

Board of Supervisors

**MINUTES
JULY 28, 2026**

MEETING HELD AT SPRINGFIELD TOWNSHIP BUILDING

Supervisors Present: Dave Long, Lorna Yearwood, Pete Kade, Jim Hopkins, and Jim Nilsen

Also present: Rich Pursell (Township Manager), Scott MacNair, Esq. (Township Solicitor), & Mike McDonald (Police Chief).

Mr. Long called the meeting to order at 7:00 p.m. and opened with the Pléde of Allegiance.

ANNOUNCEMENT

An Executive session was held prior to the public meeting to discuss personnel matters and potential litigation. A second Executive session will be held after the public meeting.

Mr. Long addressed the public in attendance of the limit of 30 total minutes of public comment with 3 minutes allotted to each individual speaker.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Steve Doncevik (Pleasant View Rd) expressed concern regarding overgrown weeds along Route 212 heading towards Springtown, approximately half a mile after Slifer Valley Road on the sharp bend. He reported that the growth completely blocks the line of sight for oncoming traffic, causing a recent near-miss accident, and asked who is responsible for cutting the weeds before a serious collision occurs.

Mr. Long and the Township Manager stated that sightline maintenance on state roads falls between PennDOT and the property owner. Mr. Long also noted that sightline issues exist across multiple state-maintained roads within the township and observed that PennDOT's roadside maintenance performance has visibly declined.

FINANCIAL REPORT

Mr. Long stated the financial report and balances are posted.

Motion made by Mr. Kade, seconded by Mr. Nilsen and unanimously carried, approving the financial report as presented.

Fund Balances as of June 30, 2026

General Fund	\$1,975,831	Capital Reserve Fund	\$1,465,709
General Fund Reserve	\$412,797	Capital Reserve CD	\$240,000
General Fund CD	\$240,000	Liquid Fuels Fund	\$395,978
Escrow Fund	\$1,080,218	Liquid Fuels CD	\$240,000
Street Light Fund	\$8,995	Open Space Fund	\$932,718
Dedicated Fire Tax Fund	\$263,729	Open Space CD	\$240,000
Dedicated Road Equip	\$76,343	Act 537 Escrows	\$90,148
		Dedicated EMS Tax Fund	\$50,611

Revenue Balances

EIT	\$611,600	Real Estate	\$1,069,613
LST	\$21,178	Real Estate Transfer	\$82,414

Payment of Bills

(June 16, 2026 – July 15, 2026)

General Fund	\$102,815.70	Escrow Fund	\$2,612.94
PLGIT Credit Card	\$2,485.50	Dedicated EMS Fund	\$33,750.00
Liquid Fuels Fund	\$0	Dedicated Fire Fund	\$15,410.00
Capital Reserve Fund	\$16,039.72	Dedicated Road Equip.	\$0
Street Light Fund	\$601.86	Open Space Fund	\$0

Motion made by Ms. Yearwood, seconded by Mr. Kade, and unanimously approved the payment of bills from June 16, 2026 – July 15, 2026.

APPROVAL OF MINUTES

Motion made by Ms. Yearwood, seconded by Mr. Kade, and carried 4-0 to approve the June 23, 2026, meeting minutes. Mr. Hopkins abstained due to absence.

BUSINESS ITEMS

Ratification of Hiring Public Works Employee – Motion made by Mr. Hopkins, seconded by Mr. Long, and unanimously carried to approve the hiring of Joshua Shelly as Public Works Equipment Operator/Laborer/Driver at the hourly rate of \$24.50/hr and to begin work August 3, 2026.

Authorization to Advertise Budget Meeting – Motion made by Mr. Long, seconded by Mr. Hopkins and unanimously approved to authorize the 2027 Budget Meetings on Tuesday, September 1, 2026 at 3:00 PM and Thursday, September 3, 2026 at 3:00 PM.

Consideration of Ordinance 2026-210 – Amending Collection of Delinquent Real Estate Taxes – The Township Solicitor presented Ordinance 2026-210 appointing the Bucks County Tax Claim Bureau as an alternative collector for delinquent real estate taxes. It provides imposing statutory interest, a 5% administrative expense fee, and a 1 % attorney fee directly against delinquent accounts. This allows the County Tax Claim Bureau to recover collection fees from delinquent taxpayers directly, so Springfield Township receives 100% of its delinquent taxes. The legal notice was advertised in The Intelligencer on July 21, 2026.

The Township Manager stated that the township collects an average of \$15,000 - \$20,000 annually in delinquent real estate taxes. The Township Solicitor recommended adoption, noting neighboring municipalities have adopted similar ordinances.

Motion made by Mr. Long, seconded by Mr. Kade, and unanimously carried to adopt Ordinance 2026-210 amending delinquent real estate tax collection.

Discussion on Purchase of F-600 Dump Truck – The Township Manager presented the following equipment purchase plan:

- Existing 2026 budget included \$70,000 allocated to replace Truck #8 (F-350).

- Recommendation to defer Truck #8 to 2028 and moving up replacement of Truck #5 (2003 GMC dump truck) to 2027.
- The proposed 2027 Ford F-600 dump truck performs work comparable to a single-axle truck.
- Purchase price would not exceed \$138,000 under COSTARS contract (Koch 33 with upfitting by E.M. Kutz including plow and spreader).
- By offsetting revenues from Low Volume Road Grants (\$65,000-\$70,000 reimbursement on Clay Ave), FEMA usage rates, employee paybacks, and the budgeted \$70,000 leaves a net General Fund impact of ~\$25,000. Payment would be due 30 days after delivery in Spring 2027.

Motion made by Mr. Nilsen, seconded by Mr. Kade, and unanimously carried to approve the purchase of a 2027 Ford F-600 dump truck from Koch 33 with E.M. Kutz upfitting, for an amount not to exceed \$138,000 via COSTARS, and authorize the Township Manager to execute the agreements.

Zoning Hearing Board Application Discussion – Route 412– The Township Solicitor reviewed a variance application for a 12,000SF accessory barn/garage in the Agricultural Development (AD) district. A historic dwelling was demolished on site. The Township previously issued demolition, building, and zoning occupancy permits. Building is used for residential storage and agricultural equipment. The Township Solicitor recommended taking no position.

Motion made by Mr. Long, seconded by Mr. Kade, and unanimously carried to take no opinion.

Zoning Hearing Board Application Discussion – Moyer Rd – The Township Solicitor presented an appeal of a Notice of Violation (NOV) issued by the Zoning Officer for property on Moyer Rd (AD district) alleging unpermitted E18 – Retail Store/Service Use. The owner claims agricultural sales or seeks a variance/interpretation. In enforcement appeals, the township must present its case first.

Motion made by Mr. Hopkins, seconded by Mr. Nilsen, and unanimously carried to authorize the Township Solicitor to appear before the Zoning Hearing Board to defend the Zoning Officer's NOV and object to any requested variance.

Zoning Hearing Board – Richlandtown Pike – The Township Solicitor reviewed a dimensional variance request for setback relief to install a pole barn in the Rural Residential (RR) district.

Motion made by Mr. Long, seconded by Mr. Nilsen, and unanimously carried to take no opinion.

Discussion of Noise Ordinance – Mr. Long adjusted the agenda order to receive a presentation from Planning Commission Members Neil O'Brien, Angela Kelly, Nicole Zane, and Bruce Whitesell.

Mr. O'Brien explained that the Planning Commission extracted the noise ordinance from existing township codes to create a standalone document. The Police Chief and officers measured traffic noise on Route 309 to establish decibel baselines. Comparative aggregate research across 5-6 rural PA townships was performed. The proposed standards cap Residential limits at 60dBA (daytime 7:00 AM – 9:00 PM). Limits in Highway Commercial (HC) and Planned Industrial (PI) districts would increase to 75 dBA during daytime hours.

The Township Solicitor explained that if adopted as a zoning ordinance amendment, enforcement authority rests exclusively with the Zoning Officer, who issues Notices of Violation (NOV). Evidence can be gathered by anyone, including neighbors and police officers conducting sound measurements. Notice of Violation

allows 30 days for compliance or appeal to the Zoning Hearing Board. Violations under zoning ordinance are civil enforcement matters rather than summary criminal offenses.

The Board and the Township Solicitor discussed recurring neighborhood noise (e.g. frequent social gatherings, parties, and pets). The Township Solicitor recommended keeping decibel limits objective within the noise ordinance and addressing non-decibel behavioral disturbances through a separate or amended nuisance ordinance.

The Planning Commission will refine construction and pet exception language, adjust zoning district references and incorporate the Township Solicitor's rewritten enforcement and penalty sections before returning for final review by the Board of Supervisors.

Discussion on Deer Fencing – Ms. Yearwood led the discussion on potential ordinance updates regarding deer fencing and general fencing rules. The topic was initiated after the Heritage Conservancy requested installation of deer fencing in a Township Park Property. Current ordinance restricts residential side/rear yard fencing to 7 feet in height. Since then, two agricultural properties have requested deer fencing, and the Zoning Officer reported an increase in front yard fence disputes.

Discussion evaluated maximum deer fence height limits of 8 feet vs. 10 feet. Mr. Nilsen noted 8 ft is a minimum, but 10 ft is the industry standard for complete deer exclusion.

Consensus agreed maximum height for dedicated deer fencing at 10ft in the side and rear yards.

Current ordinance allows stone and retaining walls up to 4 foot high in front yards but prohibits fences.

Consensus agreed to permit decorative/ornamental fences and walls up to 4ft in height inside required front yard setbacks; prohibiting chain-link, stockade, and razor wire in all front yards.

The Township Solicitor cited definitions from the Subdivision and Land Development Ordinance (SALDO): Primary roads have a 64-foot ultimate right-of-way (32ft from centerline); Collector highways have an 80-foot ultimate right-of-way; Arterial highways have a 100-foot ultimate right-of-way.

Consensus agreed that non-agricultural front yard fences must not be placed within the ultimate right-of-way to avoid future conflicts if roads are expanded.

Standard fences (up to 7ft) and dedicated deer fences (up to 10ft) are permitted along side and rear property lines. Language will specify installation inside property lines to prevent accidental encroachment.

Discussion noted that fencing large acreage alters wildlife patterns. Properties under Act 319 (Clean and Green) often require deer hunting and harvesting. Springfield Township is in Wildlife Management Unit (WMU) 5C, where the PA Game Commission encourages deer harvesting. Mr. Nilsen will compile DCNR and PA Game Commission consultation guidelines for large-scale fencing.

Active agricultural uses will have separate exemptions allowing necessary farm fencing outside legal rights-of-way. Clear sight triangles at intersections and driveways are required for all fences. For fenced agricultural properties, access gates must be set back a minimum of 30ft from the cartway with a 12-foot minimum opening width. This will allow for farm vehicles and trailers to pull completely off the roadway while opening or closing gates.

This discussion is being sent to the Planning Commission for changes and revisions.

REPORTS / COMMENTS

Zoning – Report posted.

Police –

- Report posted.
- The next Drug Take-Back event is scheduled for October 24, 2026.
- The mobile and body cameras are currently being planned out and licensing addressed before full installation takes place.

Roads – Report posted.

Solicitor – Report posted.

Engineer – Report posted.

Fire / EMS Providers	Report Received Yes	Report Received No	Comments
Palisades Regional Fire Rescue		☒	
Richlandtown Fire Co		☒	
Richland Fire & Rescue	☒		
Haycock Fire Co		☒	
Coopersburg Fire Co		☒	
St. Luke's EMS	☒		
Upper Saucon EMS	☒		

OTHER BOARD COMMENTS

Planning Commission – No comment.

Parks & Land – Parks & Land agrees with the priority list supplied by the Board of Supervisors.

Environmental Advisory Council (EAC) – No comment.

Historical Commission – Approval granted for a historic application relative to the exterior of a building renovation. The Springfield Historical Society has been invited to the September meeting to discuss potential for some joint projects.

Water Authority – A rate increase has been posted by the SWA Solicitor.

CORRESPONDENCE

No correspondence.

PUBLIC COMMENT

Steve Doncevik (Pleasant View Rd) requested the Board consider amending the minimum sidewalk width ordinance within the Township.

BOARD MEMBER COMMENTS

Mr. Nilsen – Mr. Nilsen would like to state how pleased he is on the addressing of the fence ordinance by the Township.

Ms. Yearwood –

- The Thriving Earth Exchange project is nearing its conclusion, and the findings will be presented at next month's meeting.
- The GIS project is underway with meetings with the county.
- The Villages and 309 Study meeting was rescheduled from 8/3 to 8/17.

Mr. Kade – Inquired with the Township Solicitor about the acquisition of the PPL property. The Township Solicitor informed the Board that he had drafted and submitted a revised sale agreement following authorization by the Board. General Counsel had recently advised that personnel changes occurred, and a new attorney will handle the review. The Township Solicitor is actively following up to obtain feedback or redlines.

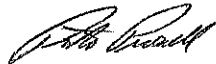
ADJOURNMENT

Motion by Mr. Kade, seconded by Ms. Yearwood, and unanimously carried to adjourn the public meeting at 8:35 PM

EXECUTIVE SESSION

An executive meeting to be held following the public meeting.

Respectfully submitted,



Rich Pursell
Township Manager