

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MEETING
MONDAY, AUGUST 8, 2016**

The regularly scheduled work session 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, Township Manager Donald D. Delamater, Chief of Police Christopher Engelhart, and Township Solicitor Stephen Harris. Supervisor James Groff was absent.

1. ANNOUNCEMENTS: Chairman McIlhinney stated there has not been an executive session since the last meeting.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
 - a) Minutes of the July 25, 2016 BOS Meeting
 - b) Financial Report July 31, 2016
 - c) Bills List August 9, 2016

Motion was made by Supervisor Bennington, seconded by Chairman McIlhinney, and carried unanimously to accept and approve items a) through c) on the Consent Agenda. There was no public comment. Chairman McIlhinney announced that they are going to go out of order on the agenda this evening.

5. NEW BUSINESS:
 - a) Catalyst Outdoor Presentation – Hilltown Outdoor, LLC: Mr. Rob DeGoria, Vice President of Development for Catalyst Outdoor was present to give a presentation in regards to a variance request/special exception that was submitted in May of 2016 for a monopole billboard located at Montgomeryville Cycle Center on Bethlehem Pike. Mr. DeGoria stated they are the second largest digital signage network in the mid-Atlantic region and locally owned and operated in Newtown Square, PA with the focus on quality over quantity. The presentation consisted of three designs: Monument Structure, Primary Use Structure, and Urban Experimental Display. Mr. DeGoria gave several examples and descriptions of Monument signs from Westtown Township and Concord Township. Site specific information for the vertical installation monument sign is as follows: it is the smallest of the three signs and a total of 379 square feet, the LED width is 12 ½ feet, and the LED height just under thirty feet. It would be placed ten feet from the road with planter boxes (maintained by Catalyst), Township identification if the

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Township so chooses, and on premise signage included in the package. The overall height to the peak is 42 ½ feet. The example of the Primary Use Structure sign was from Lower Oxford Township with the sign matching the roof line and colors of the barn with planter boxes, lighting, etc. A site specific traditional monument sign given for the cycle center match the roof line, colors, and fence of the cycle center, and is a total of 480 square feet. The overall length of the structure is 48 feet, overall height is 24 feet, and the building height is 35 feet. It includes planter boxes, ornamental lighting, on premise signage to highlight the business, and landscaping (maintained by Catalyst). A site specific example of a spectrum of design using a deconstructed silo was provided including plantings, steel support, and on premise signage with a total of 435 square feet, width of 14 ½ feet and a height of 30 feet, with an overall height of 48 feet. Renderings of the Urban Experimental Design from the Reading Terminal Market and Pennsylvania Convention Center were provided and not meant for municipalities.

The design unique to Hilltown Township would provide a constant communication platform for community information; public safety information, weather alerts, road closings, school closings, community events, and fire safety information. Local non-profit organizations can use the board any time at no cost. 100% of the design, maintenance, and insurance are incurred by Catalyst.

Mr. DeGoria stated the contract is 29 years, 11 months and if there is a new tenant, the new tenant would pick up the rest of the contract. It was clarified by Solicitor Harris that the goal would be to come to an agreement to support a revised ZHB application to approve a sign that is mutually agreeable to the Cycle Center, Catalyst, and the Township. Solicitor Gregg Adelman stated there are several ways to accomplish this; a written settlement agreement that gets court approval, a zoning amendment, and an agreement that is mutual between the three parties. The best route to pursue would be a formal agreement which is approved by the court. It would get treated just like a Zoning Heard Board with a public notice and copies of the agreement sent out to all parties that may be affected. The sign gets turned off at 11:00 PM or 11:30 AM and goes back on at 6:00 AM. Emergency messages and/or amber alerts, etc. can be put up in a matter of seconds by Catalyst. These messages can be frozen for an extended amount of time. Depending on what the contract states, messages can be repeated at once every 3 minutes, 5 minutes, 10 minutes, etc. Township messages and non-profit messages will get repeated once every 2 minutes.

Several comments by the Board of Supervisors was the Monument Sign was the most attractive, several types of shrubs should be planted, and Hilltown Township should be at the top of the sign instead of the current located shown on the presentation. Chairman McIlhinney and Supervisor Bennington agreed they liked the first choice the best at 15 second intervals. Mr. DeGoria

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stated they have no time table and are going to continue to do research to reach a consensus with the property owner and the tenant.

b) Lomax Private Cemetery: Attorney Ed Wild, Benner and Wild, was in attendance along with Charles Lomax, to seek feedback from the Supervisors in regards to the July 2016 zoning application that was submitted for a private cemetery for the Lomax family located at 620 Dublin Road that was informally discussed back in June/July of 2015. Mr. Wild stated the property is situated on approximately 52 acres which adjoins the Pearl S. Buck Estate, private burial is a permissive use under the State regulations, and it is only for family members. Series of conditions consists of: 400' x 400' (4 acres) centered in the middle of the property, maximum of 20 persons, and Dr. Lomax will be first person to be buried on the site. The supervisors agreed the burial area is too large. It was noted by Mr. Harris for the applicant to put together a sketch plan that shows the reduced burial area, benches, a fountain, etc. so they can see the concept of the project. Mr. Lomax stated the thought is to have it like the space where Pearl S. Buck is buried. Mr. Wild stated he will put together a sketch plan and come back at a work session. The Zoning Hearing Board application may have to be amended and the Lomax family would like to do this in a friendly and cooperative way.

4. UNFINISHED BUSINESS:

a) Discussion of the Bamboo Ordinance: Supervisor Bennington stated he thought this item was put to bed but the landowner contacted him to see the bamboo that is infringing on his property. Supervisor Bennington stated although he appreciates the fact that people are allowed to grow bamboo on their property, he also has a concern for the encroachee not be encroached in their space so there has to be some way that they can protect the encroachee. One hundred foot buffer is too much but he is looking at 5 or 10 feet off of the property line. Chairman McIlhinney is looking at 40 feet. Chairman McIlhinney stated if a resident plants something that they know is a product that will infringe on the neighbor's property eventually, unless it is cut back, then they will be responsible to pay for it to be removed and not the neighbor's responsibility. Supervisor Groff had stated he is looking at 15 to 20 feet. Solicitor Harris stated the draft he put together is 40 feet from the property line. The discussion was tabled until all of the Supervisors are present.

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6. SUPERVISOR'S COMMENTS: None.

7. PUBLIC COMMENT: Wally Rosenthal stated the digital billboard was a fabulous idea and will bring Hilltown Township into the modern age and put Hilltown Township on the map. Supervisor Bennington asked about the placement of the sewer lines in front of his property.

8. PRESS CONFERENCE: None.

9. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Chairman McIlhinney, and carried unanimously, the August 8, 2016 Hilltown Township Board of Supervisors Meeting was adjourned at 8:25 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).