

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARY SCHEDULED MEETING
MONDAY, APRIL 24, 2017**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:00 PM and opened with the Pledge of Allegiance. Also in attendance were Vice-Chairman Kenneth Bennington, Supervisor James Groff, Township Solicitor Stephen Harris, Township Engineer C. Robert Wynn, and Lt. Detective, Randall Tanghe.

1. ANNOUNCEMENTS: None.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
 - a) Minutes of the March 27, 2017 BOS Meeting
 - b) Financial Report March 31, 2017
 - c) Bills List April 11, 2017
 - d) Bills List April 25, 2017

Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to accept and approve items a) through d) on the Consent Agenda. There was no public comment.

4. CONFIRMED APPOINTMENT: None.
5. LEGAL: Solicitor's Report:

a) Galway Farm Estates – Substitute Financial Security Agreement to be signed by Board of Supervisors - Solicitor Harris stated the Letter of Credit for Galway Farm Estates was substituted with a set aside agreement and needs to be executed by the Board of Supervisors. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to approve the execution of the financial security agreement by the Board of Supervisors for Galway Farm Estates. There was no public comment.

b) Zoning Ordinance Amendment – Medical Marijuana authorization to advertise – Solicitor Harris stated the Medical Marijuana Ordinance establishes the zones for the growing and dispensing facilities of medical marijuana in accordance with the Medical Marijuana Act. The Medical Marijuana Ordinance has been reviewed by the Bucks County Planning Commission and their recommendation was to include parking buffer standards. The Township Planning

Commission has also reviewed the ordinance. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, to authorize the advertisement of the amendment to the zoning ordinance permitting medical marijuana in certain districts for the May Board of Supervisors meeting. There was no public comment.

c) Zoning Ordinance Amendment – Miscellaneous Revisions – authorization to advertise – Solicitor Harris stated the Bucks County Planning Commission and the Township Planning Commission has reviewed the Zoning Ordinance Amendment for miscellaneous revisions. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, to authorize the advertisement for the Zoning Ordinance Amendment for miscellaneous revisions for the May Board of Supervisors meeting. There was no public comment.

d) ZHB Hearings of Brian Block & Michael J. Galardi & Hewitt Contractors, Inc. asking BOS if they would like Solicitor to attend – Solicitor Harris reviewed the following Zoning Hearing Board applications: Brian Bock- 605 Edwin Lane, Michael Galardi-520 Fairhill Road, Hewitt Contractors, Inc.-1631 Rt. 152, and the Swaminarayan Cultural Association-4731 Bethlehem Pike. The Board of Supervisors stated they do not wish for Solicitor Harris to attend the noted Zoning Hearing Board meetings.

e) Firearms Ordinance – Solicitor Harris stated the Firearms Amendment Ordinance has been drafted into a single document and it is ready to be advertised. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, to authorize the advertisement of the Firearms Ordinance for the May Board of Supervisors meeting. There was no public comment.

6. PLANNING:

a) Reichstine Subdivision – Final Plan – Mr. Wynn stated the applicant’s engineer has accepted the Planning Commission’s recommendation of the Reichstine Subdivision as contained within the April 5, 2017 engineering review including all of the all conditions. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to grant Final plan approval for the Reichstine Subdivision contingent upon Mr. Wynn’s review letter dated April 5, 2017. There was no public comment.

Page 3
Board of Supervisors
April 24, 2017

b) Gray Tract Minor Subdivision – Final Plan – Mr. Wynn stated the Gray Tract Minor Subdivision received a recommendation for approval by the Planning Commission. Adam Crews, PLS, Crews Surveying, LLC discussed Mr. Wynn's review letter dated March 23, 2017 and the requested waivers including the waiver of the fee-in-lieu of public improvements. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to grant Final plan approval for the Gray Tract Minor Subdivision contingent upon Mr. Wynn's review letter dated March 23, 2017, noting that the waivers requested under items 2A, 2B, and 2C are approved, and the waiver to defer certain building permit requirements is approved subject to a restrictive covenant to be filed against the property. There was no public comment.

c) Walmart Land Development – Waiver request – Mr. Wynn stated Walmart Land Development is a waiver request to construct a 18' X 17' canopy on the side of the existing Walmart building to cover a customer pickup area for on-line ordering. Mr. Wynn discussed the engineering review letter dated March 30, 2017. The Planning Commission recommended waiving land development subject to the plan be forwarded to the fire company for comment. The applicant indicated the underside of the canopy will have LED lights directed downward. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to grant a land development waiver for the Walmart Land Development project contingent upon Mr. Wynn's review letter dated March 30, 2017 and the plan is given to the fire company for review and comment. There was no public comment.

7. ENGINEERING: None.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) Tom Moffa, 443 Maregan Drive – requesting to install fence within Township Easement & Stormwater Easement – Mr. Tom Moffa was in attendance to request to be allowed to install a four feet high aluminum fence one foot inside the backyard property line over an easement. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, to approve the request by Tom Moffa to install a 4' aluminum fence within the Township Easement & Stormwater Easement upon execution of an agreement stating that the fence must be removable if work needs to be done in the easement. There was no public comment.

b) Scott Drumbore – H&K – Requesting for extension of hours for May of the Concrete and Asphalt Plant at the Skunkhollow Quarry – Chairman McIlhinney stated H&K has requested to operate the concrete batch plant, asphalt batch plant, and the crushing plant between the hours of 6:30 pm to 6:30 am, Monday through Saturday, between May 1, 2017 and May 31, 2017, excluding holidays, for the PennDOT projects per their letter dated April 17, 2017. Motion was made by Supervisor Groff, and seconded by Chairman McIlhinney, to grant the extension of hours for the month of May per their letter dated April 17, 2017 with the exception of striking the part in the letter in regards to "and/or private customers." The motion passed 2-1 with Supervisor Bennington having the opposing vote.

Public Comment: Jim Hoffman, Chandler Way, stated he and Scott Drumbore has had an off-line discussion going. Mr. Drumbore gave a very detailed answer to his six impact points and did a very good job with it. Mr. Drumbore agreed to begin to send over the overtime hours that was used the prior month along with his request for additional hours. Chairman McIlhinney stated the request is approved on a monthly basis so there is the entire month for whatever the construction schedule is. Mr. Hoffman stated the Township/residents will be able to see what the consumption of hours is as there has not been, to his knowledge, that visibility. Chairman McIlhinney stated H&K is a very good company and Mr. Hoffman agreed.

c) The Estates at Hilltown Community Association – requesting addition of speed humps within that community – As no one was present from the Estates of Hilltown Community Association, no action was taken.

d) Senate Bill No. 22 – Supervisor Bennington stated every ten years, a Federal census is conducted across the county. Once the census is conducted, every state reconstructs the State Representative districts, the State Senate districts, the State Congressional districts, etc. and has been done by the legislature. Senate Bill No. 22 is stating that when the next census is conducted in 2020, a bi-partisan citizen group re-draw the districts to take it out of the hands of the people who are re-districting their own districts. Chairman McIlhinney stated he understood the group would be made up of some Democrats appointing people to a committee, some Republicans appointing people to a committee, and three independents being appointed to a committee. After discussion, it was determined that Senate Bill No. 22 will be brought up at a future Board of Supervisor's meeting.

10. SUPERVISOR'S COMMENTS: Chairman Bennington stated something is finally going to be done with the Rickert Road Bridge going back to 2011.

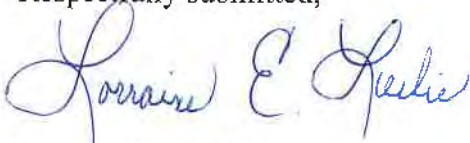
Page 5
Board of Supervisors
April 24, 2017

11. PUBLIC COMMENT: Dave Christ, Chairman of the Planning Commission, stated the final draft of the Comprehensive Plan update will be provided shortly to the Board of Supervisors for their review. Chairman McIlhinney stated the Board of Supervisors will review the final draft of the Comprehensive Plan once they receive their copy. Chairman Bennington thanked the Planning Commission for their time and effort. Mr. Christ stated there is a new chapter for Commercial/Industrial Development that hopefully addresses encouraged business development in the community. Public Comment: Jim Hoffman stated he understands that it is a draft and the Board of Supervisors are going to review it, but he requests, at some point, the community have an opportunity to look at the Comprehensive Plan before it is adopted. Chairman McIlhinney stated it will not be adopted until the Board of Supervisors review it and it goes back to the Planning Commission. By that time, there will probably be enough interest for people to come to a meeting. Solicitor Harris added the Comprehensive Plan requires a public hearing in order for adoption.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, the April 24, 2017 Hilltown Township Board of Supervisors meeting was adjourned at 7:45 PM.

Respectfully submitted,



Lorraine E. Leslie
Township Manager

(*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Board of Supervisors at a public meeting).