

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS
October 21, 2008
Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, October 21, 2008 at 7:35 p.m. at the Point Pleasant Fire Company, 6500 Point Pleasant Pike, Point Pleasant, PA.

Present:

Frank Froio
Stacey Mulholland
Housley Carr
Vince Formica
Thomas Alvaré
Jonathan J. Reiss, Esq.
Carolyn McCreary

Chair
Vice Chair
Secretary
Treasurer
Member
Township Solicitor
Township Manager

Chairman Frank Froio called the meeting to order at 7:35 p.m. with a moment of silence followed by the Pledge of Allegiance.

CALENDAR AND ANNOUNCEMENTS:

The next meeting of the Board of Supervisors is the November 5 at this location. The October 30 work session has been cancelled. The Open Space Advisory Committee meets October 22, and the Parks and Recreation Advisory Committee meets on October 28. Both are in the conference room in the Township building.

PUBLIC COMMENT: NONE

PRESENTATION: **Eagle Scout Project Proposal – Brian Hall**

Mr. Hall introduced himself to the Board, indicating he is with the troop affiliated with the Doylestown Presbyterian Church. After handing out a packet outlining his proposed project which is to replant, repair and refurbish the Allhaken Park riparian buffer, thereby creating a self-renewing wooded area. The Board asked Mr. Hall questions about his project, commended him for the undertaking and unanimously approved the project.

EXECUTIVE SESSION: The Board of Supervisors met in Executive Session with members of Central Bucks Athletic Association (CBAA) and their attorney concerning a zoning violation at their sports complex located on Durham Road. At the conclusion of the meeting Mr. Froio reported on the purpose of the meeting, noting a Zoning Hearing Board application will be filed for the temporary lights at the site. **Motion** by Mr. Formica, seconded by Ms. Mulholland to waive the application fee and escrow relating to CBAA's Zoning Hearing Board application. With no additional comment, all voted in favor 5-0.

SOLICITOR'S REPORT: **Jonathan J. Reiss, Esq.**

- 1. Timberly Farm Wastewater Treatment Plant:** Mr. Reiss presented documents for the bill of sale and the easement to Bucks County Water and Sewer Authority (BCWSA) that required signature. He advised the Board that this transferred ownership of the facility not the land easement to possess the land that the sewer lines run under. In response to Mr. Carr's inquiry he stated the land would revert back to the Township, the plant removed and the property restored if BCWSA provided public sewer access through their system. **Motion** by Ms. Mulholland, seconded by Mr. Formica to approve the bill of sale with BCWSA. With no additional comment, all voted in favor 5-0. **Motion** by Mr. Formica, seconded by Ms. Mulholland to accept the easement to BCWSA. With no additional comment, all voted in favor 5-0.
- 2. Act 537 Plan Amendment:** Mr. Reiss reminded the Board that they asked the Township Engineer to make some changes to the draft document at their last meeting. **Motion** by Mr. Formica, seconded by Ms. Mulholland to authorize the advertisement of a public hearing for amendment to the Township's Act 537 Plan.
Royal Doner, 5221 Valley Park Rd. asked if the sewer district changes with this amendment.
Bruce Hellerick, 5500 North Easton Rd. asked how his family's property fits in with the amendment.

He stated his family had a land development plan in place when the property was in the Act 537 district, and was told by Mr. Froio that they would not be negatively impacted. He indicated his development rights are being restricted by this amendment. Mr. Alvaré stated that the amendment is necessary because of the settlement with BCWSA outlined in the stipulation agreement. With no additional comment all voted in favor 5-0.

3. **Costa Penn Land Holdings :** Mr. Reiss provided the Board with a brief history of the property reminding them that this property was subject to court stipulation in the late 1980's with the settlement involving five properties and the percentage of impervious surface. Mr. VanWingerdan transferred ownership of some of the properties. Mr. Reiss stated the applicant is seeking to maximize the coverage, and the type of use is a wholesale nursery with greenhouses. He stated he sees this as a G13 use. Mr. Alvaré stated the Township needs to maximize its leverage in the outcome. The Board asked to review the agreement, the overlay of how the other properties are affected, and the total acres of greenhouses before deciding on their position with regards to the Zoning Hearing Board application.
4. **Hostvedt Major Subdivision:** Mr. Reiss advised the Board that he had the on-lot sewage maintenance agreement for signature that is required to accompany the planning module which has already been signed and executed.
5. **Bulk Water Sales Agreement:** Mr. Reiss asked for Board input relating to his email to them concerning the correspondence he received from Doylestown Township Municipal Authority regarding Carriage Hill. They are proposing a new rate structure which would be 75% of the rate they currently charge their customers. The proposed increase would be from \$3.38 to \$3.83. Mr. Alvaré asked if this would impact the Township's costs compared to its revenues in the Water Fund. The Board agreed to place this matter on the November 5 agenda.

COMMISSION/DEPARTMENT REPORTS

1. **Police Department:** Chief Hasenauer reviewed the Police report, which is on file. He reported that 616 complaints were received for the month of September. Mr. Alvaré asked the Chief to outline the hiring process for officers.
2. **Public Works:** Mr. Bleam's report is on file. He provided a map of the mowing that is currently being done to the open space in the various subdivisions. Mr. Bleam asked for Board input on the costs relating to engineering for the proposed changeover to liquid chlorination from gas chlorination. He estimated the actual cost of the project to be about \$3,000. Board consensus was for Mr. Bleam to obtain two other quotes for the engineering component of the project. Mr. Bleam answered questions concerning the tree removal costs he included with his report. Mr. Bleam sought Board approval for the awarding of the contract for towing in winter storm events to Jim Jacobs Towing. **Motion** by Mr. Formica, seconded by Ms. Mulholland to accept the quote submitted by Jim Jacobs Towing. With no additional comment, the vote was 4-0 with Mr. Froio abstaining because his wife is a cousin of Mr. Jacobs. Mr. Bleam advised the Board that he and Ms. McCreary will be meeting with a PennDOT representative and Senator McIlhinney to look at the continuing drainage problems on Stump Road between Route 413 and Potters Lane. Mr. Bleam informed the Board that during system flushing in Cabin Run and Landis Greene the department had received phone calls complaining of low pressure. He stated that Summer Hill and Summer Meadow are flushed overnight. Ms. McCreary asked Mr. Bleam to explain the change order for the Township's meeting room roof. He stated the gable ends are at different elevations thus prohibiting the use of prefabricated trusses. The HVAC system is also being looked at for upgrades given the age of the system, the fact that two other units in other parts of the building have had to be replaced, and the new roof will be insulated creating increased energy efficiency. **Motion** by Mr. Formica, seconded by Mr. Carr to accept the change orders subject to Mr. Bleam's review and approval. With no additional comment, all voted in favor 5-0.
3. **Land Use & Code Enforcement:** Mr. Fineberg's report is on file. Ms. Mulholland inquired about the Historic Advisory Committee's feedback relating to the Gardenville Chapel renovations. Mr. Fineberg stated the Committee did not believe the costs could be justified for the renovations. Mr. Carr expressed his concern that the Township would abandon the project altogether. The Board discussed seeking an extension from the quarry to allow more time for funding options to be pursued. The also asked Mr. Fineberg to seek support/funding from private sources if possible.

4. **Finance:** The Budget to Actual Status Report of Township Funds for the period ending 09/30/08 was presented to the Board. Ms. McCreary answered questions pertaining to the information presented. Mr. Carr asked when the Board would have a draft of the 2009 budget to review. Ms. McCreary stated her goal was to have the General Fund ready before the next meeting. She indicated it would be sent to them separately from their meeting packet.
5. **EAC:** The draft of the minutes from the October 9 meeting were included in the Board packets.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager

1. **Police Pension Fund :** Ms. McCreary stated that the Advisory Committee had met on Monday October 20 and asked Mr. Alvaré to present the information to the Board. Mr. Alvaré advised the Board that the upheaval in the stock market had affected the plan as expected. He informed the Board that the plan had \$2.4 million in it as of 10/20/08, experiencing a 24% loss. With the infusion of money due to the annual MMO contribution, and after a review of the various asset classes the Committee is unanimously recommending that the plan be reallocated. He indicated the Committee is particularly concerned about the tactical portion and raised questions with the plan's investment advisor, Smith Barney. **Motion** made Mr. Alvaré, seconded by Mr. Formica to direct Smith Barney to eliminate the tactical strategy within the existing policy and make strategic allocations to meet the 60/40 ratio established in the policy. With no additional comment, all voted in favor 5-0. Board consensus was to allow the Township to make monthly contributions into the plan as cash flow permits instead of waiting until October and the receipt of the state aid check based on the recommendation of the Police Pension Advisory Committee.
2. **Moore Sewage Facilities Planning Module:** Ms. McCreary advised the Board that the Township was granted an extension to review the plans to January 1, 2009.
3. **Professional Services Agreement– Stanton Properties LLC: Motion** by Ms. Mulholland, seconded by Mr. Alvaré to accept the professional services agreement for Easton Road. With no additional comment, all voted in favor 5-0.
4. **Professional Services Agreement– Sheila Shelby: Motion** Ms. Mulholland, seconded by Mr. Carr to accept the professional services agreement for 6600 Ferry Road. With no additional comment, all voted in favor 5-0.
5. **Township Credit Card:** Ms. McCreary asked for Board consideration to the establishing of a Township credit card for use by the Department Heads to make purchases, reserve placement at conferences and pay for on-site costs associated with the conferences. **Motion** by Mr. Formica, seconded by Mr. Alvaré to adopt **Resolution 2008-21** establishing a credit card through Commerce Bank with a credit limit of \$5,000. With no additional comment, all voted in favor 5-0.
6. **Reallocation of Township Reserves:** Ms. McCreary presented her recommendations concerning the consolidation of various line items in the Township's General Fund. She stated she had created broad categories like Road Improvements, Stormwater Management and Mowing Reserves to place those amounts in that are specifically described as such. Several other lines that are no specific in nature will be undesignated reserves. Mr. Alvaré asked about the money for the fire and ambulance companies, and Ms. McCreary informed him these were set aside when funding was done at the discretion of the Board. She reminded the Board that since 2004 they had designated millage to both creating a steady annual revenue stream for them. **Motion** by Mr. Formica, seconded by Mr. Carr to adopt **Resolution 2008-22** reallocating Township reserves within the General Fund. Mr. Formica stated these monies could also be used in the future as the Board may see fit. With no additional comment, all voted in favor 5-0.
7. **Township Loan – Roof Replacement:** The Board discussed the loan proposal from Commerce Bank and The possibility of borrowing for only the initial bid, and paying for the change orders from reserves. The Board asked Ms. McCreary to determine if there is a prepayment penalty, clarification on the call option, and what the interest rate is based on.
8. **PECO Grant:** Mr. Fineberg asked the Board to adopt a resolution supporting his application for a grant to partially fund the Township's proposed project to stabilize the streambank in the Summer Hill/Summer Meadow subdivision. **Motion** by Mr. Formica, seconded by Mr. Carr to adopt **Resolution 2008-23** supporting the application for the Green Region PECO Open Space Grant Program. With no additional comment, all voted in favor 5-0. The resolution was not available for signature at the meeting.

PAYMENT OF BILLS:

Motion made by Ms. Mulholland, seconded by Mr. Alvaré, to approve payment of the October 21, 2008 bills list and addendum subject to audit. Mr. Carr questioned the Aquascapes invoice of \$400 paid from the General Fund, and Mr. Fineberg stated this was for the filter on the aerator at Geddes Pond. With no additional comment, all voted in favor 5-0.

MINUTES:

Mr. Carr asked to have the minutes of October 7 reflect his recommendation that residents in attendance from the Point Pleasant area send letters to the Township Manager expressing their specific concerns. **Motion** made by Ms. Mulholland, seconded by Mr. Alvaré, to approve the minutes of October 7, 2008 as amended by Mr. Carr. With no additional comment, the minutes were approved 4-0 with Mr. Formica abstaining as he was not in attendance.

Motion By Mr. Alvaré, seconded by Ms. Mulholland to approve the minutes for the September 25, 2008 worksession. With no additional comment, all voted in favor 5-0.

OLD BUSINESS: Earth Data Invoice

It was the consensus of the Board for Ms. McCreary to ask Mr. Fennimore of Earth Data the process by which the model can be accessed and the cost for it, advising him that the Township would like to incorporate the work his firm did into the future growth projected for the Township as proposed developments come forward. The Board agreed that they did not want to pay for additional costs that exceeded the quote of \$36,100.

NEW BUSINESS:

a. Supervisor's Issues

Ms. Mulholland asked for additional thoughts concerning the Community Care Fund, and shared her thoughts with the Board.

Mr. Alvaré asked where things stood relating to the implementation of residential rental inspections. The Board asked Ms. McCreary to instruct Mr. Leatherman to prepare a form That he would follow to track the inspections and a checklist to be provided to the owner and tenant outlining what he would be inspecting and the required corrections for any deficiencies.

ADJOURNMENT:

Motion made by Mr. Formica, seconded by Mr. Carr with no further business anticipated, to adjourn into executive session at 12:35 p.m. With no additional comment, all voted in favor.

Respectfully submitted,

Carolyn McCreary, Manager

Date approved: