

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

October 9, 2018

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, October 9, 2018 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Peter Busillo

Vice Chair and Treasurer

Daniel Hilferty

Asst. Secretary/Asst. Treasurer

Darren Carroll

Member

Jonathan J. Reiss, Esq.

Township Solicitor

Timothy Fulmer, P.E.

Township Engineer

Carolyn McCreary

Township Manager

Absent:

Brian Trymbiski

Chair

Nick Lykon

Secretary

Mr. Busillo 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 October 10. The Historic Advisory Committee meets on October 15. The Planning Commission meets on October 18. The Board of Supervisors Worksession scheduled for October 25 is cancelled.

PUBLIC COMMENT: None

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

- 1. Fred Beans Subaru Land Development:** Ed Wild, Esq., Fred Beans and Karl Janetka appeared before the Board to present information concerning the proposed land development plan. Mr. Wild reviewed the history of the project, noting the property was formerly a Honda dealership, and reminded the Board they had granted a land development waiver, which allowed some of the site work to begin. At that time the Board requested Mr. Beans determine if he could address and improve the shared driveway with Altomonte's. He discussed the variances received from the Zoning Hearing Board, and shared details of the proposed land development plan, stating it received a recommendation for preliminary final approval by the Planning Commission. Mr. Wild reviewed specifics of the waivers being requested including a reduction in the amount of handicapped parking spaces to three. He stated the Planning Commission endorsed this waiver request providing it can be supported by the Township's code enforcement review of the project. Mr. Wild stated the items in the review letters from the Township's professionals are all "will comply". The Board asked questions concerning the plan and waivers requested. He stated Mr. Beans is seeking preliminary/final approval so they can begin sitework and fulfill the will complies while Mr. Reiss prepares the development agreement, and the plan is then recorded. **Motion** by Mr. Carroll, seconded by Mr. Hilferty, to grant preliminary/final approval as recommended by the Planning Commission at their 09/20/18 meeting conditioned on the granting of the waivers noted in the C. Robert Wynn Associates letter dated 09/15/18, including the subsequent request for three total

handicapped parking spaces unless additional spaces are required as part of the code enforcement commercial review process, and the compliance with the outstanding items in the C. Robert Wynn Associates review letter dated 9/15/18, the Stubbe Consulting LLC review letter dated 08/20/18, addressing improvements to the shared driveway with Altomonte's, and extending the turn lane if permitted by PENNDOT. With no additional comment, all voted in favor 3-0.

2. **Rite Aid:** Mr. Fulmer advised the Board based on the most recent inspection by the Township arborist all improvements associated with the land development plan have now been completed. He stated the Board can now accept completion of the improvements and authorize commencement of the 18-month maintenance agreement. **Motion** by Mr. Hilferty, seconded by Mr. Carroll to accept completion of the improvements and commencement of the 18-month maintenance period conditioned on the C. Robert Wynn Associates review letter dated 09/25/18. With no additional comment, all voted in favor 3-0.
3. **Township Planning Consultant:** Ms. McCreary reminded the Board that at their September 11 meeting Mr. Trymbiski asked for guidelines about when the Township's Planning Consultant should be used based on the Board discussion concerning the proposed major subdivision at 5280 Old Easton Road. She stated she spoke with Mr. Fulmer and it was their recommendation that the planning consultant be engaged to review all land development plans and major subdivisions, but not be utilized for minor subdivisions, land development waivers, or lot-line adjustments. The Board discussed the proposal, noting it could be modified at a future date if needed. **Motion** by Mr. Hilferty, seconded by Mr. Carroll to approve the engagement of the planning consultant as outlined above. With no additional comment, all voted in favor 3-0.

SOLICITOR'S REPORT: Jonathan Reiss, Esq.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager:

1. **Appointment of Independent Auditor:** Ms. McCreary presented Resolution 2018-30, which if adopted would appoint Dunlap & Associates as the independent auditor for fiscal years 2018 through 2020, noting their fee of \$17,500 for each year. **Motion** by Mr. Hilferty, seconded by Mr. Carroll to adopt Resolution 2018-30. With no additional comment, all voted in favor 3-0.
2. **Disposition of Township Records:** Ms. McCreary presented Resolution 2018-31, which if adopted would authorize the disposal of Township records listed on it, which is in accordance with the Municipal Records Manual. **Motion** by Mr. Hilferty, seconded by Mr. Carroll to adopt Resolution 2018-31. With no additional comment, all voted in favor 3-0.
3. **Allocation of State Aid Check:** Ms. McCreary advised the Board the Township had received its 2018 state aid check for the Township's pension plans. **Motion** by Mr. Hilferty, seconded by Mr. Carroll to acknowledge receipt of the 2018 Commonwealth allocation of General Municipal Pension System State Aid check in the amount of \$234,219.42 and authorize its distribution to the Uniform Pension Plan in the amount of \$140,531.64 and the NonUniform Pension Plan in the amount of \$93,687.78. With no additional comment, all voted in favor 3-0.
4. **T Mobile Lease Agreement:** Ms. McCreary informed the Board the Township received notice from BlackDot, representing T Mobile, seeking to renegotiate the current lease of the cell tower equipment located on the Durham Ridge water tank. She reviewed the details of the offer, noting the current lease will not expire until August 20, 2021. She stated T Mobile wishes to eliminate the current 4% annual escalator in the agreement and replace it with more favorable terms for T Mobile. Board consensus was to deny the request to renegotiate the lease.

5. **2019 Proposed General Fund Revenue:** Ms. McCreary reviewed details of the revenue calculations which will be incorporated into the 2019 budget, citing the variances which occurred in 2017 between actual earned income tax revenue (EIT) and what was budgeted, noting 2018 had been adjusted to reflect the increase in revenue. She stated 2019 budgeted EIT revenue is 3% higher than 2017 actual revenue. Then Board discussed the assumptions built into the budget with consensus being to reduce the EIT growth to 2% based on concerns about a slowdown in growth in the economy. They also discussed real estate transfer tax, noting the limited housing inventory within the Township, the downward trend in cable franchise fees this year, and the activity in permitting in the current year. Ms. McCreary stated she would discuss the General Fund operating expenditures at the next public meeting.
6. **Baseball Field Signage:** Ms. McCreary advised the Board the Parks & Recreation Advisory Committee discussed the idea of allowing advertising on the outfield fencing at Hanusey Park. She stated Caitlin Johnson shared information she compiled from several other communities. Mr. Hilferty expressed reluctance to allow advertising at the park. Board consensus was to continue collecting information to share with the Board at a future public meeting.
7. **Annual Tree Lighting:** Ms. McCreary updated the Board on this year's tree lighting, stating both the tree and its relocation to Hanusey Park are being donated by Bill Hirst (Highland Hill Farms) and Doug Hermann (Trees and Travel) respectively.

Ms. McCreary stated she had one item for Executive Session involving land preservation.

PAYMENT OF BILLS: Motion by Mr. Hilferty, seconded by Mr. Carroll to approve the bills list dated 10/09/18 subject to audit. With no additional comment, all voted in favor 3-0. The amounts on the bills list are as follows: General Fund - \$214,380.11, Water Fund - \$19,868.11, Local Services Tax Fund - \$816.05, State Liquid Fuels Fund - \$745.28, Developer's Escrow Fund - \$600.00, Construction Escrow Fund - \$1,300.00, Zoning Hearing Board Escrow Fund - \$61.97

APPROVAL OF MINUTES: Motion by Mr. Hilferty, seconded by Mr. Carroll to approve the minutes of the 09/25/18 meeting. With no additional comment, all voted in favor 3-0

OLD BUSINESS: None

NEW BUSINESS:

Plumsteadville Village Model Design Guidelines: Ms. McCreary presented a quote for services of the Bucks County Planning Commission (BCPC) to develop guidelines as part of the proposed village overlay district currently being worked on by the Planning Commission and BCPC. She noted there is a section in the draft overlay district reserved for the design guidelines to be incorporated into the subdivision and land development ordinance should the Board adopt it. The cost to develop the guidelines is \$4,880 with no cost for the review by the Executive Director of BCPC. Motion by Mr. Hilferty, seconded by Mr. Carroll to include the cost of the proposal in the 2019 proposed budget. With no additional comment, all voted in favor 3-0.

PUBLIC COMMENT: Matt Knol, 5247 Old Easton Road, inquired about the proposed replacement of the Dyerstown Bridge, and if plans were available and out to bid. Victoria Halliday, 7249 Tohickon Hill Road stated she read the PENNDOT inspection reports and questioned the decision to replace rather than repair the bridge.

ADJOURNMENT: Motion by Mr. Hilferty, seconded by Mr. Carroll to adjourn into Executive Session at 8:50 p.m. With no additional comment, all voted in favor 3-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved