

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

March 20, 2014

The regularly scheduled meeting for March was held on Thursday, March 20, 2014 in the Township Building in Ferndale, PA. Chairman, William C. Sadow, Jr. opened the meeting at 7:40 P.M. with a salute to the flag.

**Members Present:**

William C. Sadow, Chair  
Carl Bahnck, Vice-Chair  
Nancy Alessi  
Frank Ganiszewski  
Shannon L. Doman

**Others in attendance:**

Attorney:  
Jordan B. Yeager, Esq.  
  
Treasurer:  
Keith DeLuca  
Secretary:  
Heather DiSario

An executive session was held from 7:25pm to 7:40pm to discuss real estate and litigation matters.

**SCHEDULING:**

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

**MINUTES OF MEETING:**

A motion was made by C. Bahnck, seconded by S. Doman, to approve the minutes of the February 20, 2014 Board of Supervisors meeting as presented. The motion carried 5-0-0.

**PUBLIC COMMENT:** Township resident James Hobson, 577 Strock's Grove Road, inquired about the new Sewage Facilities Maintenance Plan. He expressed concern over the requirement to have septic systems cleaned out every three years and inquired about any penalties for non-compliance. It was explained that as part of a requirement to update Act 537, the Township had to draft a sewage facilities maintenance plan. The three year clean out frequency is the Board of Health's recommendation.

**Request to be on Agenda: Ottsville Fire Company-** Bill Shick, Ottsville Fire Company, explained to the Board that the fire company is looking to build a station within the Township. Township resident Dave Wolfinger has offered the use of a portion of his farm property for the facility location. They are proposing the construction of a 32x60 two-bay heated vehicle storage facility to be added onto one of Mr. Wolfinger's existing accessory structures.

The Zoning Officer has reviewed the plot plan. To be classified as a utility building, the entire building has to be up to 5000 square feet in size. The existing structure is 5900 square feet and under an agricultural exemption. The proposed addition would add 1920 square feet bringing the total building size to 7820 square feet. Mr. Shick explained that the fire company is looking for relief for the required square footage for a utility building and any permit fees associated with its construction.

There was a discussion with the Township Solicitor regarding the UCC Board of Appeals process and member eligibility. J. Yeager suggested that the applicant put any subdivision and land developments waivers in writing.

A motion was made by F. Ganiszewski, seconded by N. Alessi, to waive the UCC Board of Appeals application fee. The motion carried 4-0-1, with C. Bahnck abstaining.

A motion was made by N. Alessi, seconded by F. Ganiszewski, to appoint Rudolph & Clark to represent the UCC as alternate solicitor. The motion carried 5-0-0.

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A motion was made by B. Sadow, seconded by N. Alessi, to appoint Cameron Doman as an UCC Board of Appeals member. The motion carried 5-0-0.

**STAFF REPORTS:**

a. **Public Works Report- January & February 2014** - A motion was made by B. Sadow, seconded by N. Alessi, to approve the January & February 2014 Public Works Report as presented. The motion carried 5-0-0.

**b. Treasurer's Report-**

Keith DeLuca gave the report.

The 2014-2015 Salt Contract has been completed and electronically submitted with 250 tons of salt ordered and the option to go up to 350 tons if needed.

The \$85,900.00 reimbursement check from Quakertown National Bank for the John Deere backhoe was received.

The Liquid Fuels payment for 2014 will be \$136,675.90. That is an increase of \$10,286.44 over last year's allotment.

The M-Files program has been installed on one of the office computers. The representative will be in the office tomorrow for training. A network data storage device has been purchased and will replace the old server. This will allow Township officials to access Township files through their personal computers. The server will be reprogramed so the Roadmaster can use it in the garage.

The Parks & Recreation Committee needs to meet and reorganize for the year.

Starting this year, the reimbursement of funds from Bucks County to the Senior Center for the CDBG will be paid to Nockamixon Township. The Township will subsequently send a check to the Senior Center. As of March 20, there is still no word on the 2014 CDBG Grant.

There was a lengthy discussion regarding considering the idea of establishing a minimum balance policy for the Township's General Fund. The Treasurer will forward the information and sample ordinance to the Board and the subject will be discussed during an upcoming work session.

The Treasurer met with Linda Frey from Emergency Management where they discussed improving communication between the Township and the EMA. It was concluded that the Township and EMA will contact each other during both emergency and non-emergency events.

There is a CD coming due at the end of March. The rate for a 24 month CD is .60% at First National and .65% at QNB.

Bills being presented tonight: from the General Fund, \$40,247.77; State Fund, \$2,083.37 and the Escrow Fund, \$121.50.

Transfers requested tonight: General Fund to Open Space Fund, \$330.00, the difference of the amount withdrawn for the McCandless closing and the actual amount the check was made out for.

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A motion was made by C. Bahnck, seconded by S. Doman, to approve the March 2014 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 Bills List as presented. The motion carried 5-0-0.

A motion was made by B. Sadow, seconded by S. Doman, to approve the transfer of \$330.00 from the General Fund to the Open Space Fund. The motion carried 5-0-0.

**c. Zoning Report-**

A motion was made by seconded by B. Sadow, seconded by C. Bahnck, to approve the March 2014 Zoning Report as presented. The motion carried 5-0-0.

There was a discussion regarding a property in the Township with maintenance violations.

A motion was made by F. Ganiszewski, seconded by S. Doman, to authorize the Township Zoning Officer to take enforcement action as necessary. The motion carried 5-0-0.

**COMMITTEE ACTION ITEMS:**

**EAC** - S. Donovan inquired if any responses have come in for a request for volunteers for the National Wildlife Federation Community Habitat Project. One response from the request in the Township newsletter has been received.

**BNT-** S. Donovan reported that the committee is moving ahead with the well monitoring. S. Donovan asked to use Township letterhead for mailings to residents getting wells tested.

**Historic Commission** - Jim Logan noted that the Committee has met after 3 months of snow cancellations. They have spoken with Jeff Marshall about a historical survey. Jim noted that Shirley Bonsall was appointed Secretary, Neil Jesiolowski as Chair and himself as Vice Chair. There was a discussion about having a display of historical items in the Township Building.

**SOLICITOR'S REPORT:**

**J. Yeager** gave an update on Act 13. The remaining issues in the case are scheduled to go to before the court in mid-May.

A signed memorandum of understanding from the County for the Gorham Property has been received. The final updated easement should be in next month for approval.

The court issued an order for the Jam at the Grove case that requires the defendant to reimburse the Township for expenses incurred in pursuing enforcement of prior orders.

Bonding requirements and reclamation plans on the Hanson Quarry was also discussed. J. Yeager noted that the DEP is in the process of updating the NPDES permit. J. Yeager will contact the Township Engineer and make efforts to communicate with DEP on the matter.

J. Yeager recommended waiting to send letters regarding snow removal on certain Township roads until a month before the next snow season begins.

**SUBDIVISIONS:**

**a. Stibgen Lot Line Adjustment TMP# 30-8-72 & -73 -**

A motion was made by S. Doman, seconded by C. Bahnck, to grant approval of the Stibgen Lot Line Adjustment based on the conditions listed in the March 18, 2014 Township Engineer's review letter and comments received from the Bucks County Planning Commission. The motion carried 5-0-0.

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A motion was made by S. Doman, seconded by N. Alessi, to grant the waivers requested in Item 2 of the March 18, 2014 Township Engineer's review letter. The motion carried 5-0-0.

b. G. Hoffman 5-lot Subdivision TMP# 30-11-164-2; -164-2; -164-5 grants extension to 06/23/2014

c. A.M. Morton - Lonely Cottage Road Subdivision - TMP# 30-13-5 grants extension to 09/30/2014

A motion was made by B. Sadow, seconded by S. Doman, to accept the extension of the A.M. Morton Subdivision. The motion carried 5-0-0.

d. Smith Minor Subdivision - TMP# 30-11-17-3 grants extension to 5/31/2014

LAND DEVELOPMENT:

a. Wehrung's Phase II L/D TMP# 30-10-35 - grants extension to 6/30/2014

OLD BUSINESS:

a. Cabot Corp - no new information.

b. Hidden Valley - no new information.

NEW BUSINESS:

a. Hazard Mitigation Plan -

A motion was made by B. Sadow, seconded by N. Alessi, to adopt Resolution #3-20-2014 to agree to participate in the planning process for the Bucks County 2014 Hazard Mitigation Plan. The motion carried 5-0-0.

A motion was made by B. Sadow, seconded by N. Alessi, to appoint Tom McFarland as primary Township representative, and Frank Ganiszewski as alternate. The motion carried 5-0-0.

b. 2013 Planning Commission Annual Report - Approval

A motion was made by B. Sadow, seconded by N. Alessi, to accept the 2013 Planning Commission Annual Report as presented. The motion carried 5-0-0.

COMMITTEE REPORTS:

a. **Emergency Management** - F. Ganiszewski proposed better securing the Township Building by installing a half door to the offices, and repairing or replacing the front door.

b. **Environmental Advisory Committee** - previously discussed.

c. **BNT Ground Water Committee** - previously discussed.

d. **Open Space Committee** - no report.

e. **Park & Recreation Board** - no report.

f. **Nockamixon Historic Commission**- previously discussed.

ADJOURNMENT:

A motion was made by F. Ganiszewski, seconded by N. Alessi, to adjourn the Board of Supervisors meeting at 9:35 p.m. The motion carried 5-0-0.

Respectfully submitted,

Heather DiSario  
Recording Secretary