

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

February 19, 2015

The regularly scheduled meeting for February was held on Thursday, February 19, 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
Frank Ganiszewski
Shannon Doman 7:45 PM
Nancy Alessi

Others in attendance:

Attorney:

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 N. Alessi, to approve the minutes of the January 15, 2015 Board of Supervisors meeting as presented. The motion carried 4-0-0.

PUBLIC COMMENT: none

REQUEST TO BE ON AGENDA: Arthur & Adelaide Macnamara - Zoning Officer Jim Kopchak explained to the Board that an RV trailer is being used a residence on the Macnamara property. Mr. Kopchak asked for direction on what Use to designate the structure as. It was suggested to have the residents apply for an H4 Use-Temporary Structure, in order to accommodate an unexpected family situation, with the understanding that when the living conditions are no longer needed, the RV will no longer be lived in. Every 3 months the applicants will go through a review process. The residents also agreed to sign off on a hold-harmless agreement in regards to a deck that has been added to the RV.

PUBLIC HEARING:

a. Proposed Grading Ordinance - J. Yeager opened the hearing at 7:43 PM. Mr. Yeager explained the ordinance has been advertised and posted as required. The Ordinance provides the Township with an opportunity to review plans for projects that are smaller than what is required for a full submission under the Subdivision & Land Development Ordinance. There was no public comment. The hearing was closed at 7:44 PM.

A motion was made by F. Ganiszewski, seconded by N. Alessi, to adopt the Grading Ordinance #153 as advertised. The motion carried 5-0-0.

b. Proposed Floodplain Ordinance amending Chapter 234 Zoning- J. Yeager opened the hearing at 7:48. Mr. Yeager explained that the ordinance has been advertised and posted as required. The Ordinance revises the definition of floodplain, floodplain overlay zone, natural resource protection standards relative to floodplains. There was no public comment. The hearing was closed at 7:49 PM.

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A motion was made by N. Alessi, seconded by F. Ganiszewski, to approve Ordinance #154 addressing the definitions of floodplain, floodplain zone and natural resource protection standards relative to floodplains. The motion carried 5-0-0.

c. **Proposed Floodplain Ordinance amendment** - J. Yeager opened the hearing at 7:50 PM. Mr. Yeager explained that the ordinance was advertised and posted as required. The ordinance requires all persons, partnerships, businesses or corporations to obtain a building permit for construction or development within a floodplain. There was no public comment. The hearing was closed at 7:52.

A motion was made by N. Alessi, seconded by F. Ganiszewski, to approve Ordinance #155. The motion carried 5-0-0.

d. **Proposed Floodplain Ordinance amending Chapter 196 SALDO-** J. Yeager opened the hearing at 7:55 PM. The ordinance was advertised and posted as required. The Ordinance revises the definition of floodplain. There was no public comment. The hearing was closed at 7:56 PM.

A motion was made by N. Alessi, seconded by S. Doman, to approve Ordinance #156 to revise the SALDO Chapter to revise the definition of floodplain. The motion carried 5-0-0.

A motion was made by N. Alessi, seconded by F. Ganiszewski, to appoint Steve Baluh, Township Engineer as Floodplain Administrator, and Keith DeLuca, Township Treasurer as Assistant Floodplain Administrator. The motion carried 5-0-0.

e. **Proposed Gas & Oil amendments** - J. Yeager opened the hearing at 8:00 PM. The ordinance would amend Chapter 234 of the Township Code of Ordinances pertaining to zoning of certain oil and gas operations. The ordinance has been reviewed by the County and Township Planning commissions and the Township EAC. It was advertised and posted as required. There was no public comment. The hearing was closed at 8:02 PM.

A motion was made by N. Alessi, seconded by F. Ganiszewski, to enact Ordinance #157. The motion carried 5-0-0.

STAFF REPORTS:

a. Public Works Report, January 2015 -

There was a discussion regarding the Township once again this winter coming very close to running out of salt due to a change in delivery, back to back weather events and a lack of on-site storage for bulk delivery. The new delivery company is pushing for bulk only delivery in July or August. There is only enough room at the Township Building for 50 tons of salt, which only lasts for one day during a weather event.

N. Alessi commended the Township Road Department for the efforts in keeping the roads clear during the back to back storms this season.

A motion was made by N. Alessi, seconded by B. Sadow, to approve the January 2015 Public Works Report as presented. The motion carried 5-0-0.

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b. Treasurer's Report:

Keith DeLuca gave the report.

The CDBG Grant was approved and signed copies were hand delivered on February 5, 2015. The Treasurer visited the Senior Center inquiring about funds donated by the NBICDA; it was confirmed that a \$1300.00 donation for a sound system replacement and a second donation in the amount of \$985.00 to replace a stove were received.

A call was received from Davis Business Machines to inform the Township that Canon has stopped producing parts for the office copy machine. While the machine seems to be in good working condition, it should be looked at replacing it in the next budget.

One of the two office computers crashed this month prompting servicing and replacement of the hard drive. Luckily no data was lost, but it brought to light that both PC's are over five years old and the server is nine years old. A computers average service life is five years. The Township has \$3000.00 budget for office equipment, and the Treasurer is requesting to replace the two office PCs, reconfigure one of them as a server and replace the Public Works computer with the other.

The Treasurer has reached out to the Managers and Secretary/Treasurers in the Upper Bucks/Palisades area to meet on a once a quarter basis to exchanged ideas and practices in our neighboring Townships. All Townships responded positively and are set to meet on February 25, 2015. The group will be called Upper Bucks Municipal Management, or UBMM.

Included in this month's bill list is a \$5000.00 deposit for a new generator.

Also included in this month's bill list is a return of escrow for Metropolitan Communications Group in the amount of \$1000.00.

Bills being presented tonight; from the General Fund, \$33,030.39; State Fund, \$9,488.66, Escrow Fund, \$2706.14 and Debit Card, \$409.98.

Transfers requested tonight: \$1300.00 from the General Fund to the Debit Card Fund.

A motion was made by S. Doman, seconded by C. Bahnck, to approve the purchase of a computer upgrade not to exceed \$3000.00. The motion carried 5-0-0.

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

A motion was made by B. Sadow, seconded by N. Alessi, to approve the February Bills List as presented. The motion carried 5-0-0.

A motion was made by B. Sadow, seconded by N. Alessi, to approve the transfer of \$1300.00 from the General Fund to the Debit Card Fund. The motion carried 5-0-0.

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c. Zoning Report-

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

COMMITTEE ACTION ITEMS: none

SOLICITOR'S REPORT: J. Yeager gave an update on the sale of the Gorham Property and also briefed the Board on the litigation with the Jam at the Grove case. Mr. Yeager gave an update on Act 13 case.

The Board entered into executive session at 8:45 PM to discuss real estate. The Board returned from executive session at 9:40 PM.

SUBDIVISIONS: none

LAND DEVELOPMENT: none

OLD BUSINESS:

- a. Cabot Corp - no new information
- b. Hidden Valley - Intex correspondence 1/23/2015

NEW BUSINESS:

- a. 2015 Delaware Valley Duathlon - April 19, 2015 9am-11am - Approval
A motion was made by B. Sadow, seconded by F. Ganiszewski, to approve the 2015 Delaware Valley Duathlon. The motion carried 5-0-0.
- b. 2015 Fools Classic Bicycle Ride - April 4, 2015 - Approval
The Board acknowledged the presence of the event.
- c. 2014 Planning Commission Annual Report of Activity - Approval
A motion was made by N. Alessi, seconded by B. Sadow, to approve the 2014 Planning Commission Annual Report of Activity. The motion carried 5-0-0.

COMMITTEE REPORTS:

- a. Emergency Management - no report.
- 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 - no report.

ADJOURNMENT:

A motion was made by F. Ganiszewski, seconded by N. Alessi, to adjourn the Board of Supervisors meeting at 9:45 p.m. The motion carried 5-0-0.

Respectfully submitted,

Heather DiSario
Recording Secretary