

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, FEBRUARY 18, 2019**

The regular scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:30 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Jon Apple, Brooke Rush, Eric Nogami, Kirk Hansen, and Township Engineer, C. Robert Wynn.

1. APPROVAL OF MINUTES – action on the minutes of the January 22, 2019 meeting – Motion was made by Mr. Nogami, seconded by Mr. Hansen and carried unanimously to approve the January 22, 2019 meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Coleman Investment Properties Land Development Preliminary Plan – Mr. Scott Camburn, P.E., Urwiler & Walter, Inc. was in attendance, along with Tyler Coleman, Colman Investment Properties, to present the revised preliminary plan for a 26,950 sq. ft. manufacturing building located at 330 Progress Drive. Mr. Camburn reviewed Mr. Wynn's engineering review letter dated February 1, 2019 and highlighted the following:

1. The applicant will comply with the use of the space prior to the issuance of building/zoning permits.

2. The applicant will monitor the future tenant in regards to the maximum number of employees that can be accommodated based on the number of parking spaces provided.

3. The Floodplain Analysis was submitted and was found to be satisfactory. The applicant will submit legal descriptions for the drainage easement.

4. The applicant has identified the woodlands along with the location of the trees that had been previously removed including the replacement trees. There will be 91 replacement trees noted on the plan and the applicant would like the opportunity to look at the location these trees will be planted at the end of the development to see if there are voids at that time. Otherwise, the capital contribution in lieu of replacement tree installation will be submitted. Mr. Wynn stated the tree installation will be included in the developer's agreement and escrowed.

5. The applicant will comply with the Stormwater Management and Land Development Ordinance waiver requests consisting of: SMO Sections 134-16.D.6 & 7 – waivers are requested to permit overflow bypass discharge and use of infiltration rates in the sizing of the infiltration facility, due to site constraints associated with infiltration facility design. SMO Section 134-19.C – waiver is requested to provide 0.50 feet of freeboard due to the relative size of the facility. SMO Section 134-19.G – waiver is requested to permit the anti-seep collar for Basin A to project a minimum of

one foot around the perimeter of the pipe. SMO Section 134-19.N – waiver is requested to permit a lesser setback from the stream for the proposed discharge due to the proximity of the existing sanitary sewer main. SMO Sections 134-13.F & 134-19.P – waiver is requested to permit a variable width riparian corridor which corresponds to the limits of the 100-year floodplain. SLDO Section 140-17.B.(1) – waiver is requested for some of the plans to be drawn at a scale of 1"=60' to permit the entire site to be shown on one standard sized plan sheet. SLDO Sections 140-28.P, 140-35, and 140-36 – require cartway reconstruction/overlay, drainage improvements, curb and sidewalk along Progress Drive within the frontage of the site. SLDO Section 140-35.C. – waiver is requested to permit the curb within the proposed parking lot to have a six-inch reveal. SLDO Section 140-38.C.(2)(c) – waiver is requested to permit the use of smooth lined corrugated plastic pipe with the exception of basin discharge pipes, which are proposed to be RCP. SLDO Section 140-37.D – waiver is requested to permit 42% of the proposed parking facility to be shaded due to lack of space to install additional trees.

6. The applicant will submit a Stormwater Facilities Maintenance and Monitoring Agreement to the Township for review.

7. The NPDES permit has been submitted to the Bucks County Conservation District for review.

8. The plans have been submitted to Telford Borough Authority for the proposed water and sanitary sewer facilities.

9. Architectural information has been received of the proposed project and will be submitted to the Township for review. Tyler Coleman discussed the former business (Active Brass Foundry) use of the property and stated they spent a year to clean up the dumping of lead throughout the property. Mr. Wynn stated records will need to be submitted to the Township and Mr. Coleman agreed to provide the remediation paperwork. Mr. Wynn provided a memo to the Planning Commission from the Zoning Officer, Dave Taylor, regarding the proposed use of the property. Mr. Camburn clarified the use of the property will be manufacturing, some storage, and a small office.

10. The applicant will comply with the Development/Financial Security Agreement.

Motion was made by Mr. Apple, seconded by Mr. Hansen and carried unanimously to recommend Preliminary/Final plan approval for the Coleman Investment Properties land development plan contingent upon Mr. Wynn's engineering review letter dated February 1, 2019. There was no public comment.

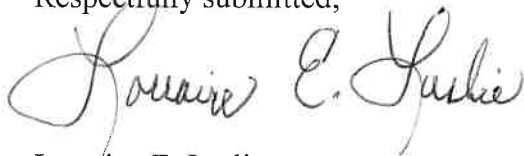
4. PLANNING: None.

5. ORDINANCES: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY: None.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: None.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Hansen and carried unanimously, the February 18, 2019 Hilltown Township Planning Commission meeting was adjourned at 7:55 PM.

Respectfully submitted,



Lorraine E. Leslie

Township Manager/Treasurer

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