

Board of Supervisors

MINUTES

AUGUST 25, 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), Tim Fulmer (Township Engineer) & Mike McDonald (Police Chief).

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

ANNOUNCEMENT

An Executive session will be held after the public meeting.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Steve Doncevik (Pleasant View Rd) commended the Supervisors for installing an advisory speed sign of 15mph going northbound on Hottle Rd. He inquired whether an additional identical sign could be installed going southbound on Hottle Rd. Mr. Long indicated that this request could be accommodated.

Patrick Sessions (Maple Rd) expressed appreciation for the 25mph speed limit signs installed on Maple, School, and Mink Roads, stating they have been effective. He did, however, note that drivers turning off Bursonville Rd on to Maple do not see a 25mph sign, which impacts traffic heading towards camp activities on School Rd. Currently the existing sign is only visible coming off Stoney Garden. He requested an additional 25mph sign be installed on Maple Rd coming off Bursonville Rd.

Patric Sessions also addressed the Township Solicitor regarding a previous conversation held concerning feedback and suggested activity improvements from the Haycock Camp Ministries' Board of Directors to reduce noise. The Township Solicitor reported that he has had ongoing communication with the camp's attorney regarding measures under consideration by the camp to reduce noise, noting that the issue has been discussed with the Supervisors and remains active. The Township Solicitor offered to communicate directly with Patrick's attorney for further follow-up.

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 July 31, 2026

General Fund	\$1,979,333	Capital Reserve Fund	\$1,458,518
General Fund Reserve	\$412,677	Capital Reserve CD	\$240,000
General Fund CD	\$240,000	Liquid Fuels Fund	\$397,170
Escrow Fund	\$1,085,882	Liquid Fuels CD	\$240,000
Street Light Fund	\$8,664	Open Space Fund	\$957,405
Dedicated Fire Tax Fund	\$234,786	Open Space CD	\$240,000
Dedicated Road Equip	\$80,120	Act 537 Escrows	\$90,261
		Dedicated EMS Tax Fund	\$55,268

Revenue Balances

EIT	\$656,721	Real Estate	\$1,124,238
LST	\$21,220	Real Estate Transfer	\$105,564

Payment of Bills

(July 16, 2026 – August 15, 2026)

General Fund	\$69,494.43	Escrow Fund	\$3,993.57
PLGIT Credit Card	\$2,469.34	Dedicated EMS Fund	\$0
Liquid Fuels Fund	\$0	Dedicated Fire Fund	\$38,624.00
Capital Reserve Fund	\$11,586.64	Dedicated Road Equip.	\$0
Street Light Fund	\$586.08	Open Space Fund	\$100.00

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

APPROVAL OF MINUTES

Motion made by Ms. Yearwood, seconded by Mr. Kade, and carried to approve the July 28, 2026 meeting minutes.

BUSINESS ITEMS

Resolution 2026-08 Bucks County 2026 Hazard Mitigation Plan – Motion made by Ms. Yearwood, seconded by Mr. Kade, and unanimously carried to adopt Resolution 2026-08, Bucks County 2026 Hazard Mitigation Plan.

Escrow Release No. 5 – Traditions of America – Motion made by Mr. Nilsen, seconded by Ms. Yearwood, and unanimously approved to authorize the release of escrow funds in the amount of \$70,378.40 for the Traditions of America – Locust Valley project as per the Township Engineer's letter dated August 4, 2026, and further authorize the Township Manager to execute the Certificate of Completion No.5.

Discussion on Deer Fencing – The Township Solicitor and Township Solicitor detailed the technical and legal distinctions regarding right-of-way boundaries:

- **Legal Right-of-Way:** The statutory 33-foot right-of-way (16.5 feet from centerline on standard local roads) dedicated to the Township of PennDOT. This area contains public cartways, shoulders, swales, and drainage piping. The Township Engineer strongly advised prohibiting any new fencing

inside the legal right-of-way to prevent interference with public road maintenance and stormwater management.

- Ultimate Right-of-Way: The future designated expansion corridor measured from the road centerline inward, established via the Subdivision and Land Development Ordinance (SALDO) chart adopted in 2007:
 - Arterial (ex. Route 309): 100 feet total (50 feet half-width from centerline)
 - Collector (ex. Passer Rd, Rt 212, Old Bethlehem Rd & Pk, State Rd, Richlandtown Pk & Rt 412): 80 feet total (40 feet half-width)
 - Primary (ex. Bursonville Rd, Township Rd, Pleasant View Rd, Springtown Hill Rd, Cherry Rd, Trolley Bridge Rd, Lehnenberg Rd, Slifer Valley Rd, Gallows Hill Rd, Peppermint Rd, Drifting Dr, Springfield St): 64 feet total (32 feet half-width)
 - Local Access (all other roads): 52 feet total (26 feet half-width)

Mr. Hopkins raised concerns regarding past historical township issues (e.g. sewer lines in Zion Hill) where agreements or municipal encumbrances failed to be enforced or tracked during property transfers. The Township Solicitor clarified that if a property owner applies for a permit to install a fence within an *ultimate* right-of-way area, the Township can require the owner to execute a formal Declaration of Covenants, Conditions, and Restrictions prior to permit issuance. Unlike personal liens, a recorded Declaration is filed directly at the Bucks County Recorder of Deeds office, runs in perpetuity with the land, binds all future property owners in the chain of title, and legally obligates the property owner to remove or relocate the fence at their own expense, should the Township or State ever expand the roadway or install utility infrastructure.

The Township Solicitor noted that these legal encumbrances and recording processes would be entirely rendered unnecessary if the Township simply enacts a rule prohibiting any fence installations within the ultimate right-of-way. The Township Solicitor and Township Engineer clarified that changing ordinance classifications does not constitute eminent domain/condemnation. Instead, updated right-of-way widths apply during formal land development, subdivision, or significant structural improvements which require property owners to offer right-of-way easements as part of the plan recording process.

Debate occurred on whether forcing agricultural deer fences to set back beyond deeded property rights or legal rights-of-way imposes an unnecessary burden on active farming and grazing land. It was noted that setting fences back an additional 10-12 feet along extensive road frontages deprive farmers of significant agricultural acreage.

Resident Quentin Brown (Maple Rd) argued that the Township lacks the legal authority to regulate fence placement beyond a property's deeded legal setback unless a property is subdivided or improved.

The Township Solicitor and Township Engineer clarified that property lines often run to the center of the road, but Pennsylvania State Statute 36P.S §1901, establishes that public roads cannot be less than 33 feet in total width (16.5 feet from centerline). Township zoning ordinances set setback standards from designated right-of-way lines for structures, which includes fencing. Prohibiting fences within the statutory *legal* right-of-way protects clear sight lines at intersections, prevents traffic safety hazards, and ensures space for municipal ditch and stormwater maintenance.

Board consensus agreed to the following:

- Fences will be prohibited inside the legal right-of-way. In the *ultimate* right-of-way, fences must be set back a minimum of 5 feet beyond the legal right-of-way line (translating to approximately 21.5 feet from the road centerline on standard local roadways).

- Property owners seeking to install fencing within the ultimate right-of-way must execute a recorded Declaration of Covenants agreeing to relocate or remove the fence at their own expense if requested by the Township or PennDOT for road or utility work. The applicant/resident will be required to pay the administrative and recording costs associated with preparing and filing the Declaration. Existing non-conforming fences are grandfathered and will not be retroactively impacted.
- Deer fencing will be permitted in front yards **exclusively for commercial agricultural purposes.**
- Fence Height Restrictions:
 - Commercial Ag Deer Fencing: Permitted up to 10 feet in height.
 - Standard Front Yard Fences & Walls: Permitted up to 4 feet in height (ex. Decorative picket fences or stone walls)
 - Side & Rear Yards: Standard fences remain permitted up to 7 feet in height.
- Fences and walls are strictly prohibited from obstructing natural water flows. Any deer fencing enclosing an area larger than 1 acre must provide evidence of consultation with DCNR and USDA regarding potential impacts to natural game trails and drainage.
- Structures and buildings used for keeping animals must remain set back 50 feet from lot lines, but perimeter containment fencing is exempt from the 50-foot rule (following the legal-plus-5-foot rule instead.) Access gates for commercial agricultural fencing must be set back a minimum of 30 feet from the cartway to allow farm vehicles, trailers, or emergency apparatus to pull entirely off the active roadway before stopping to open the gate.

Motion made by Ms. Yearwood, seconded by Mr. Nilsen, and unanimously carried to authorize the Township Solicitor to draft the discussed deer fence and front yard fence/wall provisions into formal zoning ordinance.

2027 Minimum Municipal Obligations (MMO) Review – The Township Manager presented the 2027 MMO calculations for the Non-Uniformed Pension Plan and the Police Pension Plan. The required obligation numbers for 2027 show a decrease compared to the prior year's figures.

Motion made by Mr. Long, seconded by Mr. Kade, and unanimously carried to accept the 2027 MMO as presented by the Township Manager and authorize the Township Manager, acting as Pension Administrator, to sign the MMOs for the Police Pension and Non-Uniformed Pension plans.

Zoning Hearing Board Application Discussion – Route 309/Clay Ave– The Township Manager presented a Zoning Hearing Board application filed for a parcel located on Clay Avenue (applicant mailing address is Route 309). An existing dilapidated shed on the property sits directly adjacent to the edge of the roadway on Clay Avenue and has been struck by traffic multiple times over the years. The newly acquired property owner proposes demolishing the existing shed and reconstructing a new shed set farther back from the roadway. However, due to the narrow configuration of the parcel bisected by Clay Avenue, the owner cannot meet the standard front setback requirements and requires a variance from the ZHB. The adjacent neighbor, Dan Ryszewski, supports the relocation.

Motion made by Mr. Long, seconded by Mr. Hopkins, and unanimously carried to formally send a letter of support, in favor of the applicant, to the Zoning Hearing Board.

Resolution 2026-09 – 2026-2027 Salt Bid Acceptance – The Township Manager reviewed the annual rock sale supply bid processed through the Bucks County Consortium for the 2026-2027 winter season. The contract was awarded to Riverside Construction at a rate of \$75.00 per ton. The Township Manager noted that Riverside Construction previously supplied salt to the township two years ago and submitted the

lowest bid for the local area; however, salt prices increased by \$13.00 per ton compared to the 2025-2026 season. The Township Manager reported that while the Bucks County Consortium salt bid came in at \$75/ton, municipalities in Central Pennsylvania are paying close to \$120.00 per ton primarily due to higher delivery and freight costs. During the previous winter season, which was severe, Springfield Township utilized approximately 800 tons of rock salt. The Board confirmed that the Township's salt storage shed provided critical capacity during the high-demand winter conditions.

Motion made by Mr. Nilsen, seconded by Ms. Yearwood, and unanimously carried to adopt Resolution 2026-09 and accept the 2026-2027 salt bid from Riverside Construction through the Bucks County Consortium at \$75.00 per ton.

Knights of Columbus Jack-O'-Lantern 5K & 10K – Motion made by Mr. Hopkins, seconded by Mr. Kade, and unanimously carried to authorize the use of the Springfield Township Upper Bucks Rail Trail section for the 5K & 10K Jack-O-Lantern run sponsored by the Knights of Columbus-Quakertown scheduled for September 26, 2026, from 7AM – 12PM.

Generator Replacement – The Township Manager presented updated details regarding the municipal generator replacement project. Curtis Power Company provided an initial cost estimate, but electricians had not yet conducted a formal site survey to measure conduit runs and hookups. A comprehensive site survey was scheduled with the electrical engineers for Thursday morning. Delivery lead times for new 60kW diesel three-phase generators currently stand at 38 to 40 weeks.

The Board evaluated whether to replace the only existing unit servicing the main administration, public works, and police building, or expand the generator loop to power the lower municipal building and fuel pumps. Currently, the lower building and fuel pumps rely on an informal back-feed setup using a portable welder/generator. The existing feed to the lower building (occupied in part by St. Lukes EMS) runs underground to an owned utility pole, then extends overhead across to the building corner – a configuration that has repeatedly failed during past storms.

The Board agreed that the Township Road Department will execute all underground trenching to eliminate the overhead line, replacing it with an underground feed for site requirements.

Motion made by Mr. Hopkins, seconded by Mr. Kade, and unanimously carried to authorize the purchase and installation of a 60kW generator, transfer switches, underground wiring, and ancillary equipment at a total price not to exceed \$150,000, subject to final site survey results and updated electrical quotes.

Acceptance of Resignation of Springtown Water Authority Member – The Board reviewed the formal resignation letter submitted by long-serving Water Authority member Bill Hershey, after approximately 14 years of service. The Water Authority accepted his resignation on August 3, 2026.

Motion made by Mr. Long, seconded by Ms. Yearwood, and unanimously carried to accept the resignation of Bill Hershey from the Springtown Water Authority.

Additional motion made by Ms. Yearwood, seconded by Mr. Nilsen, and approved 3-0 to appoint Michael Sullivan to the Springtown Water Authority. Mr. Kade recused himself from voting due to his role in the Water Authority, and Mr. Hopkins abstained from vote.

Discussion on Springtown Water Authority – The Board combined the formal acceptance of resignation and new member appointment with a broader strategic discussion regarding the future mission, jurisdiction, and legal structure of the Water Authority.

Mr. Hopkins discussed strategic initiatives arising from the Villages and Route 309 corridor Study. A brief history of the Water Authority was given as supplemental background information. To implement public utility objectives under the Comprehensive Plan – including addressing failing substandard septic systems polluting Cooks Creek in Springtown, managing historical connection agreements in Zion Hill, and establishing water/sewer loops along the Route 309 corridor – the Authority must be expanded township-wide to encompass both water and sewer.

Under the Municipal Authorities Act, restructuring requires the Springtown Water Authority Board to formally amend its Articles of Incorporation through its solicitor, after which the Springfield Township Board of Supervisors must approve the amended articles by resolution. The Supervisors discussed expanding the Authority Board membership to recruit specialized volunteers. Mr. Hopkins noted that expansion should occur simultaneously with recruitment to ensure qualified candidates are appointed. Mr. Hopkins also indicated his intention to serve on the Water Authority Board after concluding his tenure as Supervisor.

Regional utility interconnections were highlighted as critical for grant competitiveness (ex. EPA Water Tech and state funding). Interconnecting systems across municipal lines with Coopersburg Borough, which maintains a storage tank behind Valley Manor and draws source water from Springfield Township, and Richland Township would create redundant water loops along Springfield Street and Route 309, lower user rates through economies of scale, and protect local aquifers during extended droughts.

Mr. Kade discussed federal and state grant compliance conditions. Receiving grant funding mandates that the municipality/authority enforce prevailing wage rates and maintain publicly accessible policy documents regarding sexual harassment and minority non-discrimination. The Township Manager and Police Chief will provide the existing Township personnel manual policies to the Water Authority for adaptation.

Water Authority member, Richard Cernok, addressed the Board regarding immediate administrative challenges. He suggested that the Water Authority be eventually integrated under the Township's Public Works Department to streamline management of roads, parks, water and sewer.

Mr. Hopkins raised concerns regarding Municipal Authorities Act (Title 53, Chapter 56) compliance, specifically bidding and procurement thresholds for non-emergency construction and main replacement work.

PPL Property Acquisition – The Township Solicitor provided an update on the proposed acquisition of PPL-owned property on Hickon Rd. PPL outsourced the transaction review to outside legal counsel, who is currently reviewing the draft agreement of sale prepared by the Township Solicitor to finalize the agreement of sale for the Hickon Rd parcel. The Board reiterated its commitment to proceed with acquiring the parcel, which PPL is required to dispose of pursuant to a prior court settlement. The property consists primarily of wetlands, timber, and existing utility easements, making standard commercial or residential development unfeasible.

The Parks & Land Preservation Board is leading the Rail Trail planning effort and has secured consensus from nearly all affected property owners along the route, with exception to the two PPL parcels and one private residential parcel. They propose swapping the Hickon Rd parcel for the two additional PPL-owned

parcels along the Zion Hill Trolley Trail. The Township Solicitor requested that the PLPB formally define the exact dimensions and scope of the requested easement before initiating formal negotiations with PPL's legal team.

Thriving Earth Exchange Report – Ms. Yearwood presented the final findings of the AGU Thriving Earth Exchange Program. Its core objectives were to assess current and future extreme rainfall trends to evaluate if local stormwater design standards are adequate, and to develop a customized flood susceptibility model for Springfield Township to guide emergency planning, municipal operations, and future development restrictions.

The study revealed significant rainfall increases and local vulnerabilities, citing Pleasant Valley and the Route 309 corridor ranking as the areas of highest susceptibility. Impervious surface coverage significantly influenced localized scoring.

Recommendations include aligning with future sizing standards for culverts, pipes and bridges by incorporating portions of the regional Bucks County Act 167 Stormwater Ordinance, PA DEP MS4 requirements, and revised NOAA Atlas precipitation tables. The project team will survey residents in high-risk zones, cross-reference private climate risk data sets, release a public GIS map, and present the findings at the AGU Annual Meeting in December 2026.

Discussion on Noise Ordinance – Tabled to next meeting.

REPORTS / COMMENTS

Zoning -- Report posted.

Police -- Report posted.

- Upcoming Events
 - September 3, 2026: First Responders & Veteran Appreciation Night at the Palisades HS football game
 - September 12, 2026: Gasket Goons Car Show at Silver Creek
 - October 24, 2026: Drug Take-Back Day
 - October 25, 2026: Springtown Halloween Parade

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 – Review of the Draft Noise Ordinance will be moved to the next meeting. The Planning Commission is drafting a comprehensive Data Center Ordinance. Travis Pantaleo has prepared a summary document outlining the proposal, which will be submitted to the Board for review following the budget meeting. The Township Solicitor noted Dublin Borough recently reviewed a data center ordinance and received feedback from the Bucks County Planning Commission regarding model ordinance guidelines.

Parks & Land – No comment.

Environmental Advisory Council (EAC) – Electronics Recycling Event is scheduled for October 10, 2026, at Springfield Elementary. Standard electronics are free of charge, with a nominal fee for larger items.

Historical Commission – Bruce Whitesell noted the commission averages one permit review submission per month, confirming the application workflow with township administrative staff is operating smoothly. The commission currently has four active members with one vacancy remaining. A joint meeting with the Historical Society is scheduled for October 2026 to coordinate research and survey work on historic structures.

Water Authority – Next meeting is scheduled for September 8, 2026.

CORRESPONDENCE

No correspondence.

PUBLIC COMMENT

No public comment.

BOARD MEMBER COMMENTS

Mr. Nilsen – Extended his appreciation to Ms. Yearwood and The Township Solicitor for their work summarizing agricultural deer fencing and ordinance framework.

Trinity Evangelical Lutheran Church is celebrating its 275th anniversary on Saturday. The festival will feature history displays in partnership with the Historical Society, opening a 150-year-old time capsule, family activities and food vendors.

Mr. Kade – commended Mr. Hopkins for volunteering to coordinate the formal Certificate of Appreciation for retiring Water Authority member, Bill Hershey.

Mr. Hopkins - Upcoming Upper Bucks Chamber of Commerce events include September 3 (Proper Brewing), September 9 (Breakfast with Congressman Brian Fitzpatrick) and October 8 (Upper Bucks Foodie).

Ms. Yearwood – Reported a Bucks County Emergency Management seminar regarding the county's free "ReadyBucks" notification platform. The system enables the Township to push text and email alerts to registered residents for road closures, severe weather, and municipal emergencies at no cost to the municipality. Staff will coordinate with County Emergency Management to obtain website registration links and QR codes for public signups.

ADJOURNMENT

Motion by Mr. Kade, seconded by Ms. Yearwood, and unanimously carried to adjourn the public meeting at 9:47 PM

EXECUTIVE SESSION

An executive meeting to be held following the public meeting.

Respectfully submitted,



Rich Pursell
Township Manager