

**Planning Commission
MINUTES**

September 3, 2025

Meeting Held at Springfield Township Building

Members Present: Dave Long, Travis Pantaleo, Neil O'Brien, Angela Kelly and Bruce Whitesell

Members Not Present: Dawn Nicholson and Nicole Zane

Additional Attendees Present: Zach Liptack (Moyer Rd Subdivision Applicant), Robert Donchez (Attorney for Moyer Rd Subdivision), Tim Fulmer (Township Engineer) and Scott MacNair (Township Solicitor)

Mr. Long called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance. He acknowledged the members present and announced that members in attendance met the quorum requirement.

Moyer Rd Minor Subdivision Review

Engineer Review – The Township Engineer presented the updated preliminary and final plans for the subdivision, which involves two separate parcels being subdivided into two lots each. The review was based on letters dated August 20, 2025.

The plans were updated to show buffer yard areas with a split rail fence and plantings, which are now compliant with Township requirements.

Waivers – Information was added to the plans to demonstrate that the smaller two-acre lots on each project are buildable, addressing concerns about resource encumbrance. A waiver for the lot depth-to-width ratio for one lot was discussed to ensure lot lines align between the two properties. Curbs and sidewalks were deemed unnecessary, but a \$4,000 capital contribution per new building lot is required. The applicant requested a waiver for this contribution. The applicant requested a complete waiver of the financial security requirement, rather than a deferral.

Sewage Disposal – A restrictive covenant will be required to ensure the reserve septic areas remain undisturbed. The Health Department has executed the sewer planning module paperwork, which now requires a signature from the Planning Commission Chair.

Right-of-Way – The Township Solicitor confirmed that research found no prior deeds of easement, so dedicating an easement to the municipality will be a condition of approval.

Driveway Permit – A PennDOT permit is required for a new driveway on Route 412.

Stormwater Management – Documentation and calculations for the stormwater facilities are still needed for one of the parcels to prove adequate sizing. The applicant requested this be deferred until a building permit is issued but noted the calculations could be provided before the next Board of Supervisors meeting, which would make the deferral unnecessary.

Property Concerns – The installation of property corners will be a condition of final approval.

Motion was made by Mr. Whitesell, seconded by Mr. Long and unanimously carried to recommend approval of the preliminary and final plans for the Moyer Rd subdivision (TMP #42-012-46 and #42-012-46-1). The recommendation is conditioned upon compliance with the engineering review letters dated July 17, 2025, and August 20, 2025.

DISCUSSION

Scenic Overlay vs. Conserved Properties – Mr. Pantaleo presented his analysis comparing the Township’s list of properties in the scenic overlay with the Bucks County Master Preservation list.

- The county identifies 154 preserved parcels in Springfield Township.
- Of those, 76 parcels (49%) are located along the scenic overlay.
- Preserved land accounts for 22% of the Township’s total acreage but only 5% of its total parcels.
- A mismatch of 17 parcels was found between the Township’s records and the county’s records.

The Commission discussed that the scenic overlay ordinance is subjective and lacks specific guidelines for review. The topic was assigned for review by the Board of Supervisors, partly due to the ordinance preventing a cell tower installation on Township property.

Natural Resource Review Subcommittee – Mr. O’Brien reported that the subcommittee had a productive initial meeting with members of the Environmental Advisory Council (EAC). The subcommittee’s goal is to evaluate if current ordinances are adequate to protect the Township’s natural resources.

Ordinance Review: Noise (#173) – The Commission began a review of Township ordinances to familiarize members.

Ms. Kelly was assigned to review the noise ordinance and found that the regulations contained within Ordinance #173, which primarily addresses Solar Power and Wind Energy, rather than being a standalone ordinance. The Commission discussed that this placement is confusing and impractical, as any update to noise regulations would require amending the solar and wind ordinance.

Exemptions to the noise ordinance were reviewed, including agricultural activities, public celebrations, pets, and “occasional target practice by a person during daylight hours on their own property”.

Enforcement was discussed, noting the Township owns a decibel meter and that the police department is responsible for its use and for enforcing the ordinance.

APPROVAL OF MINUTES

Motion made by Mr. O’Brien, seconded by Mr. Pantaleo, and unanimously carried to approve the meeting minutes from the July 17, 2025 meeting.

Motion made by Mr. Whitesell, seconded by Ms. Kelly, and unanimously carried to approve the meeting minutes from the August 6, 2025 meeting.

ANNOUNCEMENTS

Motion made by Ms. Kelly, seconded by Mr. Whitesell, and unanimously carried to cancel the September 18th meeting due to lack of new business and an anticipated lack of quorum.

PUBLIC COMMENTS

No public comments were made.

ADJOURNMENT

Motion by Mr. O'Brien, seconded by Mr. Pantaleo and unanimously carried to adjourn the meeting at 8:35 PM.

Respectfully submitted,

Rich Pursell
Township Manager