

QUAKERTOWN COMMUNITY SCHOOL DISTRICT
BOARD OF SCHOOL DIRECTORS

Quakertown Community Senior High School
600 Park Avenue, Quakertown, PA 18951

Minutes of the Thursday, May 25, 2006 Regular Meeting

I. CALL TO ORDER: 7:38 PM

President Philip S. Abramson called the meeting to order in the Senior High School cafeteria with a quorum present as indicated under the roll call below and announced there was an executive session to discuss personnel matters prior to tonight's meeting.

II. FLAG SALUTE

III. ROLL CALL:

<u>Board of School Directors</u>	<u>Present</u>	<u>Absent</u>
Mr. Philip S. Abramson, President	X	
Mrs. Kelly L. Van Valkenburgh, Vice President		X
Mr. Manuel Alfonso	X	
Dr. Julie M. Fagan	X	
Mr. William R. Laboski	X	
Mrs. Linda A. Martin	X	
Mr. Zane R. Stauffer	X	
Mr. Paul R. Stepanoff	X	
Mrs. Nancy B. Tirjan	X	
Dr. James R. Scanlon, Superintendent (Non-voting Member)		
Mrs. Alice K. Bishop, Non-Member Secretary		

Others Present

Dr. James R. Newcomer, Assistant Superintendent
Ms. Sylvia C. Lenz, Business Administrator/Treasurer
Ms. Nancianne Edwards, Director of Human Resources
Mrs. Debra M. Kopp, Director of Elementary Ed/Assessment

IV. APPROVAL OF MINUTES

May I (as Board President) have a motion to approve the minutes of the May 11, 2006, meetings of the Board of School Directors of the Quakertown Community School District.

Motion: Zane R. Stauffer
Second: Paul R. Stepanoff
Result: Motion passed unanimously

VI. RECOGNITION OF GUESTS OR SCHEDULED SPEAKERS

So that the secretary might record the names of all citizens who appear before the Board, as well as their topic of discussion, the Board asks that all visitors who address the Board please state their first and last name and the name of the township or borough in which they reside. President Abramson asked the audience for public comment and explained the procedures and the time limit of three minutes for each person.

1. Mr. Jerry Bassett, Milford Township addressed the board regarding his concern about the budget meeting on May 11, 2006.
2. Mrs. Liz Donham, Haycock Township thanked the board for the excellent education her children have received and discussed the PSBA code of conduct and the teamwork between board members. She indicated that the board needs to work together instead of sending out political cartoons about the administrators.
3. Mr. Jeff Donham, Haycock Township addressed the board as a Haycock Parent regarding the five year plan and how will it be shared with the public. He discussed the tax increases and the feasibility plan.
4. Mr. David Shields, Quakertown Borough addressed the board regarding the 2006-07 budget and the new hires in the budget.
5. Mrs. Mina Schuring, Quakertown Borough addressed the board regarding the increase in taxes and asked the board for accountability.
6. Mr. Richard Orloff, Richland Township addressed the board regarding the hiring of a consultant for the budget and recommended the board keep two sets of books.
7. Mr. Karry Long, Haycock Township addressed the board regarding the budget process and public involvement in the budget.

Budget Reductions

Dr. Scanlon presented a list of budget cuts totaling \$501,540 and the ramifications of the cuts. The millage increase would be 2.46 mills and the tax increase would be 2.1%. Discussion followed with Ms. Lenz explaining the comparison 2005-06 budget with 2005-06 expenditures as requested by the board at the last meeting. Discussion continued regarding the line-by-line budget items and retaining the quality of our excellent education in Quakertown schools.

President Philip Abramson asked the board for direction for the administration in preparing the final budget for approval on June 12. He asked the board if the \$501,540 reduction in the budget is acceptable.

By a count of five (5) ayes and three (3) nays and one (1) absent, the board asked Mr. Abramson to direct the administration to go ahead with the \$501,540 cuts to the budget but to retain the notification software system at a cost of \$23,000 for the safety of the students.

Hiring a Budget Consultant

Two proposals were received for a budget consultant. One proposal is from National Management Associates, LTD at a cost of \$15,000 plus expenses not to exceed \$1,500 with a completion date of June 16, 2006. The second proposal was received, at the request of board member Mr. Paul Stepanoff, from Mr. Richard W. Orloff, CPA. Mr. Orloff's proposal cost \$10,000 plus expenses of \$150.00 with a completion date of June 30, 2006. Discussion continued on the fact that

time is too short to complete an audit, and two weeks time is required to process and mail the real estate tax bills.

Nancy B. Tirjan made a motion not to hire the consultant at this time. She suggested the board reconvene in the summer to learn more about the budget process and communicate our process to the public.

Second:

Linda A. Martin

Vote:

Motion passed with six (6) ayes, two (2) nays and one (1) absent.

B. ELEMENTARY EDUCATION/ASSESSMENT

Title I Audit

Mrs. Debra Kopp reported on the recent PDE audit of the Title I federal program. Quakertown Elementary, Neidig Elementary and Strayer Middle School are involved in the Title I program. The audit went very well.

Textbook Review

Mrs. Kopp announced that there are new textbooks on review and will be on the agenda for approval at the June 12 board meeting. If any board member wants to review a textbook they are available.

C. PUPIL SERVICES

Neamand Series

Dr. James R. Newcomer reported that the Neamand Series 2006, sponsored by the Quakertown Community Education Foundation was held on Tuesday featuring Mr. Joseph Torsella, chair of the committee to bring the Olympics to Philadelphia and the founding President and CEO of the National Constitution Center in Philadelphia. Mr. Torsella spent the day with students and faculty and gave a public address at a reception in the afternoon. The Neamand Series honors the memory of Miss Anna Neamand, QCSO social studies teacher by bringing distinguished speakers to the school to discuss contemporary issues in social studies.

Funding for Special Education

Dr. Newcomer learned recently that we have 20 new registered students who have English as a Second Language (ESL) needs. Teaching English to these students is very important and the teacher must be certified to teach ESL. This is an unexpected cost to the district. The special education programs are an important part of the school district and they are not state funded. We have 35 students with severe disabilities at a cost of \$1.5 Million dollars. We are only receiving \$85,000 from state funding. The remainder of the funding must be covered by the school districts.

VII. ITEMS FOR BOARD ACTION

Dr. Scanlon announced the Graduation ceremony will be June 15, 2006 and invited everyone to attend.

B. DISTRIBUTIONS

The “Distributions Folder” will be given to you on the night of the Board meeting.

IX. ADJOURNMENT

May I have a motion to adjourn the meeting.

Motion: Linda A. Martin
Second: Manuel Alfonso
Result: Motion passed and the meeting was adjourned at 10:20 PM

Philip S. Abramson, President

Alice K. Bishop, Board Secretary

**RICHLAND TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING
JUNE 12, 2006**

Chairman, Richard Orloff, called the Richland Township Board of Supervisors Business Meeting to order. Members present: Richard Orloff, Craig Staats, and Michael Zowniriw. Also present: Stephen Sechriest, Township Manager; Ken Yerger, Township Engineer, Carroll Engineering; Judy Goldstein, Township Planner, Boucher & James; B. Lincoln Treadwell, Township Solicitor; and Chief Lawrence Cerami, Township Police Department.

Note: The Board of Supervisors held an executive session prior to the start of the meeting to discuss a matter of personnel and potential legal issue.

Note: Parts of this meeting were held out of order to the published agenda.

I. OPENING

- A. The meeting was called to order at 7:10 p.m.
- B. The Pledge of Allegiance was recited.
- C. Chief Cerami gave the Invocation.
- D. The Roll Call was taken.
- E. Board Appointments

Mr. Chris Fennell has indicated that he wishes to join the Township's Facilities and Infrastructure Committee.

Mr. Fennell was present at the meeting and stated that he looks forward to working with the Committee.

MOTION Mr. Staats made a motion to appoint Mr. Chris Fennell to the Richland Township Facilities and Infrastructure Committee. Mr. Zowniriw seconded the motion. Vote: All in favor. Motion carried unanimously.

II. PUBLIC HEARINGS

Not applicable for this agenda.

III. PUBLIC COMMENT

Mr. John LaCava, California Road, stated that the sidewalk construction being done along California Road was not being done correctly.

Mr. Orloff requested that Mr. Sechriest notify Mr. Constable to thoroughly inspect the work and report his findings.

V. BOARD AND STAFF REPORTS

Mr. Sechriest, Township Manager, had no reports at this time.

Mr. Orloff, Township Supervisor, discussed the general dissatisfaction in the area regarding the school district taxes and representation and recommended directing the staff to draw up a resolution to petition to increase the representatives on the school board.

MOTION Mr. Zowniriw made a motion to direct the township staff to draw up a Resolution to petition an increase in the number of representatives that the township has to the

school board. Mr. Staats seconded the motion. Vote: All in favor. Motion carried unanimously.

Mr. Staats, Township Supervisor, stated that he was present at the Community Clock dedication and that the Clock Committee presented the Board of Supervisors with a replica of the clock. Mr. Staats suggested placing the clock on the dais.

Mr. Zowniriw, Township Supervisor, stated that he received a letter from a resident concerning the speeding along Richlandtown Pike. Chief Cerami stated that he also read the letter and that the police department is aware of the issue. Mr. Zowniriw stated that he read a letter from a representative from Melody Lakes thanking Mr. Arnold for his efforts on the recent road cleanup project.

Mrs. Goldstein, Township Planner, had no reports at this time.

Mr. Yerger, Township Engineer, had no reports at this time.

Mr. Treadwell, Township Solicitor, had no reports at this time.

Chief Cerami, Township Police Department, had no reports at this time.

VI. DEVELOPERS' ISSUES

- A. Saddington request for waiver of code requirements for a fire suppression system for an 11,800 sq. ft. building proposed on Heller Road at E. Pumping Station Road
This item was postponed to the next BOS business meeting at the request of the applicant.

Note: A ten-minute recess was called before this item was addressed.

- B. Reserve at Woodside Creek (W.B. Homes) Preliminary/Final Land Development Plan for a housing development to be located on Paletown Road at Rocky Ridge Road
The applicant is seeking preliminary/final plan approval for this project. The township's professional staff recommends that that the BOS grant conditional approval as the Township's ordinances would dictate.

Present to discuss this issue with the BOS were: Mr. Robert Gundlach, Fox Rothchild; Mr. Mike McClusky, W.B. Homes; and Mr. Karl Janetka, Van Cleef Engineering.

Public comment was from:

Mr. Lynn stated that while he did not agree that the storm water plan would work he was willing to grant W.B. Homes the easements on his property that are necessary for the proposed stormwater plan. Mr. Kelly was concerned about the placement of the trails being too close to his property without adequate buffering. Mr. Kelly also confirmed that W.B. Homes would be responsible if his well was adversely impacted. This item is addressed in the motion for approval.

Mr. Maderson stated that he did not agree with the study concerning the agricultural vs. residential chemicals affecting the swamp. Mr. Maderson also stated that there would need to be more blasting in the area than was expected and that the blue heron rookery would be negatively impacted. Mr. Maderson stated that he wanted the BOS to be aware that their vote could possibly destroy the two greatest treasures (the blue heron rookery and swamp) that the township has.

Mr. Leight stated that in his opinion the BOS were trading pristine ecologically sensitive property for property that was not desirable. Mr. Leight reminded the BOS of the BCPC recommendations (as 8 lots encroach on the swamp that deed restrictions be placed and to consider the extra traffic that this

development would generate).

MOTION **Mr. Orloff made a motion to grant Conditional Preliminary/Final Plan Approval to W.B. Homes for its Reserve at Woodside Creek project located on Rocky Ridge and Paletown Roads subject to the following: Compliance with the Boucher & James letter dated April 12, 2006; compliance with the Carroll Engineering Corp. letter dated April 12, 2006; Act 537 Plan Approval; compliance with any conditions that may have been imposed on the project by the Zoning Hearing Board in granting the required relief; the walking trail along the Kelly Property is relocated west of the existing hedgerow; small blasting charges are to be used; coordination of the trail in the Open Space with the township staff and the Heritage Conservancy; if the Kelly well is impacted, the applicant will replace the existing well or connect the Kelly residents to public water at the Kelly's discretion; street lighting at intersections and individual lampposts on each lot will be provided; the planned community association will be responsible for grouped mailboxes and associated lighting, should grouped mailboxes be required by the postal service; the community association documents and declarations shall be subject to final approval of the Township's Solicitor; declarations and restrictions for the preservation of the existing dwelling on the property shall be subject to the final approval of the Township Solicitor; applicant to provide a contribution in lieu of recreational land in the amount of \$2,000 for each lot to the Township's Park and Recreation Fund and an additional contribution of \$1,500 for each lot to the issuance of each building permit to the Veterans Park Fund, subject to the acceptance of the offer by the Board of Supervisors; installation of required signing and flashing pedestrian warning lights for the proposed Paletown Road crossing; installation of stormwater improvement at the Lynn Property, subject to approval and inspection of the Township's Engineer; and receipt of all permits and approvals from any agencies having jurisdiction over such matters. Included in the motion were the following waivers: Section 22-506-regarding proposed cartway width; Section 22-514.3-regarding encroachment within an easement; Section 22-702.C.2-regarding existing features on site; Section 304.N.3.a(3)-regarding a wetland bottom basin location within 200 feet of a future dwelling; and Section 304.J.A-regarding detention basin maximum water depth provided a fence is put around basin. Mr. Staats seconded the motion. Vote: Mr. Orloff and Mr. Staats voted yea. Mr. Zowniriw abstained. Motion carried.**

C. Stormwater Exemption Request by Stephen Schmitt for 421 East Cherry Road
 The applicant is seeking a stormwater exemption for the construction of a 3,200 sq. ft. garage on his property located at 421 E. Cherry Road. The size of the property exceeds 10 acres in size therefore a required contribution of \$250.00 is required.
 Mr. David Kee, Cowan Associates, was present to discuss this issue with the BOS.

MOTION **Mr. Zowniriw made a motion to grant a Stormwater Exemption to Stephen Schmitt for property located at 421 East Cherry Road as requested and to also include the applicant will contribute \$250.00 to the Stormwater Maintenance Fund. Mr. Staats seconded the motion. Vote: All in favor. Motion carried unanimously.**

D. Proposal from Raymour and Flanigan concerning a sewage holding tank
 Due to the sewer connection moratorium Raymour and Flanigan has been unable to secure additional sewage capacity for their proposed warehouse expansion project. Conditional preliminary plan approval was already granted for this project. The applicant is requesting approval of the concept of installing a temporary sewage holding tank until sewer capacity becomes available.

Mr. David Kee, Cowan Associates; and Mr. Kenneth Moss, Raymour and Flanigan, were present to discuss this issue with the BOS.

Mr. Yerger requested that the applicant provide a plan showing the placement and details of the holding tank.

The BOS indicated that they approved of the concept plan, as it seems to be an acceptable alternative at this point.

E. Act 537 Plan Revision requested by Bucks County Water and Sewer Authority to allow the upgrade of Pump Station No.17 to handle the increased sewer flow from Richland Marketplace
Mr. Yerger briefly outlined the revisions needed.

MOTION Mr. Orloff made a motion to adopt Resolution #06-23, which revises the Township's Act 537 Plan for the upgrade of the existing Pump Station No. 17 to provide additional sewage pumping capacity for a portion of Richland Township. Mr. Staats seconded the motion. Vote: All in favor. Motion carried unanimously.

F. Time Extension Request for Moyer's Chicks, an industrial expansion project located on Station Road
The applicant has requested a time extension of the review period for this project.
The BOS directed Mr. Sechriest contact the applicant and request a report on the status of this project.

MOTION Mr. Orloff made a motion to adopt Resolution #06-24 granting a 90-day extension of the review period to Moyer's Chicks proposed expansion project located on Station Road. The extension will expire on October 30, 2006. Mr. Staats seconded the motion. Vote: All in favor. Motion carried unanimously.

G. Time Extension Request for Greenway Development's Front Gate Community, a residential land development to be located behind the Quakertown Farmers' Market on Station Road
The applicant has requested a time extension of the review period for this project.

MOTION Mr. Orloff made a motion to adopt Resolution #06-25 granting a 62-day extension of the review period to Greenway Development, LP, for Front Gate Community project proposed to be located on Station Road. The extension will expire on August 31, 2006. Mr. Zowniriw seconded the motion. Vote: All in favor. Motion carried unanimously.

H. Time Extension Request for Greenway Development's Woldow Tract Minor Subdivision, a subdivision of the land located behind the Quakertown Farmer's Market on Station Road
The applicant has requested a time extension of the review period for this project.

MOTION Mr. Orloff made a motion to adopt Resolution #06-26 granting a 31-day extension of the review period to Greenway Development, LP, for Woldow Tract Minor Subdivision project proposed to be located on Station Road. The extension will expire on August 31, 2006. Mr. Zowniriw seconded the motion. Vote: All in favor. Motion carried unanimously.

I. Escrow Release Requests

1. Beaver Run Village, Release Request No. 23

The applicant has requested a release of escrow funds and Mr. Mark Eisold, Boucher & James has reviewed the request and outlined his recommendations in his letter dated June 6, 2006.

MOTION Mr. Zowniriw made a motion to release escrow funds to Main Street Development Group, Inc. for Beaver Run Village project, Release Request No. 23, in the amount of \$23,994.12 as recommended by Mr. Eisold, Boucher & James and outlined in his letter dated June 6, 2006 subject to deductions of any outstanding fees due to the Township. Mr. Staats seconded the motion. **Vote: All in favor. Motion carried unanimously.**

J. Zoning Hearing Scheduled for June 19, 2006

1. Charles and Kim Renner (185 Rockhill Road)

The applicants are seeking variances from the density and impervious coverage regulations in order to subdivide the 15.3-acre property located at 185 Rockhill Road to create a second building lot (TMP#36-39-38).

The BOS decided to not to take a position on this issue.

2. Danny Hawkins (485 Camp Rock Hill Road)

The applicant is seeking variances in order to construct a single-family dwelling on TMP#36-13-46-1, which was combined with the owner's adjoining nonconforming lot TMP#36-13-46-2.

The BOS decided to not to take a position on this issue.

VII. TOWNSHIP BUSINESS ITEMS (OLD AND NEW)

A. Approval of Minutes from May 22, 2006

MOTION Mr. Zowniriw made a motion to approve the minutes from the May 22, 2006 Board of Supervisors Business Meeting as edited. Mr. Staats seconded the motion. **Vote: All in favor. Motion carried unanimously.**

B. Financial Business –Approve payment of bills

MOTION Mr. Staats made a motion to approve the payment of bills as submitted. Mr. Orloff seconded the motion. **Vote: All in favor. Motion carried unanimously.**

C. Proposal to amend the buffer yard requirements of the Zoning Ordinance

As directed the Township's Professional Staff has prepared a draft amendment to the Zoning Ordinance to allow some structures to be placed in buffer yards in residential developments. The Staff also recommends some changes to the regulation of buffer yards for reverse frontage lots and changes to the lists of approved plant materials for buffer yards that were recommended by the Planning Commission.

Mr. Brian Halley, a resident from Regency Manor, stated that he was in favor of the changes.

MOTION Mr. Orloff made a motion to direct the Township Staff to send the proposed amendment to the Zoning Ordinance to the various planning agencies for review and that a public hearing on the ordinance be advertised for a future meeting. Mr. Staats seconded the motion. **Vote: All in favor. Motion carried unanimously.**

D. Funding for Veterans Park Project

Mr. Sechriest recommended the Township borrow the money needed for the Veterans Park Project for a short term from the Richland Township Water Authority as was expected due to the possibility of not having sufficient money from developer contributions in the Recreation Fund as discussed when the

budget was prepared last year. The RTWA is willing to provide the Township a line of credit up to \$1,500,000 for up to 10 years at market rates. This arrangement will save the Township the extra costs associated with setting up a loan through a bank or a bond issue for what is expected to be a temporary need.

MOTION Mr. Staats made a motion to approve the loan agreement for the Veterans Park Project from the Richland Township Water Authority as recommended by Mr. Sechriest and agreed to by the RTWA. Mr. Zowniriw seconded the motion. Vote: All in favor. Motion carried unanimously.

On a related matter, Richland Marketplace will soon be making a required \$600,000.00 contribution to the Township. The use of the money has not been determined at this time. Mr. Sechriest has recommended directing this contribution to be deposited into the Recreation Fund so that it may be used for the Veterans Park Project.

MOTION Mr. Orloff made a motion to direct the contribution of \$600,000.00 from Richland Marketplace developers to the Recreation Fund to be used for the Veterans Park Project as recommended by Mr. Sechriest. Mr. Zowniriw seconded the motion. Vote: All in favor. Motion carried unanimously.

E. Resolution to close out grant for Rivers Conservation Plan Project
 Last year the township adopted the rivers conservation plan for the Upper Tohickon Creek Watershed. At this time the Pennsylvania Department of Conservation and Natural Resources are requiring a separate resolution to be adopted acknowledging the completion of the grant and stating that the Plan is acceptable to the Township.

MOTION Mr. Orloff made a motion to adopt Resolution #06-27, acknowledging the completion of the grant from the Pennsylvania Department of Conservation and Natural Resources for the Upper Tohickon Creek Watershed Rivers Conservation Plan and that the plan is acceptable to the Township. Mr. Zowniriw seconded the motion. Vote: All in favor. Motion carried unanimously.

VIII. PUBLIC COMMENT

Mr. Kelly thanked the BOS for the support given to him concerning the W.B. Homes project.

IX. ADJOURNMENT

MOTION Mr. Orloff made a motion to adjourn the Richland Township Board of Supervisors Business Meeting at 9:15 p.m. Mr. Zowniriw seconded the motion. Vote: All in favor. Motion carried unanimously.

Respectfully submitted,
 Catherine Woods
 Recording Secretary

Note: The next business meeting of the Richland Township Board of Supervisors will be held on Monday, July 10, 2006 at 7:00 p.m.

