

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

December 17, 2015

The regularly scheduled meeting for December was held on Thursday, December 17, 2015 in the Township Building in Ferndale, PA. Chairman, William C. Sadow, Jr. opened the meeting at 7:30 P.M. with a salute to the flag.

**Members Present:**

Bill Sadow, Jr., Chair  
Carl Bahnck, Vice-Chair  
Nancy Alessi  
Frank Ganiszewski  
Shannon Doman arrived 7:52

**Others in attendance:**

Attorney:  
Jordan B. Yeager, Esq.

Treasurer:  
Keith DeLuca  
Secretary:  
Heather DiSario

**SCHEDULING:**

The schedule for the month was reviewed by Chairman, William C. Sadow, Jr.

**MINUTES OF MEETING:**

A motion was made by F. Ganiszewski, seconded by C. Bahnck, to approve the minutes of the November 19, 2015 Board of Supervisors meeting as presented. The motion carried 3-0-1, with N. Alessi abstaining.

**PUBLIC COMMENT:** none

**STAFF REPORTS:**

**a. Public Works Report - October & November 2015**

A motion was made by B. Sadow, seconded by C. Bahnck, to approve the October & November road reports as presented. The motion carried 4-0-0.

**b. Treasurer's Report:**

Keith DeLuca gave the report:

The PSATS annual conference is April 17. The Board should decide who will attend.

The Trauger's Crossing Bridge is complete and open.

PennDOT is requesting more information on the flashing light in front of St. John's School. The original complainant has been emailing them monthly, until he gets satisfaction.

Included in this month's bill list is a distribution for the Upper Bucks Regional EMS in the amount of \$40,383.30 bringing total distribution of \$61,500.00 for 2015.

Included in the bill list is this year's donation to The Lord's Pantry & Palisades School and a return on escrow for John Gouck in the amount of \$3,088.83.

A transfer of funds is being requested in the amount of \$15,530.76 from the Sewer Maintenance Fund to the Developer's Escrow Fund.

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

December 17, 2015

Bills being presented tonight; from the General Fund, \$37,016.23; State Fund, \$2,083.37; Escrow Fund, \$4,390.68, and the Fire & EMS Tax Distribution, \$53,656.64.

The road crew worked on the salt pad which is complete with stone. The cost for the stone to this point is \$11,400.00. The Roadmaster would like to macadam it. The Township Engineer noted that macadam is on the original plan. It would cost an additional \$5000.00 for the macadam and block. It will be the courser 19mm stone.

A motion was made by B. Sadow, seconded by N. Alessi, to approve delivery of additional macadam and block for the salt storage pad not to exceed \$5000.00. The motion carried 4-0-0.

A motion was made by B. Sadow, seconded by N. Alessi, to approve the December 2015 Treasurer's Report as presented. The motion carried 5-0-0.

A motion was made by B. Sadow, seconded by F. Ganiszewski, to approve the Bills List as presented. The motion carried 4-0-0.

A motion was made by B. Sadow, seconded by N. Alessi, to approve the transfer of \$15,530.76 from the Sewer Maintenance Fund to the Developer's Escrow Fund. The motion carried 4-0-0.

**c. Zoning Report-**

A motion was made by B. Sadow, seconded by F. Ganiszewski, to approve the December 2015 Zoning Report as presented. The motion carried 5-0-0.

**COMMITTEE ACTION ITEMS:** none

**SOLICITOR'S REPORT:** J. Yeager gave the report. His office received a request for the following township properties to be included in the Township's agricultural security area: TMP# 30-004-032; 30-004-033; 30-001-007-2; 30-001-007-3 and 30-008-2.

Mr. Yeager explained that a notice will be published and posted on the properties. After 15 days of notice, it will go before the Township Planning Commission, BCPC, and the Township Agricultural Security Committee. The goal is to have the hearing at next month's meeting.

A motion was made by B. Sadow, seconded by N. Alessi, that the Board acknowledges receipt of the application and to begin the process for notice and to hold a hearing at the next available date. The motion carried 5-0-0.

The Board entered into executive session at 8:00 PM to discuss real estate. The Board returned from executive session at 8:30 PM.

**SUBDIVISIONS:** G. Hoffman 5-Lot Subdivision TMP# 30-11-164-2; -164-3 and 164-5. Extension received on 12/4/2016 good through 5/25/2015. The Board acknowledges receipt of the extension.

**LAND DEVELOPMENT:**

**a. Wehrung's Phase II L/D TMP# 30-10-35**

Extension received 12-8-2015 good through 12-31-2017  
The Board acknowledged receipt of the extension.

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

December 17, 2015

**b. Harrow Station Turkey Hill Revision to Final Land Development - Conditional Final Approval-**

A discrepancy was discovered in the 12/17/2015 Bucks County Planning Commission's review letter. The letter noted that tract is being proposed to be divided into three separate parcels. Approval of the land development was tabled until the Township Planning Commission reviews the County's issues on the dimensional requirements and the Conditional Use approval is resolved. It was also suggested to verify the original conditions of the settlement agreement for the vaults that contain the tanks. J. Yeager suggested the Board direct the applicants to grant an extension on the L/D and have the applicant submit a Conditional Use application, and sort out the discrepancy on the current set of plans.

**OLD BUSINESS:**

- a. Cabot Corp - no new information.
- b. Hidden Valley - no new information.

**NEW BUSINESS:** none

**COMMITTEE REPORTS:**

- a. **Emergency Management** - Tom MacFarland thanked the Board for their support and for the Holiday party. He explained that every 2 years the Emergency Operations Plan needs to be updated and distributed a copy of the updated EOP. Mr. MacFarland gave an update on the radios for local communications. Bob Nice will be sending the Township an estimate for the cost of the radios. There are still problems with the new county radios; the County is trying to get them to work with the new Motorola system. He also noted that team member Shelly Sickbert has resigned and asked if the Township can send her a certificate of appreciation. Mr. MacFarland explained that he will be resigning in June 2016.  
A motion was made by N. Alessi, seconded by B. Sadow, to approve Resolution #12-17-2015 dated 12/17/2015 regarding the updated 2015 Emergency Operation Plan. The motion carried 5-0-0.
- b. **Environmental Advisory Committee** - no report.
- c. **BNT Ground Water Committee** - no report.
- d. **Open Space Committee** - no report.
- e. **Park & Recreation Board** - no report.
- f. **Nockamixon Historic Commission** - Jim Logan thanked the Board and staff for the Township Christmas party where the Historic Committee held a short meeting.

**ADJOURNMENT:**

A motion was made by F. Ganiszewski, seconded by N. Alessi, to adjourn the Board of Supervisors meeting at 8:55 p.m. The motion carried 5-0-0.

Respectfully submitted,

Heather DiSario  
Recording Secretary