

Board of Supervisors

MINUTES

June 11, 2024

IN-PERSON MEETING & CONDITIONAL USE HEARING

Supervisors Present: Bill Ryker, Pete Kade, Dave Long and Lorna Yearwood.

Also present: Rich Pursell (Township Manager/Public Works Director), Lisa Gerhart (Secretary) & Scott MacNair Esq. (Township Solicitor).

Mr. Ryker called the meeting to order at 7 p.m. and opened with the Pledge of Allegiance.

PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

BUSINESS ITEMS

Decision on Conditional Use Hearing-3100 School Road - Motion made by Mr. Kade, seconded by Mr. Ryker and carried 3-1(Ms. Yearwood was voted "no" and Mr. Hopkins was not present) to grant conditional use approval to permit the expansion of a B-8 Private Camp or Cottage Development in accord with its Master plan at the property subject to compliance with the following conditions.

1. The recreational facilities on the property shall only be utilized by overnight or day campers. The recreational uses shall not be available for lease or use by groups or individuals who are not patrons of the day camp or overnight camping use.
2. The property shall only contain one indoor shooting range for rifles and handguns and one outdoor shooting range for shotguns.
3. During Phase I of the proposed expansion, Applicant shall construct an indoor shooting range facility to house the shooting activities associated with rifle and handgun use. No firing of rifles or handguns shall occur outside the indoor shooting range facility. The use of rifles and handguns shall be limited to .22 caliber firearms.
4. The existing rifle and handgun shooting range shall be "abandoned" and remediated with respect to lead contamination in line with the US EPA's best management practices and in accordance with applicable state and federal laws.
5. The shotgun shooting range shall be permitted to remain an outdoor shooting range. Applicant shall not use exploding targets related to the shotgun shooting range. The shooting ranges shall be operated and managed in accordance with US EPA's best management practices and in accordance with state and federal laws.
6. Any outdoor shooting range shall have the following restrictions on the hours of operation:
 - a. Monday – Saturday – 10:00 a.m. to 1:00 p.m.
 - b. Sunday – no hours

7. Attendees of the day camp during the summer months shall be required to drop off and pick up at a location off-site and shall be shuttled to the Property to reduce incoming and outgoing traffic.
8. Applicant shall obtain all necessary approvals from the DEP and the DOH with respect to the on-lot sewage facility system and is encouraged to utilize newer technologies in wastewater treatment in order to avoid a second lagoon/spray irrigation system.
9. During each phase of development, Applicant shall obtain approval from the DEP following a PNDI Environmental Review Process.
10. During each phase of development that involves any increase in the number of patrons or employees coming to the Property, Applicant shall submit a traffic impact study in accordance with the SALDO.
11. Applicant shall be required to obtain land development approval for any increase in size of facilities, construction of buildings, additions or structures.
12. The site shall have a maximum occupancy limit of 600 persons (including patrons and staff) at any one time.
13. Applicant shall provide the Township with an email address and physical address where residents and taxpayers may send complaints. Applicant shall respond to any written complaints within 10 days of receipt and shall supply the Township with a copy of the original complaint and any response thereto within thirty (30) days of receipt of the complaint.
14. During the first phase of development that involves any increase in the number of patrons or employees coming to the Property, Applicant shall enter into a well loss protection agreement with the Township to ensure that the Property owners' wells within 1000' of the Property are not detrimentally impacted with respect to supply or water quality.
15. Applicant shall apply for a forestry permit with Springfield Township related to any proposed forestry on the Property and shall supply satisfactory evidence to the Township of a state approved forestry management plan.
16. Applicant shall comply with the Township Subdivision and Land Development Ordinance and Zoning Ordinance concerning tree replacement requirements related to the removal of trees on the Property.
17. The Property shall only be used for the B-8 Private Camp or Cottage Development Use during the months of March through November.
18. Applicant shall comply with all B-8 Private Camp or Cottage Development use provisions.
19. Applicant shall comply with the exhibits and testimony that are consistent with this decision and the aforementioned conditions.

20. There shall be a maximum of three (3) caretakers and his/her family residing at the Property.
21. Applicant shall consolidate Tax Map Parcel Nos. 42-021-149, 42-21-150, 42-21-162, 42-21-164 and 42-23-001 by executing and recording a Deed of Consolidation to be approved by the Township Solicitor. Said Deed of Consolidation shall be recorded prior to the commencement of any land development activities on the Property.
22. Applicant shall provide satisfactory evidence of general liability insurance related to the B-8 use that covers all activities located on the Property.
23. Applicant shall, in consultation with local Emergency Management Services, provide an emergency management plan to the Township on an annual basis. The plan shall include, but not be limited to an evacuation plan for the Property.
24. During Phase I of the proposed expansion, Applicant shall implement an odor mitigation plan that involves the application of an odor mitigation product to address odors emanating from the on-lot sewage facility spray irrigation system. Applicant shall supply a copy of said odor mitigation plan to the Township.
25. In order to reduce the impact on the Environment, the Applicant is encouraged to consider and implement green technologies with respect to building and development, including but not limited to, the collection of rainwater from rooftops of buildings to provide a water source for uses on the Property, green roofing, aerobic or anaerobic digestion for sanitary facilities, pervious pavement and composting of organic materials.
26. With the exception of the conditional use approval for the Property, Applicant shall provide satisfactory evidence of compliance with all Township Ordinances, including but not limited to the Subdivision and Land Development Ordinance and Stormwater Management Ordinance at each phase of land development.
27. Applicant shall not play amplified music at a level that is in violation of the Township's Zoning Ordinance.
28. Applicant shall allow for an annual inspection to be performed by the Township.
29. During the peak morning and peak afternoon hours, during the months of June, July and August, the Applicant shall provide a traffic control officer to provide traffic control at the entrance to the camp.
30. The Applicant is operating a centralized water supply as that term is defined by the Township's SALDO. For any expansion of existing water supply systems or the addition of any additional water supply systems, Applicant shall comply with Section 408 of the SALDO and obtain approval of a groundwater monitoring plan as set forth in Section 408.5. Applicant shall also comply with any applicable Delaware River Basin Commission regulations related to expanded or new centralized water supply systems.

31. Applicant shall provide the Township with evidence of compliance with all Federal, State and local agency regulations concerning water and wastewater.
32. No new or existing camp activities or camp-related maintenance work shall be permitted to occur in or to adversely affect delineated wetlands or occur in areas with identified threatened or endangered species.

Solicitor MacNair advised the written decision will be issued to those with party status on or before July 8, 2024.

Gross Tract Subdivision Escrow Release Authorization #4 - Motion made by Mr. Ryker, seconded by Mr. Long and unanimously approved to authorize the reduction in escrow for the Gross Tract Subdivision for improvements completed and verified by Wynn Associates as per their letter dated May 24, 2024, in the amount of \$34,207.50.

Cut Off Road & Kellers Road Discussion – There were complaints from residents on Cutt Off and Kellers Road regarding speed. Chief McDonald will be doing speed studies on both roads. Ordinance 159 was adopted by the Township on September 14, 2010, establishing a statutory maximum speed limit of 25 MPH for various “residence district streets” in the Township. This Ordinance apparently relies on PA Title 75, Section 3362, which allows a maximum speed limit of 25 MPH on roads meeting certain criteria. Agenda item to be discussed further after speed study completion.

PUBLIC COMMENT

None

BOARD MEMBER COMMENTS

Ms. Yearwood asked if the Township’s noise ordinance covers shooting and fireworks. Solicitor MacNair advised no, regarding fireworks, as that is state regulated. He said regarding shooting, yes.

Mr. Long advised he attended the BCATO event which was a Fireman alliance event.

Mr. Ryker wished everyone a Happy Father’s Day and that there is a Palisades Regional Fire and Rescue breakfast at the Springtown Fire Company on that day and Silver Creek’s annual Father’s Day car show.

ADJOURNMENT

Motion by Mr. Kade, seconded Ms. Yearwood, and unanimously carried to adjourn the meeting at 7:35 p.m.

Respectfully submitted,



Lisa Gerhart
Secretary