

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARY SCHEDULED MEETING
MONDAY, SEPTEMBER 26, 2016**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:09 PM and opened with the Pledge of Allegiance. Also in attendance were Vice-Chairman Kenneth Bennington, Supervisor James Groff, Township Manager Donald D. Delamater, Chief of Police Christopher Engelhart, Township Solicitor Stephen Harris, and Township Engineer C. Robert Wynn.

1. ANNOUNCEMENTS: Chairman McIlhinney stated there was an executive session prior to the meeting to discuss legal matters.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
 - a) Minutes of the August 22, 2016 BOS Meeting
 - b) Bills List September 13, 2016
 - c) Bills List September 27, 2016
 - d) Financial Report August 31, 2016
 - e) Notification for 2017 Minimum Municipal Obligation (MMO)

Supervisor Bennington questioned Mr. Delamater if the MMO's were close to the amount as last year. Mr. Delamater stated he will check with Lorraine Leslie. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to accept and approve items a) through e) on the Consent Agenda. There was no public comment.

4. CONFIRMED APPOINTMENT:
 - a) Steve McGowan – Fence Easement – Mr. McGowan, 113 Nettles Lane, was present to request the Board of Supervisors to grant an encroachment into a township held stormwater easement for the placement of an aluminum fence with non-locking gates on either side of the easement to allow Hilltown Township free access at any time. The reason for the placement of the fence is issues with the neighbors allowing their dogs to run free in their yard along with them acting aggressively toward his family and leaving waste in the yard. Chairman McIlhinney stated they have permitted this in the past to other homeowners to go into the easement area as long as the fence is removable and if the township has to go into the area with equipment, they are not going to repair everything that the owner may or may not put there. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize Solicitor Harris to prepare the easement document to allow Mr.

McGowan to install the specific fence mentioned and as required by the Home Owners Association. There was no public comment.

b) E. Shane Myers – Junior Councilor Position – Mr. Shane Myers was in attendance to describe the Junior Councilor position which he participates in at Souderton Borough in hopes that Hilltown Township would also like to participate in. The program provides high school juniors and seniors across the Commonwealth an opportunity to learn about and actively participate in borough government by being appointed to a one year, non-voting term. Mr. Brooke Rush, 732 East Creamery Road, stated he just met Shane and was totally impressed by someone that young being that interested in doing something for their community and, if given the opportunity, he knows there are other people who would love to be involved with something like this in Hilltown Township. The Supervisors thanked Mr. Myers for speaking at the meeting.

5. LEGAL: Solicitor's Report:

a) Bamboo Ordinance 2016-003 to be considered for adoption – Solicitor Harris stated Ordinance 2016-003 has been discussed for the past year and was advertised for adoption. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, to adopt Bamboo Ordinance No. 2016-003. There was no public comment.

6. PLANNING:

a) A&T Subaru Access Revision – Mr. Wynn stated Cheryleen Strothers, Cowan Associates, Inc. is in attendance representing A&T Subaru. The applicant received a waiver of submission of land development plans for a proposed auto repair and detailing building located on Bethlehem Pike across the street from the A&T Subaru Dealership. Subsequent to the waiver of land development, PennDOT required relocation of the driveway access which is now proposed via the existing access to Bethlehem Pike from the neighboring property recently purchased by AF Partnership. Ms. Strothers stated they are still working with Bob Wynn in regards on how to do the deeds of the right-of-way of Bethlehem Pike since there is no definitive delineation of the township line between West Rockhill Township and Hilltown Township and how to do a metes and bounds description of the Hilltown portion versus the West Rockhill portion. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to accept the revised A&T Subaru access revision contingent upon Mr. Wynn's

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review letters dated September 19, 2016 and September 20, 2016. There was no public comment.

b) Bethel Subdivision – Preliminary Plan – Mr. Wynn stated Gia Raffaelli, Esq. was in attendance to present the Bethel Subdivision preliminary plan. The Planning Commission conditionally recommended the project in March of 2016. The project proposes an eleven lot single family detached dwelling subdivision with access via extension of the public street, Conner Way, from within Perkasio Borough. Ordinance 2016-002 was adopted by the Board of Supervisors which permits an impervious surface ratio of 0.42 on individual lots for Use B-3 in the CR-1 Zoning District so the plan now complies with the impervious surface requirements. The applicant revised their plan to also comply with the amendment to the subdivision ordinance which requires new developments to design the stormwater water management system for all of the future impervious surface. The site will be served by Perkasio Regional Authority for water and sewer. Ms. Raffaelli reviewed Mr. Wynn's letter dated September 7, 2016 noting the engineering comments will all be complied with and they have already been speaking with the Borough and the Township in regards to the legal documents and easements. Perkasio Borough will also maintain the streets and snow removal until such time the roadway gets extended to Callowhill Road. Ms. Raffaelli reviewed the requested waivers in detail stating the open space will be mowed once per year and they will provide four red oak canopy trees at the perimeter of the open space as a means of delineation. In regards to the slight encroachment of an existing garage, if the applicant and the adjoining property owner agree on the method to resolve the encroachment, a lot line adjustment must be accomplished concurrent with the subdivision plan approval, including recordation of Deeds of Conveyance/Consolidation. Ms. Raffaelli stated Connor Way is the name of the road that extends within Hilltown Township for the proposed development within Perkasio Borough and Sienna Way is the proposed name of the cul-de-sac in Hilltown Township. The applicant is providing passive open space and will contribute the fee-in-lieu for the eleven lots. Chairman McIlhinney stated he does not believe that mowing the open space area once a year is adequate. Mr. Wynn stated he will check the subdivision ordinance if mowing should occur when the grass reaches 12" high and whatever the ordinance states is what should be done. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, to grant preliminary plan approval for the Bethel Subdivision contingent upon Mr. Wynn's review letter dated September 7, 2016. There was no public comment.

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7. ENGINEERING:

a) Rickert Road Culvert – Mr. Wynn stated the bids for the Rickert Road culvert came back high for the second time so they investigated the possibility of using corrugated metal pipe under the road that comes with a 75 year life span and is cost effective. DEP will allow them to put in a pipe as long as they sink it below the grade. No action was taken.

b) Vehicle/Traffic Ordinance – Mr. Wynn stated the draft Vehicle/Traffic Ordinance which shows updated snow emergency routes, speed limits, traffic control signals, vehicle weight limits, parking prohibitions, stop intersections, stop except right turn intersections, truck traffic prohibited, and brake retarder restrictions is ready to be advertised. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to advertise Vehicle/Traffic Ordinance #2016-004 for adoption at the October 10, 2016 Board of Supervisors meeting. There was no public comment.

c) Estates at Hilltown Development Agreement Extension – Mr. Wynn stated Toll Brothers requested a one year extension to complete the required improvements for the Estates of Hilltown Subdivision per their letter dated September 19, 2016. Motion was made by Supervisor Bennington, second by Supervisor Groff and carried unanimously to grant the one year extension to September 19, 2017 for the Estates at Hilltown Development to complete the required improvements. There was no public comment.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) Scott Drumbore – H&K – Requesting for extension of hours for October of the Concrete and Asphalt Plant at the Skunkhollow Quarry – 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 October 1, 2016 and October 31, 2016, excluding holidays, for the PennDOT projects per their letter dated September 16, 2016. Motion was made by Supervisor Groff, and seconded by Chairman McIlhinney, to grant the extension of hours for the month of October per their letter dated September 16, 2016 with striking the part in the letter in regards to private customers. The motion passed 2-1 with Supervisor Bennington having the opposing vote. There was no public comment.

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b) Schedule 2017 Budget Hearings – Township Manager Donald D. Delamater discussed possible dates for the 2017 budget hearings. It was decided to proceed with the budget hearing on Wednesday, October 26, 2016 at 5:00 PM. The second budget hearing will be held on Monday, November 14, 2016 with the anticipated adoption of the 2017 budget on December 12, 2016.

10. SUPERVISOR'S COMMENTS: None.

11. PUBLIC COMMENT: None.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Motion was made by Supervisor Bennington, seconded by Supervisor Groff, and carried unanimously, for the September 26, 2016 Hilltown Township Board of Supervisors meeting to adjourn at 7:55 PM and was reopened with a motion by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize Mr. Delamater to attend the auction for the Morrison property and to make a bid up to the appraised value. There was no public comment. Upon motion by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, the September 26, 2016 Hilltown Township Board of Supervisors meeting was adjourned at 8:00 PM.

Respectfully submitted,



Donald D. Delamater
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).