

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

July 16, 2015

The regularly scheduled meeting for July was held on Thursday, July 16, 2015 in the Township Building in Ferndale, PA. Vice Chairman, Carl Bahnck opened the meeting at 7:30 P.M. with a salute to the flag.

**Members Present:**

Carl Bahnck, Vice-Chair  
Shannon Doman  
Frank Ganiszewski

**Others in attendance:**

Attorney:  
Jordan B. Yeager, Esq.

**Absent:**

William Sadow, Jr.  
Nancy Alessi

**Treasurer:**

Keith DeLuca

**Secretary:**

Heather DiSario

**SCHEDULING:**

The schedule for the month was reviewed by Vice Chairman, Carl Bahnck.

**MINUTES OF MEETING:**

The approval of the June 2015 minutes were tabled until the next meeting.

**PUBLIC COMMENT:** Neil Jesiolowski noted that on June 10 the Nockamixon Township Historical Commission was honored by the Heritage Conservancy and received a plaque, which he presented to the Board for display in the Township Building.

**PUBLIC HEARING:** none

**STAFF REPORTS:**

a. **Public Works Report, June 2015 - A motion was made by F. Ganiszewski, seconded by S. Doman, to approve the June 2015 Public Works Report as presented. The motion carried 3-0-0.**

**b. Treasurer's Report:**

Keith DeLuca gave the report.

The Treasurer and Roadmaster met several times during the month with representatives of Emulsion Tech, Bucks County Conservation District and Penn State Dirt & Gravel Studies in regards to dust and erosion problems on the Township's gravel roads. Originally, the meetings were to discuss the use of emulsion on the roads, but during the tour of the Township it became evident that the roads were in need of repair. The Township was made aware that the State, through Penn State and the County, were offering a grant for road repair and drainage correction. Keith, George and the Township Engineer are meeting with Penn State and the County tomorrow to discuss what needs to be done and to begin the grant application.

George has scheduled with AMS to tar and chip in September. The Township is going to use the same method as last year, where the Township purchased the stone and emulsion through CoStars and contracted with AMS for equipment rental. Two other contractors were contacted to get comps; one replied and their cost was double of AMS.

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The new generator has been connected and Penn Power came out to do the initial startup. Everything is online and operational. Bills being presented tonight: From the General Fund: \$56,641.68; State Fund, \$2083.37; and Escrow Fund, \$795.25.

A motion was made by S. Doman seconded by F. Ganiszewski, to approve the July 2015 Bills List as presented. The motion carried 3-0-0.

A motion was made by S. Doman, seconded by F. Ganiszewski, to approve the Treasurer's Report presented. The motion carried 3-0-0.

**c. Zoning Report-**

C. Bahnck noted that on Tuesday evening the fire company was reminded to submit electrical plans, to be stamped by the underwriter, and mechanical drawings before they get started.

A motion was made by F. Ganiszewski, seconded by S. Doman, to approve the July 2015 Zoning Report as presented. The motion carried 3-0-0.

**COMMITTEE ACTION ITEMS:** none

**SOLICITOR'S REPORT:** none

**SUBDIVISIONS:**

a. **Karr/Valois Lot Line Adjustment-** Adams Crews, Crews Surveying, presented for the applicant. Mr. Crews explained that proposed lot line adjustment consists of the Karr property, 56 acres located on Gessner Road and the 13 acre Valois property. The Karr property is a portion of 188 acre conservation easement. The proposal is to transfer three acres from the Valois property to the Karr property. The resulting acreage would be 10 acres on the Valois property and 59 acres on the Karr property. The three acres in question are currently subject to a covenant, restricting its use from the Valois owners, and permitting the use of the three acres to the Karrs. The Karr property has use of the 59 acres but only use of 56. The proposal is for transfer of title of the three acres.

Mr. Crews reviewed the June 18, 2015 Township Engineer's letter.

Item 1 - the conservation easement allows for the lot line adjustment.

Item 2 - certification of the existing sewage facility - forthcoming.

Item 2 - waiver requests submitted in writing.

Item 3 - street improvements

Item 4 - copy of current deeds - have been submitted.

Item 5 - contour to be shown on plan - completed.

Item 6 - environmental impact report - waiver requested.

Item 7 - notice of subdivision verification - submitted.

Item 8 - deed of consolidation - forthcoming upon approval.

Item 9 - monumentation - forthcoming upon approval.

Item 10 - r-o-w dedication - "will comply".

Item 11 - drafting note - "will comply".

Item 12- drafting note - "will comply".

Item 13 - drafting note- "will comply".

Mr. Crews noted that a review has not been received from the County Planning Commission and that a typographical error on the plan has been corrected. Mr. Yeager noted that he reviewed the conservation easement on the Karr Tract. He is not aware of any conservation easement on the donating tract. The Karr conservation easement allows for minor boundary line adjustments with adjoining properties.

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A motion was made by F. Ganiszewski, seconded by S. Doman, to approve the Karr/Valois Lot Line Adjustment subject to the conditions listed in the June 18, Township Engineer's review letter, the Township Planning Commission recommendations, the EAC letter and the revised submittal and agreement to comply. The motion carried 3-0-0.

A motion was made by F. Ganiszewski, seconded by S. Doman, to approve the waivers requested listed in the July 8, 2015 Crews Engineering letter and presented this evening. The motion carried 3-0-0.

LAND DEVELOPMENT: none

OLD BUSINESS:

- a. Cabot Corp - no new information
- b. Hidden Valley - no new information
- c. Revere Testing Frequency
- d. Fee Schedule

NEW BUSINESS: none

COMMITTEE REPORTS:

- a. **Emergency Management** - Tom MacFarland noted that Shelly Sickbert has resigned and he would like to present her a certificate of appreciation for her time served. Another table top drill is scheduled for October 7 with a backup date of October 21 at Luke's Church in Ferndale. The topic of the drill will be a pipeline disaster. Buckeye Pipeline will be participating in the drill. The county radio system should be running by September.  
T. MacFarland noted it is estimated that the Township road department will need 3 vehicle radios, two handhelds and one base station and associated hardware estimated \$2000.00 and \$2250.00. The EMA will need 3 mobile radios and associated hardware estimated between \$800.00 and \$1000.00. The committee will have a more concrete cost estimate for the Board next month.
- b. **Environmental Advisory Committee** - J. Yeager noted the last response from DEP regarding the testing frequency at Revere was dated September 30, 2014, noting that it has no plans to increase the testing parameters.
- c. **BNT Ground Water Committee** - no report.
- d. **Open Space Committee** - The Artists for Conservation event is in October. The committee is continuing to work with landowners interested in preservation; working with Jeff Marshall regarding non developmental gas leases; using EIT funds for consultant fees for the conservation process; and noted the county municipal funding expires at the end of the year.
- e. **Park & Recreation Board** - A stargazing event is planned for August 18.
- f. **Nockamixon Historic Commission** - previously discussed.  
The Board entered into executive session at 8:42 PM to discuss real estate and personnel.

The Board returned from executive session at 9:00 PM.

ADJOURNMENT:

A motion was made by S. Doman, seconded by F. Ganiszewski, to adjourn the Board of Supervisors meeting at 9:30 p.m. The motion carried 3-0-0.

Respectfully submitted,

Heather DiSario  
Recording Secretary