

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – MARCH 1, 2004

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 1, 2004. Chairman Fazzalore called the meeting to order at 7:30 p.m. noting that the Board had been meeting in Executive Session since 6:45 p.m. interviewing candidates for Board vacancies and discussing a legal matter.

Those present:

Board of Supervisors: Frank Fazzalore, Chairman
 Pete Stainthorpe, Vice Chairman
 Scott Fegley, Secretary/Treasurer
 Steve Santarsiero, Supervisor

Others: Terry Fedorchak, Township Manager
 Jeffrey Garton, Township Solicitor
 Robert Williams, Township Engineer
 Kenneth Coluzzi, Chief of Police

Absent: Grace Godshalk, Supervisor

Mr. Fazzalore commended the Yardley-Makefield Volunteer Fire Company, Lower Makefield Police, and Bucks County public safety personnel for their professional and timely response to the devastating fire which took place Saturday at McCaffrey's Supermarket. Within four minutes of being dispatched, **Yardley-Makefield** firefighters were on the scene assisting in the evacuation and assessing the fire. Within ten minutes, Yardley-Makefield-Ladder Truck 80 was on the scene and water was on the fire. Morrisville, Newtown, Fairless Hills and other area companies responded shortly thereafter. In all, 150 firefighters were involved in battling the blaze. He stated McCaffrey staff and management must also be commended for the excellent job they did evacuating the 200 customers and employees then inside the store. The fire was contained to the involved structure and was prevented from spreading to adjoining businesses. There were no civilians, fire, or police injured. The remaining businesses were open within 18 hours of the original call. He stated it was truly amazing that 200 to 250 people were safely evacuated by the staff and police who maintained traffic control with not one accident or injury. He added that it has been the policy of the Board of Supervisors for many years to do whatever they can for the Volunteer Fire Company, and this weekend showed that everything they did was well worth the money spent.

PUBLIC COMMENT

Mr. Fred Allan stated he has received numerous phone calls questioning what can be done to help McCaffrey's and their employees. They have put together a Steering

CONFIRMATION OF EAGLE SCOUT PROCLAMATIONS PRESENTED AT COURTS OF HONOR

Mr. Fazzalore moved, Mr. Santarsiero seconded and it was unanimously carried to Confirm the Eagle Scout Proclamations which were presented at Courts of Honor recognizing the following: John R. Mier, Troop 191, Adam Paz, Troop 10, Matthew Potocki, Troop 30, John David Shlegle, Troop 30, Kevin J. Suyo, Troop 30, William Robert Yantz, Jr., Troop 10, and Paul A. Yeager, Troop 30.

APPOVAL OF MINTUES

Mr. Stainthorpe moved and Mr. Santarsiero seconded to approve the Minutes of February 16, 2004 as written. Motion carried with Mr. Fegley abstaining.

UPDATE ON TOWNSHIP'S FIRE SAFETY CODE ENFORCEMENT PROGRAM

Mr. James Yates was present and stated since the new Fire Code was adopted they have developed the inspection procedures, designed inspection report forms, mailed forms to all Township businesses, and collected revenue to support the program. They interviewed candidates for the inspector positions and have hired Robert Habgood and Glenn Chamberlain on a part-time basis. They conducted training programs and began formal inspections in February. Twenty-five inspections have been completed to date.

Mr. Fazzalore stated a number of residents contacted him about the McCaffrey fire and asked if the building had sprinklers. Chief Coluzzi stated the sprinklers did go on inside the building; however, because the fire was in the roof rafters, it was difficult for them to be of help in this area.

Mr. Fegley asked if they were to enact an Ordinance prohibiting smoking within fifty feet of a public building, would this have to go in the Fire Code. Mr. Yates stated he feels it would be a Township Ordinance. He stated he feels it would be difficult to enforce. Mr. Fegley noted the last two major fires in recent memory in this area were started by people smoking. Mr. Yates stated they could look into what other communities have done.

Mr. Fazzalore asked Mr. Yates if they have sufficient number of staff to conduct the inspections, and Mr. Yates stated he feels the two inspectors are capable of handling this. Mr. Fedorchak stated they will be able to make a better decision on this by the end of the year. Mr. Fazzalore stated he would like to see the program continue and if they need more assistance they should come back to the Board of Supervisors. Mr. Yates noted the program is paying for itself.

Ms. Virginia Torbert asked if the Fire Safety Code says anything about roofing materials, and asked if they need to revise this in light of the fire that took place over the weekend. Mr. Yates stated the Building Construction Code the Township uses would address this more appropriately. He noted when the building is re-built, it will have to comply with the new requirements. Mr. Yates stated the Township does inspections while the building is under construction and his program looks at it after construction. Mr. Fazzalore stated a new Building Code was adopted by the State, and the Lower Makefield Township Code is even stricter than the new State Code.

DISCUSSION AND MOTION ON PAA'S REQUEST TO INSTALL ADVERTISING SIGNS AROUND BALLFIELDS

Mr. Fred Allan, Mr. Dave Truelove, Mr. Greg Morrow, and Mr. Jack Morrison, representing PAA were present. Mr. Allan stated with the increase in user fees, PAA has tried to come up with a way to avoid passing on the increase in fees to the players. He stated PAA has more expenses than some of the other sports because of the equipment involved. He stated at the end of the year, PAA almost zeroes out; although they do try to keep a small safety net of funding. Mr. Allan stated they have come up with an idea they feel will help offset the costs. He stated while they do have sponsors, sponsorship is down this year. He stated in most other communities, they are permitted to have advertising signs around the outfield fences that look into the fields. The signs would be either 3' by 6' or 4' by 8' and would be made of corrugated white plastic with letters professionally done. PAA would be responsible for putting up and taking down the signs. Mr. Allan stated they would propose installing them approximately April 1 and would take them down mid-July.

Mr. Truelove stated they do have other fundraising efforts in place to help offset some of the fees. He stated they have fixed costs over which they have no control. Mr. Truelove stated the Township may want to consider a seasonal Sign Ordinance so that it will not create additional problems for the Township.

Mr. Fazzalore stated a number of years ago PAA asked that Toll Bros. be permitted to have a sign if they installed a scoreboard and this request was denied. Mr. Fazzalore noted these fields are Township property and he does not feel he wants to see commercial signs along Edgewood Road on Township property.

Mr. Fegley stated he has seen these types of signs at many of the surrounding communities and does not find them unattractive. He stated it is part of baseball, and he does not have a problem with the request if it is part of their fundraising effort.

Mr. Stainthorpe asked the fixed costs per player. Mr. Morrison estimated it to be \$185 for the League for 1300 to 1400 players. Mr. Allan stated they take care of fields at a

AWARD CONTRACT TO PERFORM PUMP STATION IMPROVEMENTS

Mr. Stainthorpe moved, Mr. Santarsiero seconded and it was unanimously carried to award the Contract to perform pump station improvements to Bray Brothers, Inc. of Fallsington at a cost of \$28,000.

DISCUSSION AND AUTHORIZATION FOR CKS ENGINEERS TO PREPARE GENERATOR SPECIFICATIONS

Mr. Hoffmeister stated this is for the Silver Lake Pump Station where they need to boost stand-by generation. Mr. Stainthorpe asked if this would not just be done at CKS' hourly rate. Mr. Hoffmeister stated this project is outside what CKS would normally do, and the Board of Supervisors asked that a separate proposal be submitted. These hourly rates are what they normally charge the Township with a figure not to exceed.

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to authorize CKS Engineers to prepare generator specifications.

DISCUSSION OF DELAWARE RIM/SUNNY KNOLLS SANITARY SURVEY

Mr. Richard Gauck, Chairman of the Sewer Authority, was present with Mr. Hoffmeister. Mr. Hoffmeister stated this is the same survey that was done in other areas of the Township. CKS visits each of the individual lots to confirm adequacy of the sanitary system. There are a total of seventy-seven lots, some of which are vacant and seventy-three dwelling units. Mr. Gauck stated Mr. Fedorchak's office sent out a letter in January to people in the area as to whether they were interested in sewer service, and 60% indicated they were interested – some with no conditions and some with conditions. This survey will help determine if there are problems with the existing systems.

Mr. Fazzalore stated this is an older community. He asked if they will check the water as well. Mr. Hoffmeister stated water testing will be done on the wells to see if there are any bacteria or other items present. Mr. Gauck stated all this work is done following DEP guidelines for on-lot systems. The Sewer Authority needs this information to give a recommendation on whether or not to proceed with further service.

Mr. Hoffmeister stated the cost to perform the work is \$11,500.

Mr. Garton stated the Board will not be able to vote on this tonight as Mr. Fazzalore and Mr. Fegley cannot vote on this matter. Mr. Hoffmeister asked that they consider the

matter and put it on a future Agenda when Mrs. Godshalk is present. Mr. Gauck stated the survey would have to be done in the spring so timing is critical.

SUPERVISORS REPORTS

Mr. Stainthorpe stated the Clubhouse is under roof at the Golf Course. He stated they have a walk through scheduled for this Thursday to look at erosion at some of the holes.

Mr. Santarsiero stated they had a meeting of the Emergency Management Committee and discussed the emergency notification system. They would like to publicize how this system works including the issue of unlisted phone numbers that prevents the system from getting through. In the past they have put information about the system in the Township Newsletter but there was not a lot of response in getting people with unlisted numbers to provide their numbers so that they could be notified in case of an emergency. He feels they should repeat this information again and perhaps put it on the Township Website so people are aware of the system and how it works.

APPROVAL OF CONSORTIUM SIGN MATERIALS AND POST BIDS

Mr. Stainthorpe moved, Mr. Santarsiero seconded and it was unanimously carried to approve the Consortium Sign Materials and Post Bids as follows: Reflective Letters – US Municipal; Reflective Numbers – US Municipal; Aluminum Street Sign Blanks Extruded with Green or Blue Sheeting – Garden State; Finished Signs – Garden State and Griffin Sign; U Channel Posts, Galvanized Breakaway – Griffin Sign; Sign Posts (Galvanized Posts) – US Municipal; Delineator Post, Reflec., Safe Hits & Carsonite – Griffin Sign; Hardware – Garden State, Griffin Sign, and US Municipal.

MOTION ON DISPOSAL OF EXECUTONE PHONE SYSTEM

Mr. Fedorchak stated Katrina has contacted a number of companies in the industry who have indicated that the old Executone Phone system is of no value. Mr. Fazzalore asked if the disposal of the system will create any environmental problems, and Mr. Fedorchak stated he will have to look into this. Mr. Stainthorpe asked if there are any charitable organizations that could use the system, and Mr. Fedorchak agreed to look into this as well.

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to dispose of the phone system provided there are no environmental consequences or appropriate action is done to prevent this and that Mr. Fedorchak make a reasonable effort to determine if a charitable group could use the phone system.

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APPOINTMENTS

Mr. Fegley moved, Mr. Santarsiero seconded and it was unanimously carried to appoint James Bray to the Environmental Advisory Council.

Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to appoint Douglas Riblet to the Farmland Preservation Corporation.

Mr. Santarsiero noted that he is a friend of Jim Bray and feels this is an excellent appointment. He stated had the interviews been conducted in public he would have brought out in public the fact that he is a friend of Mr. Bray and this is why he is announcing it at the public meeting at this time.

There being no further business, Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to adjourn the meeting at 9:20 p.m.

Respectfully Submitted,



Scott Fegley, Secretary