

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

September 18, 2014

The regularly scheduled meeting for September was held on Thursday, September 18, 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  
Frank Ganiszewski  
Shannon Doman

**Others in attendance:**

Attorney:  
Jordan B. Yeager, Esq.

Treasurer:

Keith DeLuca

Secretary:

Heather DiSario

S. Doman arrived 7:35 p.m.

**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 N. Alessi, to approve the minutes of the August 21, 2014 Board of Supervisors meeting as presented. The motion carried 4-0-0.

**PUBLIC COMMENT:** Township resident Elsie McHale voiced her concerns over bamboo encroaching her yard from another property. The Township Solicitor will look into other township's bamboo ordinances.

**PUBLIC HEARING:** none

**REQUEST TO BE ON AGENDA:** none

**STAFF REPORTS:**

a. **Public Works Report, August 2014** - A motion was made by B. Sadow, seconded by S. Doman, to approve the August 2014 Public Works Report as presented. The motion carried 5-0-0.

**b. Treasurer's Report:**

Keith DeLuca gave the report.

The State performed a Worker's Comp Audit on September 5, 2014 at the Township Building.

A new laptop was purchased and presented to the EMA at a cost of \$429.00. The Treasurer is waiting for information regarding the FCC license renewal.

The Treasurer has been received prices on generators, through CoStars and non-CoStars. The price range is \$17,000 to \$20,000.

Sandy Miller donated to the Township a photograph of the Delaware River and Canal, most likely dating back to the turn of the century.

The Treasurer spoke with Representative Quinn's office in regards to the Township's response to SB 1023. She is aware of the Township's feelings on this matter.

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Bills being presented tonight: from the General Fund, \$22,561.53; State Fund' \$41,025.03 and from the Escrow Fund, \$1,494.09.

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

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

\*S. Doman stepped away briefly for last two votes.

**c. Zoning Report-**

**A motion was made by B. Sadow, seconded by N. Alessi, to approve the September 18, 2014 Zoning Report as presented. The motion carried 5-0-0.**

**COMMITTEE ACTION ITEMS:**

**Sanci Tenney** reported that the Groundwater Committee is waiting to hear back from the Township Engineer on his review of the water ordinance, and the Committee is continuing working on the seasonal variation of the aquifer.

Ms. Tenney detailed the annual upcoming art show, and invited Board members to attend an Open Space Committee-hosted luncheon scheduled for October 11, 2014.

The Open Space Committee has requested an executive session at next month's meeting to discuss real estate.

Mr. Yeager gave an update on Cabot, noting that correspondence has been sent to the EPA requesting a copy of their clean-up plan so the Township could have a chance to review it before it is approved. The EPA agreed.

**SOLICITOR'S REPORT:** **J. Yeager** gave a brief update on the Act 13 litigation.

There was a discussion regarding the proposed Penn East Pipeline. The Solicitor's office drafted changes to the Zoning Ordinance addressing compressor stations, pipelines and natural gas processing facilities. The proposed changes will need to go before the Township and County Planning Commissions. J. Yeager explained the process to have a Township Ordinance changed and recommended authorizing advertisement of the proposed ordinance in order to move the review process forward.

**A motion was made by N. Alessi, seconded by F. Ganiszewski, to advertise the proposed ordinance. The motion carried 5-0-0.**

J. Yeager also noted that some cell phone companies are claiming status as a public utility and using the public right of ways to install equipment in the right of way. In light of this, the Solicitor's office is working on a possible ordinance to address the matter.

J. Yeager gave a brief update on Gorham. He explained that the property has been advertised for bids twice and no one has submitted a bid. The law states if no satisfactory bids are received, the Township can negotiate a private agreement of sale. He recommended to the Board moving forward in that direction to interested parties.

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There was also a brief discussion on illegal dumping in and around the bins at the Township Building. Installing signs with the fine amounts is being considered.

Including a junior member of the Supervisors at the request of the School District was also discussed. F. Ganiszewski offered to be the liaison.

A motion was made by N. Alessi, seconded by B. Sadow, to participate in the school student volunteerism. The motion carried 5-0-0.

SUBDIVISIONS:

a. A.M. Morton - Lonely Cottage Road Subdivision - TMP# 30-13-5 grants extension to 03/31/2014

A motion was made by B. Sadow, seconded by C. Bahnck, to accept the A. M. Morton extension. The motion carried 5-0-0.

LAND DEVELOPMENT:

a. Wehrung's Phase II L/D TMP# 30-10-35 - grants extension to 13/30/2014

A motion was made by B. Sadow, seconded by N. Alessi, to accept the Wehrung's Phase II extension. The motion carried 5-0-0.

OLD BUSINESS:

a. Cabot Corp - no new information.

b. Hidden Valley - Intex Correspondence dated 9/2/2014

NEW BUSINESS: Designation of Halloween Hours - Friday, October 31, 2014 - The consensus of the Board is to designate the hours of 4pm to 8pm as the Halloween Hours on Friday, October 31, 2014.

COMMITTEE REPORTS:

a. Emergency Management - previously discussed.

b. Environmental Advisory Committee - previously discussed.

c. BNT Ground Water Committee - previously discussed.

d. Open Space Committee - previously discussed.

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 8:45 p.m. The motion carried 5-0-0.

Respectfully submitted,

Heather DiSario  
Recording Secretary