

BUCKS COUNTY CONSORTIUM

Thursday, May 2, 2019

Meeting Minutes

1. Call to Order:

A meeting of the Bucks County Consortium was held at 9:00 a.m. at the James Michener Art Museum, on May 2, 2019 and called to order by Consortium President Angela Benner.

2. Roll Call, Introductions and Community Updates:

The following Bucks County communities were represented at the meeting:

Tom Scott, Bristol Township
Colette Hering, BCWSA
Caroline Brinker, Doylestown Borough
Angela Benner, Dublin Borough
Marianne Morano, East Rock Hill Township
Kurt Furguson, Lower Makefield Township
Jim Majewski, Lower Makefield Township
Scott Sadowsky, Middletown Township
Brian Shaprio, Middletown Township
Sam Bryant, New Britain Borough
Dawn Tremmel, New Britain Borough
Eileen Bradley, New Britain Township
E.J. Lee, New Hope Borough
Bob Pellegrino, Northampton Township
Bill Wert, Northampton Township
Andy Warren, Tullytown Borough
Joseph Golden, Upper Southampton Township
Gregg Schuster, Warminster Township
Barry Luber, Warrington Township
Ashley Casey, Warwick Township
Brandy Mckeever, Warwick Township
Kyle Seckinger, Warwick Township
Greg Lippincott, West Rockhill Township

Sponsors:

Chris Englebert, Bernie Wealth Consulting
Brian Jeter, Comcast
Kathleen Thomas, High Swartz, LP
Dave Woglom, Lafayette Manor Center
Michael Davisson, Univest
Chuck Raudenbush, Waste Management

3. Presentations: Zoning Issues

- **Air B&B's:** Ms. Benner introduced Kurt Ferguson, Township Manager, Lower Makefield Township and Jim Majewski, Director Planning & Zoning, Lower Makefield provided a presentation on Lower Makefield's Short-Term Lodging Ordinance. Lower Makefield resident concerns about a large house that was rented to groups of 10-20 people every weekend last year.
 - Mr. Ferguson reviewed the citation process for the concern brought to their attention by the resident. Lower Makefield adopted as a stand-alone ordinance, which regulated overuse of transient lodging

(AirBNB) in residential neighborhoods, establish minimum length of stay, establish maximum days of use, distinguish between owner-occupied and absentee owner properties, conduct annual safety inspections to ensure that houses are safe for occupants.

- Mr. Ferguson explained that an application must be submitted to allow rental of homes for short-term lodging and provide the following: contact information, a floor plan showing the house layout , annual safety inspection required ,smoke detectors ,carbon monoxide detectors , safe egress provided.
 - He provided examples of the challenges encountered since ordinance was adopted
 - PA Supreme Court reversed a prior Commonwealth Court decision. In a unanimous ruling, the Supreme Court said the lower court had improperly found that any use not specifically prohibited by a zoning ordinance was deemed permitted. The court found that a zoning ordinance does not permit the “purely transient use” of a house in a residential area of single-family homes
- Mr. Ferguson noted that municipalities should review and update definitions that may be applicable such as “family”, “transient”, etc.

Paul Bencivengo, Vice President of Visit Bucks County took a couple minutes to explain to the Consortium members how Air B&B’s are not providing the county with an “occupancy tax.” Mr. Bencivengo explained the tax regulations for tourism within Bucks County and provided some recent statics. Mr. Bencivengo explained that Air B&B’s are very common in such areas as: New Hope Borough, Bristol Borough, Solebury Township and Bensalem Township. He provided that the occupancy tax for tourism is paid when a person stays as a hotel, bed & breakfast but not if someone stays at an Air B&B. Mr. Bencivengo stated he will be presenting at the June 6th meeting and providing more information from Visit Bucks County.

- **Small Cell:** Ms. Benner introduced John Davis, Borough Manager, Doylestown Borough and Karyn Hyland, Director of Building & Zoning, Doylestown Borough provided a presentation on the Borough of Doylestown: Crown Castle Distributed Antenna Systems. Crown Castle met with Doylestown Borough as they wanted to install 33-44 small cells within Doylestown Borough. Mr. Davis provided a map locating the proposed small cells with Borough Right-of-Way & Pen Dot Right-of-Way. He explained the extensive Zoning Hearing Board process which at sometimes took about 8 hours a day and lasted for 12 zoning hearing board hearings.

During the ZHB meetings with the Borough and Crown Castle they were able to consolidate some of the proposed small cell nodes into multiples on one pole. Mr. Davis provided picture examples of how the antennas were erected on the poles located within the Borough. Karyn Hyland, Director of Building & Zoning was able to provide details of the back and forth discussions between the Borough and Crown Castle during the ZHB hearings.

4. Treasurer’s Report and Payment of Bills:

Upon motion by Stephanie Mason, seconded by Eileen Brandley, the Treasurer’s Report for April 2019 was unanimously approved.

6. Approval of Minutes:

Upon motion by Stephanie Mason, seconded by Bob Pelligrino, the April 4, 2019 meeting minutes were unanimously approved.

7. Other Business:

- Verizon Franchise Negotiations Update - Mr. Wert provided an update on the negotiations. He stated that he would send an email which will provide all updated details.

8. Upcoming Events:

Ms. Benner made an announcement of the following upcoming dates & registration deadlines:

- ICMA Scholarship
 - Submission deadline: May 10, 2019
- ICMA Training:
 - Thursday, June 27th
 - Delaware Valley University - *Life & Physical Science Building Room 201*
 - Repacking Your Bags: A Year of Living Purposefully This workshop focuses on taking time away from our overwhelming responsibilities and nonstop changes to take a hard look at the “baggage” we are carrying and determine whether what we’re carrying is moving us forward or weighing us down. This session will help participants gain clarity on the motivations, passions, and purpose crucial to the pursuit of a happy, fulfilled life. Along the way, life changes, as does the life map, which means that “repacking our bags” is a lifelong process. The workshop will be tailored to the work that you do and to situations specific to the class participants. It is highly interactive. Onsite coaching to identify what is working well and what could be done better will be an important part of this workshop.

9. Adjournment: The meeting was adjourned at 10:40 AM. The next meeting is scheduled for 9:00 AM on June 6, 2019, at Pearl S. Buck House (520 Dublin Road, Perkasie, PA 18944).

Respectfully Submitted,

Ashley Casey
Consortium Coordinator