

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARY SCHEDULED MEETING  
MONDAY, FEBRUARY 25, 2019**

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 Ken Bennington, Supervisor James Groff, Township Manager Lorraine Leslie, Township Engineer C. Robert Wynn, Township Solicitor Stephen Harris, Chief of Police Christopher Engelhart, and Finance Director Marianne Egan.

Solicitor Harris stated, normally, the public comment for items that are not on the agenda is at the end of the meeting, however, a public comment session for Tabora Farms will be upfront for ½ an hour. Public comment is up to 3 minutes per speaker. Mr. and/or Mrs. Torrice can speak for 6 minutes and Hilltown residents can speak for the remainder of time, for up to 3 minutes per speaker. Mr. Harris continued to state the Torrice's are permitted to continue in business, as it is run today, until this is resolved. He has been in contact with their lawyer with issues regarding some of the events that needs to be clarified, and he is hopeful they will be able to resolve the matter without any additional litigation. The court rules state the appeal needed to be filed within 30 days, or the right to do that would be lost. To keep things under discussion, the Township filed an appeal, but they are hopeful they will be able to work out the issues going forward. In addition, the Zoning Hearing Board analyzed the use issues. The code issues have been postponed until after the use issues have been resolved. Mr. Harris continued to state anyone speaking needs to identify themselves by name and address. Solicitor Harris stated public comment will also be at the end of the meeting.

Patricia Torrice, 1104 Upper Stump Road, Chalfont (Hilltown), spoke in support of Tabora Farms.

Caleb Torrice, 1104 Upper Stump Road, Chalfont (Hilltown), spoke in support of Tabora Farms.

Ben Jarnutowski, 130 Upper Church Road, Chalfont (Hilltown), spoke in support of Tabora Farms.

Charles Lomax, 700 Dublin Road, Hilltown, spoke in support of Tabora Farms.

Jean Bolger, 324 Route 152, Perkasie (Hilltown), spoke in support of Tabora Farms.

Seth Torrice, 1220 Upper Stump Road, Chalfont (Hilltown), spoke in support of Tabora Farms.

Susan Aman, 1406 Township Line Road, Chalfont (Hilltown), spoke in support of Tabora Farms.

Tim Robinson, 1934 Broad Street, Dublin (Hilltown), spoke in support of Tabora Farms.

Steve Paillard, 28 Harvest Lane, Perkasie (Hilltown), spoke in support of Tabora Farms.

Rochelle Thompson, 710 Telegraph Road, Silverdale (Hilltown), spoke in support of Tabora Farms.

Bobby Petrangelo, 203 Schoolhouse Road, Sellersville (Hilltown), spoke in support of Tabora Farms.

Chairman McIlhinney announced a 5 minutes recess at 7:35 P.M. The meeting reconvened at 7:40 P.M.

1. ANNOUNCEMENTS: None.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
  - a) Minutes of the January 28, 2019 Board of Supervisors Meeting
  - b) Bills List – February 12, 2019
  - c) Bills List – February 26, 2019
  - d) Financial Statement – January 31, 2019

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 as written. There was no public comment.

4. CONFIRMED APPOINTMENT: None.
5. LEGAL:
  - a) Yoder ZHB Application: Solicitor Harris stated Raymond Yoder filed an application for a variance from a side yard setback for a garage. The Board of Supervisors do not wish Solicitor Harris to attend the hearing.

6. PLANNING:
  - a) Coleman Investment Properties Preliminary/Final Land Development: Mr. Wynn provided a copy of the architectural drawings and a letter from Environmental & Remediation in regard to the clean up on the site in 2017. The Planning Commission recommended Preliminary/Final plan approval since there no longer were any plan issues. Mr. Scott Camburn, Urwiler and Walter, Inc., was in attendance along with the applicants, John and Tyler Coleman, Coleman Investment Properties. Mr. Camburn presented the project located at 330 Progress Drive which consists of an existing 18,000 sq. ft. manufacturing building and a proposed 26,950 sq. ft. manufacturing building on the same property. The proposed building will be serviced by the existing driveway and 24 proposed parking spaces. The building will be serviced by public water and sewer from Telford Boro Authority. Mr. Camburn discussed Mr. Wynn's February 1, 2019 review letter noting that the applicant will comply with all items. Mr. Coleman discussed the soil

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remediation that was done on the property noting Penn Environmental & Remediation certified the results and no other remediation was needed. Mr. Wynn stated the applicant will provide a capital contribution for waived street improvements. Also, since they do not meet the 50% for shade trees, and if it is impossible to plant the 91 trees required on their site, they will donate the funds to the Township for tree installation. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to grant conditional Preliminary/Final land development plan approval for Coleman Investment Properties contingent upon the items contained in Mr. Wynn's review letter dated February 1, 2019. There was no public comment.

7. ENGINEERING:

a) Riparian Corridor Reforestation Bids: Mr. Wynn stated bids were received for the riparian corridor reforestation for the Township property located on Township Line Road. The bid was advertised in Penn Bid and nine bids were received. The low bidder was ArcheWild in the amount of \$36,036.00 for the base bid, \$7,371.00 for Alt 1, for a total bid amount of \$43,407.00 for 2,600 trees to be planted. Mr. Wynn noted much of the cost is from a grant that the Township received and funds the Township received from an industrial site that could not plant all the reforestation trees that they were required to plant. Mr. Wynn also noted there is a one-year maintenance guarantee so trees that do not survive the first year will be replaced twelve months later. Motion was made by Supervisor Bennington, and seconded by Supervisor Groff, to award the Riparian Corridor Reforestation contract to ArcheWild in the amount of \$43,407.00. Public Comment: Tony Saldutti, 37 N. Chapman Road, Doylestown (New Britain) questioned the Board of Supervisors vote for paying to plant trees but asked Tabora to remove trees. Solicitor Harris stated Tabora expanded the parking lot without getting the appropriate permits and the appropriate stormwater management. As he understands, in order to put in the stormwater management that would support the expansion of the parking lot, they would have to remove some trees. Solicitor Harris stated everyone in Pennsylvania is required to comply with the Pennsylvania Stormwater Management Act. The motion was unanimously approved.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) Scott Drumbore – H&K – Requesting for extension of hours for March for 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

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the hours of 6:30 pm to 6:30 am, Monday through Saturday, between March 1, 2019 and March 31, 2019, excluding holidays, for the PennDOT projects per their letter dated February 18, 2019. Motion was made by Supervisor Groff, and seconded by Chairman McIlhinney, to grant the extension of hours for the month of March for the Concrete and Asphalt Plant at the Skunkhollow Quarry per their letter dated February 18, 2019 with the exception of striking the part in the letter in regard to "and/or private customers." The motion passed 2-1 with Supervisor Bennington having the opposing vote. There was no public comment.

b) Pennridge Community Day: Ms. Leslie stated the organizers of Pennridge Community Day are once again asking the Township for a donation. Pennridge Community Day will be held on July 7, 2019 in Lenape Park. In years prior, the Township has donated \$100.00 and provided Police services for the event. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to continue the donation process of contributing \$100.00 to Pennridge Community Day. There was no public comment.

10. SUPERVISOR'S COMMENTS: Supervisor Groff asked Ms. Leslie for the man hours and equipment costs of the recycling center to decide whether to continue with the recycling center or make changes. Supervisor Groff stated Perkasio Borough has a Safe Zone area that has camera coverage where residents can go if there is an issue with dropping off children in a custody dispute or the private selling of items. Chief Engelhart stated Hilltown Police Department already does this in front of the Township Building and there is camera coverage.

11. PUBLIC COMMENT: Solicitor Harris stated the meeting will continue with Public Comment and added the motion approving the appeal was included in the minutes that were approved this evening and will be on the website tomorrow.

Billi Kunz, 4930 Tall Cedar Court, Pipersville (Plumstead), spoke in support of Tabora Farms.  
Lisa Grasse, 133 Upper Church Road, Chalfont (Hilltown), spoke in support of Tabora Farms.  
Erin Torrice, 1220 Upper Stump Road, Chalfont (Hilltown), spoke in support of Tabora Farms.  
Rich Franklin, 12 N. Valley View Road, Line Lexington (Hilltown), spoke in support of Tabora Farms.

Anthony Petrucci, 900 Upper Stump Road, Chalfont (Hilltown), spoke in support of Tabora Farms.  
Melissa Healy, 124 Griffith Court, Perkasio (Hilltown), spoke in support of Tabora Farms.  
Anita Whalen, 507 Upper Church Road, Perkasio (Hilltown), spoke in support of Tabora Farms.  
Vince Vesci, 124 Griffith Court, Perkasio (Hilltown), spoke in support of Tabora Farms.  
Kim Kelly, 247 Creek Road, Doylestown (New Britain), spoke in support of Tabora Farms.

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Jay Wildemore, 977 Upper Stump Road, Chalfont (New Britain), spoke in support of Tabora Farms.

Michael Dominick, 5145 Barness Court, Doylestown (Buckingham), spoke in support of Tabora Farms.

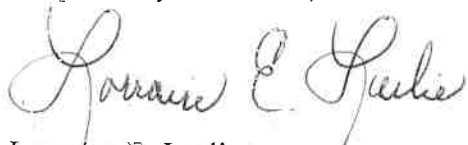
Mary Egan, 5 Florence Circle, Sellersville (Hilltown), did not speak in support of Tabora Farms.

Holly Olson, 452 N. Main Street, Sellersville (Sellersville Boro), spoke in support of Tabora Farms.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, the February 25, 2019 Hilltown Township Board of Supervisors meeting was adjourned at 8:30 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).