

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

August 21, 2014

The regularly scheduled meeting for August was held on Thursday, August 21, 2014 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:

William Sadow, Jr., Chair
Carl Bahnck, Vice-Chair
Nancy Alessi
Shannon Doman

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 C. Bahnck, seconded by B. Sadow, to approve the minutes of the July 17, 2014 Board of Supervisors meeting as amended. The motion carried 3-0-1, with N. Alessi abstaining.

PUBLIC COMMENT: none

PUBLIC HEARING:

a. Ottsville Fire Company - Conditional Use Hearing -

J. Yeager opened the hearing at 7:35 p.m. He reviewed the notices proving the hearing had been properly advertised. Ottsville Fire Company Deputy Chief Bill Shick explained the need for the additional location of the proposed building. Mr. Shick explained that the results of a study done of Upper Bucks County 25 years ago showed 4 areas considered unprotected; a portion of Nockamixon is the only area still unprotected. The Fire Company does serve that area and has been working towards the goal of finding property to construct an additional facility in the targeted area in order to improve emergency response time. The proposal is to add two bays to an existing building on David Wolfinger's property, to be used strictly for storing fire equipment. Mr. Shick explained how the proposal will not cause a safety hazard or change the character of the area. No siren will be on the building.

The hearing was closed at 7:55 P.M. The application went before the Board.

A motion was made by N. Alessi, seconded by S. Doman, to approve the conditional use application on the condition that the applicant proceeds in accordance with the application and plan submitted, with all the supporting material, and the evidence of representations made today, and otherwise comply with all rules, regulations and ordinances of the Township, the Commonwealth and the United States including the Zoning Ordinance and it obtains to any and all other permits from other agencies. The motion carried 3-0-1, with C. Bahnck abstaining.

STAFF REPORTS:

a. Public Works Report, July 2014 - A motion was made by B. Sadow, seconded by N. Alessi, to approve the July 2014 Public Works Report as presented. The motion carried 4-0-0.

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b. Treasurer's Report:

Keith DeLuca gave the report. K. DeLuca suggested the dates of September 11, 25 and October 9 for budget meetings, with a workshop possible at the end of October if needed.

Over the last four weeks the Township has been audited by the Bureau of Municipal Pensions. While there were no findings, there was an observation that the Township should develop written procedures regarding the handling of professional services contracts to comply with Section 702-A of Act 44. J. Yeager will draft a resolution to have on file for the auditor's next visit.

The Treasurer forwarded a sample ordinance received from the Township Engineer to the Township Solicitor. The ordinance addresses the issue of requiring anyone submitting an application for new construction or addition to submit a plot plan. The Township Solicitor will review the issue with the Township Engineer.

A motion was made by B. Sadow, seconded by N. Alessi, to authorize the Township Engineer and Solicitor to work together to amend Nockamixon's ordinance, following the sample provided from the Township Engineer, to be followed by a review by the Township Planning Commission. The motion carried 4-0-0.

The Township received a request from the Palisades High School for permission to use Ottsville Fire Police for upcoming home football games. The Board asked that the Township Treasurer contact Tinicum Township to request using fire police for the high school.

Bucks County is requesting that the Township post a flyer for a Veteran's Job Fair in whatever media the Township uses.

There is a request for a street address for TMP #30-015-002 which is on the corner of Route 611 and Tabor roads. The District Magistrate's address will be verified and a decision will be made from there.

The Township website is almost complete.

A motion was made by B. Sadow, seconded by S. Doman, to spray both ball fields and stoned areas at Veteran's Park, not to exceed \$500. The motion carried 4-0-0.

Bills being presented tonight; from the General Fund, \$40,845.27; State Fund, \$2,083.37 and from the Escrow Fund, \$982.34.

A motion was made by B. Sadow, seconded by N. Alessi, to approve the August 2014 Treasurer's Report as presented. The motion carried 4-0-0.

A motion was made by B. Sadow, seconded by N. Alessi, to accept the Bills List as presented. The motion carried 4-0-0.

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c. Zoning Report-

A motion was made by B. Sadow, seconded by N. Alessi, to approve the August 2014 Zoning Report as presented. The motion carried 4-0-0.

COMMITTEE ACTION ITEMS: OSC - has requested an Executive Session.

J. Yeager reviewed correspondence received earlier today from the EPA regarding Cabot. The site was cleared for radioactive material testing reflecting low enough levels that are not a concern for human health or the environment. Any further concerns can be directed to the DEP or the Nuclear Regulatory Commission. The EPA has requested Cabot to test for chromium contamination or other hazardous materials around the quenching pond.

The letter also indicated that Cabot is in the process of hiring a contractor to remove the debris from the former Gantry building and quenching pond near Rapp Creek and address erosion issues. The EPA has been in contact with the Bucks County Conservation District, and will follow up to ensure the BCCD and the DEP remain involved in the site restoration.

J. Yeager suggested requesting an anticipated work plan in advance of EPA action.

EMA - Tom MacFarlan explained that a large scale drill simulating a tornado severe weather event is scheduled for October 8 at St Luke's Church. The site for the event was chosen because a large turnout is expected. Invitees included are four surrounding fire departments, five surrounding emergency management agencies, UBREMS, Palisades High School, Bucks County Emergency Management and the PA State Police. Mr. MacFarlan asked the Township for a \$125 donation for refreshments for the participants invited.

The Township radio license agreement is set to expire on February 25, 2015. There was a lengthy discussion regarding the type of replacement equipment necessary for the upgrade. Bob Nice, Ham Radio Operator, will forward the specifics to the Township Treasurer so it can be reviewed during budget discussions.

A motion was made by N. Alessi, seconded by S. Doman, to allow for the purchase of refreshments for the October 8 table top drill, not to exceed \$125. The motion carried 4-0-0.

OSC - S. Tenni noted that two longtime members of the OSC are resigning and requested a certificate of appreciation.

SOLICITOR'S REPORT: J. Yeager gave an update on the Quarry bond. The DEP will be performing an adequacy review for the bond for the quarry. They asked Hanson to provide updated site maps and bond calculations for the Ottsville site in the near future.

J. Yeager touched on the proposed Penn East pipeline. A draft ordinance to address some of the infrastructure that goes with gas drilling is in the works through the Township Solicitor's office. The draft will then go before the Planning Commission.

J. Yeager noted that it is anticipated to have the Act 13 case heard in Supreme Court before the end of the year.

The Board entered into executive session at 9:00 P.M. to discuss litigation and real estate.

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The Board returned from executive session at 9:25 P.M.

A motion was made by S. Doman, seconded by N. Alessi, to accept Project #18 to the Open Space Program for consideration. The motion carried 4-0-0.

A motion was made by N. Alessi, seconded by S. Doman, to spend but not to exceed \$2500.00 in order to obtain an Open Space appraisal for Project #18. The motion carried 4-0-0.

SUBDIVISIONS:

a. Smith Minor Subdivision - TMP #30-11-17-3 - Extension dated 8/8/2014 valid through 12/31/2014

A motion was made by B. Sadow, seconded by N. Alessi, to accept the extension for the Smith Minor Subdivision. The motion carried 4-0-0.

LAND DEVELOPMENT:

OLD BUSINESS:

a. Cabot Corp - EPA correspondence dated 8/21/2014 - Previously discussed.

b. Hidden Valley - correspondence dated 7/24/2014 - Intex Monitoring Reports

NEW BUSINESS:

a. Quarry Permit Extraction Review - tentative inspection date - Saturday, 9/20/2014 @9:00 A.M.

A motion was made by B. Sadow, seconded by N. Alessi, to approve the inspection date. The motion carried 4-0-0.

b. Fire Police Request - Palisades H.S. Department of Athletics - home varsity games - correspondence dated August 2014.

A motion was made by N. Alessi, seconded by B. Sadow, to authorize the request for Fire Police. The motion carried 4-0-0.

c. Bucks County Classic - September 14, 2014- The Board acknowledged the presence of the event.

COMMITTEE REPORTS:

a. Emergency Management - previously discussed.

b. Environmental Advisory Committee - previously discussed.

c. BNT Ground Water Committee - no report.

d. Open Space Committee - previously discussed.

e. Park & Recreation Board - no report.

f. Nockamixon Historic Commission - Terry Fritz noted the Historic Commission is making good progress with the history survey.

ADJOURNMENT:

A motion was made by N. Alessi, seconded by S. Doman, to adjourn the Board of Supervisors meeting at 9:30 p.m. The motion carried 4-0-0.

Respectfully submitted,

Heather DiSario
Recording Secretary