

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARY SCHEDULED MEETING  
MONDAY, MAY 22, 2017**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:13 PM and opened with the Pledge of Allegiance. Also in attendance were Vice-Chairman Kenneth Bennington, Supervisor James Groff, Township Manager Lorraine Leslie, Township Solicitor Stephen Harris, and Township Engineer C. Robert Wynn.

1. ANNOUNCEMENTS: Chairman McIlhinney stated an Executive Session was held prior to the meeting for general discussion.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
  - a) Minutes of the May 8, 2017 BOS Meeting
  - b) Bills List May 23, 2017

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

4. CONFIRMED APPOINTMENT: None.
5. LEGAL: Solicitor's Report:
  - a) Hearings for the adoption of the Medical Marijuana Ordinance, Firearms Ordinance and Amendments to the Zoning Ordinance - Solicitor Harris stated the Medical Marijuana Ordinance, Firearms Ordinance, and the Amendments to the Zoning Ordinance were properly advertised, were reviewed by the Bucks County Planning Commission and the Township Planning Commission, and recommends adoption.

The Medical Marijuana Ordinance amends the Hilltown Township Zoning Ordinance and provides for medical marijuana dispensary facilities in the PC-1 zoning district and for medical marijuana growing processing facilities in the LI and HI zoning districts. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to adopt the Medical Marijuana Ordinance #2017-001. There was no public comment.

The Firearms Ordinance makes no change to the current ordinance regulating firearms but adds air rifles, pistols, cross bows, bow and arrows, and similar weapons.

Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried

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unanimously to adopt the Firearms Ordinance #2017-002. There was no public comment. The Amendments to the Zoning Ordinance makes miscellaneous changes to the zoning ordinance to delete mobile homes as a separate use, to add a definition for lot size, revise requirements for deck and pool setbacks, non-commercial swimming pools, accessory family residences, solar energy systems, site capacity calculations, and table of performance standards. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to adopt the Amendments to the Zoning Ordinance #2017-003. There was no public comment.

b) Malloy Zoning Hearing Board Application – Solicitor Harris reviewed the Zoning Hearing Board application for the Malloy property located at 603 Mill Road regarding side yard setbacks for a two car garage. The Board of Supervisors stated they do not wish Solicitor Harris to attend the hearing.

6. PLANNING:

a) Henofer Tract Subdivision Sketch Plan – Mr. Eric Clasc, PE, Gilmore and Associates, and Kimberly Freimuth, Esq., along with Frank and Glenda Henofer, were in attendance to present the Henofer Tract Subdivision 8 lot sketch plan located between Fairhill School Road and Keystone Drive on approximately 78 acres. The property currently consists of four separate tax parcels. Each lot will have on lot water and sewer and some zoning relief will be required for access. Lot 1 is approximately 11.4 acres and is a flag lot taking access off of Fairhill School Road. Lot 2 is 5.7 acres and has frontage on Fairhill School Road. Lot 3 is 6.3 acres and has frontage on Fairhill School Road. Lot 4 is 14.4 acres and is a flag lot taking access off of Fairhill Road. Lot 5 is 23.4 acres and is a flag lot taking access off of Fairhill School Road. Lot 6 is shown as 9.4 acres but it will be increased to 10 acres as it is also a flag lot taking access off of Keystone Drive. Lot 7 is currently shown as a land locked parcel but will be taking access off of the 50' wide access easement. The lot is shown as 9.9 acres but will be increased to 10 acres. Lot 8 is 3.2 acres and has frontage on Keystone Drive. Ms. Freimuth stated the Planning Commission was supportive of the project, had no negative concerns, and felt the current project was much better planned than the prior 35-lot proposed project. The Board of Supervisors stated it was a much better plan and Bill Bennett would like this plan. Mr. Wynn noted drainage was an issue with the prior plan and it will be looked at closely with this plan.

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7. ENGINEERING:

a) Walter Conservation Easement – Mr. Wynn stated, in regards the Walter conservation easement for the pedestrian path, a proposal was accepted from JF Landscaping for the clearing of the easement, and the grinding of the stumps which still needs to be completed. Additional surveying was done and it was noted there is a perennial stream to be crossed. This easement goes to the adjoining Township owned land that fronts on Rickert Road. There has been discussion about an additional path extension from the Randolph property to the Walter property. Mr. Wynn suggested, at this point, the Township look at the entire project from Rickert Road through the Walter property and through the Randolph property as a project that would be done in unison; whether it is done under one contract, a grant, with Township funds, etc. The Board of Supervisors agree for Mr. Wynn to research what has to be done with the project to make it happen.

b) Fairhill School Road Culvert – Mr. Wynn stated the plans are drafted and the specs are complete for the Fairhill School Road culvert. Mr. Wynn stated he met with Mr. Lista last week with the possible of a license agreement to access his property during construction. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to approve the license agreement with Mr. Lista for accessing his property during construction of the Fairhill School Road culvert. There was no public comment. Mr. Wynn stated he will finalize the specs and have it advertised for the June meeting.

c) Hilltown Ridge Barn – Mr. Wynn stated he prepared the scope of work for the demolition of the Hilltown Ridge barn, forwarded it to five contractors, and one was received from Hartland Restoration in the amount of \$7,000.00 for the barn removal and \$7,000 for the removal of all of the concrete on the ground and then re-grading the area, and then seeding the area to reestablish and stabilize. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to accept the proposal from Hartland Restoration in the amount of \$14,000.00 for the demolition of the Hilltown Ridge barn and re-grading the area for stabilization. There was no public comment.

d) Blooming Glen High School Subdivision – Mr. Wynn stated the Blooming Glen High School subdivision plan is finalized and is ready to go to the Township Planning Commission, the Bucks County Planning Commission, and PADEP for review. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize

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the application for the former Blooming Glen High School minor subdivision to be submitted. There was no public comment. Solicitor Harris stated he has prepared an easement for Mrs. Munn so she can get access. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize the concept of the 15' easement for Mrs. Munn. There was no public comment.

e) Ashland Meadows Subdivision – Mr. Wynn stated the maintenance period for the Ashland Meadows subdivision expires on 6/14/2017. He previously sent a landscaping only punch list to Toll Brothers and there has been no action on the punch list. Mr. Wynn stated it is not only street trees that have died during the maintenance period but also the storm water management basin has dead landscaping material that Toll was notified of last August. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to deny acceptance of completion of the maintenance period for the Ashland Meadows subdivision for non-completion and non-maintenance and notify the bonding company that there are outstanding issues so the bond will remain open. There was no public comment.

f) Hilltown Estates Subdivision – Mr. Wynn stated he has requested a schedule from Toll Brothers for completion of improvements within the Hilltown Estates subdivision. The improvements are supposed to be completed by September. To date, Mr. Wynn has not received a response. Mr. Wynn stated he will follow up again with Toll Brothers and request a schedule again.

8. UNFINISHED BUSINESS:

a) The Estates @ Hilltown Community Association – Requesting addition of speed humps within that development – Ms. Debbie Oprindick, 1021 Azlen Lane, was in attendance to request speed humps on Azlen and Patrick Lane throughout the community. She understands that dedication is happening, the roads will be paved, and they would like the speed humps be placed shortly after the roads are paved. There is a lot of cut through traffic and would like the speed humps for the safety of the children and the people who live in the community. Ms. Oprindick stated the HOA will be purchasing the speed humps. Mr. Wynn stated besides the speed humps, there is signage, and road markings. The speed humps will also need to be inspected for compliance. Solicitor Harris stated a professional services agreement will need to be posted for Mr. Wynn to figure out a general budget for looking at the plan, getting a design, etc. Then it will be determined location and how many humps. An HOP will then be applied for by the HOA.

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Proposals will be received by contractors to do the work. Once the contract is secured, inspections will be made for compliance with the requirements. Mr. Wynn will proceed once the professional services agreement is received from the HOA of The Estates at Hilltown.

9. NEW BUSINESS:

a) Scott Drumbore – H&K – Requesting for extension of hours for June 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 June 1, 2017 and June 30, 2017, excluding holidays, for the PennDOT projects per their letter dated May 10, 2017. Motion was made by Supervisor Groff, and seconded by Chairman McIlhinney, to grant the extension of hours for the month of June per their letter dated May 10, 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. There was no public comment.

10. SUPERVISOR'S COMMENTS: Supervisor Groff stated the Township recently preserved the 79 acre Hockman Dairy Farm, which is the last dairy farm in the Township, for approximately \$1,302,000.00. Mr. Groff continued to state, as a resident and a Supervisor, he personally thanked Chairman McIlhinney for all of the work that he did on securing the property for Township Open Space. Chairman McIlhinney stated the Hockman's wanted the farm preserved and it will continue to be a dairy farm.

11. PUBLIC COMMENT: Doreen Cooper, 817 E. Reliance Road, stated she supports Fair Districts PA. Fair Districts is hoping to put an end to political gerrymandering. Ms. Cooper discussed Senate Bill 22 and House Bill 722 and how they would assign the re-districting to a carefully selected independent citizens commission. It would prevent the use of past voting records and political affiliation when drawing district lines. SB 22 would establish an 11-member independent commission comprised of four non-office holding individuals registered with the largest party, four non-office holding from the second largest party, and three non-affiliated with any party. Voters on all sides are beginning to demand this change, and once gerrymandering is addresses, our legislatures will have the ability to work more effectively with their constituents. To date, this bill has gained support of 89 state legislatures. Ms. Cooper continued to state in the supervisors' handbook it states: The municipal government provides the only authentic organized

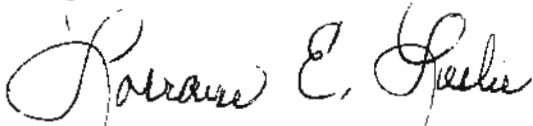
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voice for the community, to speak for the community to the outside world. This includes state and federal administrative agencies as well as state legislatures and congress. The state supreme court affirmed the duty of the municipal government is to protect the health, safety, and welfare of its citizens. Ms. Cooper presented a copy of the resolution to the Board of Supervisors supporting an independent, citizen's commission as well as a request to be put on an agenda at a later date that confirms their support with their signatures. Chairman McIlhinney thanked Ms. Cooper and stated the Board will take it under advisement. Supervisor Bennington stated he brought this issue up at a prior meeting.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, the May 22, 2017 Hilltown Township Board of Supervisors meeting was adjourned at 8:05 PM.

Respectfully submitted,



Lorraine E. Leslic  
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).