is a positive step in the trails process, and stated that the Trail Committee and Parks & Recreation Advisory Committee had worked diligently on the plan along with the County Planning Commission staff. With no additional comment, all voted in favor 3-0.

Mr. Lykon stated that at the last meeting the Board discussed his desire to get involved with the process of bidding and constructing the improvements at Gardenville Fields. He stated that the Board voted to not let that happen based on their expressed concerns about him being involved in the day-to-day work and getting involved with the contractors. He stated that this was not what he had in mind. He would like to relay the vision of the plan and discuss the components of the budget with the staff and Township Engineer before the project is put out for bid. Board consensus was to support Mr. Lykon's involvement as described.

PUBLIC COMMENT: None

ADJOURNMENT: **Motion** by Ms. Mulholland, seconded by Mr. Lykon to adjourn at 8:25 p.m. With no additional comment, all voted in favor 3-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved