

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARY SCHEDULED MEETING  
MONDAY, MARCH 28, 2016**

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 Kenneth Bennington, Supervisor James Groff, Township Treasurer Lorraine Leslie, Chief of Police Christopher Engelhart, Township Solicitor Peter Harris, and Township Engineer C. Robert Wynn.

1. ANNOUNCEMENTS: Chairman McIlhinney stated there was an executive session prior to the meeting to discuss legal and real estate matters. Chairman McIlhinney also stated the Board met on March 24, 2016 to discuss legal and real estate matters.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
  - a) Minutes of the February 22, 2016 BOS Meeting
  - b) Minutes of the Special Meeting, March 2, 2016
  - c) Financial Report February 29, 2016
  - d) Bills List February 24, 2016 – March 11, 2016
  - e) Bills List March 16, 2016 – March 24, 2016

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

4. CONFIRMED APPOINTMENT:

a) Beverly Slifer – Historical Society – Disposition of the Musselman Barn – Ms. Beverly Slifer, President of the Historical Society, was in attendance to discuss the disposition of the Musselman Barn located adjacent to the Civic Park. Ms. Slifer contacted Mike Heart from Heartland Restoration and Demolition who gave a cost of \$8,000 to demo the building if he can bury the masonry and stones from the first floor. If he has to cart away the masonry and stone, it would be \$1,000 extra. If the Township wants to lay the stone for him to get his equipment in, that would be fine. If Mike Heart has to lay the stone, it would be \$1,000 extra. Out of the goodness of his heart, when he demolishes the building, he would be going through and checking out the logs, the wood, the hardware, etc. and picking out anything good enough for the Historical Society to re-build something. Dave Kirkpatrick will build something and utilize

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approximately 10-20 of the community service workers from the Bucks County parole system. In addition, Ms. Slifer stated she got contacted by a production company from Lehigh County called Daymarks Production. The demolition would be filmed along with the bringing of the good log to the homestead, and the re-building of something at the homestead. They are also filming other Historical Society buildings along with two other properties. Ms. Slifer stated she would hope any kind of Township fees would be dropped if this demolition goes through since Mike Heart is giving a reduced price. Supervisor Bennington questioned the timing. Ms. Slifer stated filming begins on May 7, 2016 at the homestead and may take three months. Daymarks Production supply a historian, archeologist, metal detectors, ground penetrating radar, and camera drones. Mr. Wynn stated a demo permit may be required since it is not residential and it may require E&S approval from the County. Chairman McIlhinney questioned if Mr. Heart will take up the stone if he provides it. Ms. Slifer said he will if the Board wishes him to take it up. Chairman McIlhinney asked if there are any designated logs that are suitable for whatever use the Historical Society wishes, can they just be set aside and Mr. Heart just go in and push the building over since it is only 600 sq. ft. Ms. Slifer stated she does not know how Mr. Heart would be doing the demo but he would inspect the logs as they are taken down to see if there is any deterioration. Chairman McIlhinney stated it is a lot of money to take down a 600 sq. ft. building that is partially falling down. Mr. Wynn stated Mr. Heart gave him a price of \$6500 to just knock it over. After discussion it was decided that Mr. Heart will coordinate directly with the Township. Mr. Wynn stated the project does not have to go out on bid because it is under \$10,000. The price that was given is also to take the fence away. Motion was made by Supervisor Bennington, seconded by Supervisor Groff, and carried unanimously to not to exceed \$9,000 for Heartland Restoration and Demolition to coordinate with the Township, take down the Musselman Barn, to provide the stone, and complete the project by July 31, 2016. There was no public comment.

5. LEGAL: Solicitor's Report: Solicitor Harris stated there is not a solicitor's report this evening.

6. PLANNING:

a) Coulter Subdivision (Minor) – Mr. Wynn stated an extension for the project was received until May 31, 2016. The applicant will be going back to the planning commission to discuss the extent of improvements along the frontage of his property.

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b) Alloy & Stainless Fasteners Phase II (Final) – Mr. Wynn stated phase II of the project is the building in the back. Phase I of the project has been accomplished. Mr. Wynn discussed his review letter dated February 9, 2016 and stated the Planning Commission recommended final approval. Mr. Scott McMackin, P.E., Cowan Associates was present to answer any questions in regards to the project and stated the legal descriptions will be filed and the Financial Security Agreement will also get completed. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to grant final Phase II approval for Alloy & Stainless Fasteners contingent on Mr. Wynn's review letter dated February 9, 2016. There was no public comment.

c) Bethel Tract Subdivision (Preliminary) – Mr. Wynn stated no one was present representing the Bethel Tract Subdivision. The Planning Commission recommended preliminary approval of this project subject to the individual lot impervious surface complying with Township Ordinances through either a Zoning Ordinance amendment approved by the Board of Supervisors, Zoning Ordinance variance from the Zoning Hearing Board, or revising the plan to enlarge the lots for compliance. Mr. Wynn stated the plan requires action by May 22, 2016. Chairman McIlhinney asked Mr. Wynn to see if they will grant an extension so the Board can go through the process of amending the ordinance to correct the deficiency. No action was taken.

d) Dublin Agway Land Development (Preliminary/Final) – Mr. Wynn stated Solicitor Wild requested that the Dublin Agway Land Development plan not be discussed and would like to come back next month. Solicitor Wild granted an extension for the project through May 31, 2016. No action was taken.

e) SLDO Amendment – Mr. Wynn discussed the draft of the subdivision ordinance which cleans up various sections of the ordinance which was recommended for approval by the Planning Commission along with another addition to require that on smaller lot residential developments, the stormwater management system be designed for the maximum impervious surface permitted on all of the individual lots. Mr. Wynn stated many of the changes are minor such as the change in the datum, submission of one print and a PDF copy of the plan set on a compact disk, superpave wearing course, parking on one side of the street, designation of a snow emergency street, traffic control, signs, the change in the word "thermoplastic", and the

requirement that root barriers be installed along sidewalks at each street tree. Mr. Wynn stated the stormwater ordinance also might have to be amended. Mr. Wynn will revise the ordinance with the stormwater management system addition and present it to the Board at a later date. No action was taken.

7. ENGINEERING:

a) Rickert Road Culvert – Mr. Wynn stated early last fall he placed an ad for the bid for the Rickert Road Culvert and the low bid was \$75,000 which was too costly. All bids were rejected. Mr. Wynn would like to go out on bid again for the project. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize Mr. Wynn to re-bid for the Rickert Road Culvert. There was no public comment.

b) Fairhill School Road Culvert – Mr. Wynn stated last December the endwall of the culvert collapsed. The culvert is in extremely poor condition. Mr. Wynn would like authorization to start to look into the cost of replacement of the culvert. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize Mr. Wynn to look into the design costs and construction costs to replace the Fairhill School Road Culvert. There was no public comment.

c) Mill Road Culvert – Mr. Wynn stated the Mill Road Culvert is severely deteriorated and in need of replacement. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize Mr. Wynn to look into the reconstruction of the Mill Road Culvert. There was no public comment.

d) Estates at Hilltown Subdivision – Mr. Wynn stated per the correspondence from Toll Brothers dated March 9, 2016, they are requesting an extension in the time to complete improvements and dedication of the public improvements this year and get it done by the end of the summer. Chairman McIlhinney suggested sufficient escrow be kept until such time the lots are developed, a new builder would put up a portion of escrow, and then a portion of the original escrow could be refunded. Mr. Wynn stated he would make the suggestion. No action was taken.

8. UNFINISHED BUSINESS: None.

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9. NEW BUSINESS:

a) Request from the BOS for Appraisal (Browning) Open Space – Chairman McIlhinney stated the Board needs approval for an appraisal for open space by Mr. Browning. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously for Mr. Browning to perform two appraisals on the property. There was no public comment.

b) Approval from the BOS for advertising for the 2016-001 Paving Project – Chairman McIlhinney stated approval is needed from the Board of Supervisors to advertise for the 2016-001 paving project for 168,012 square yards of single coat and 13,334 square yards of double coat. Chairman McIlhinney stated the advertisements are for March 30, 2016 and April 5, 2016. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to approve the advertisement for the 2016-001 paving project on March 30, 2016 and April 5, 2016. There was no public comment.

c) Scott Drumbore – H&K – Requesting for extension of hours for April 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 April 1, 2016 and April 30, 2016, excluding holidays, per their letter dated March 14, 2016. Motion was made by Supervisor Groff, and seconded by Chairman McIlhinney, to grant the extension of hours for the month of April per their letter dated March 14, 2016 with the exception of granting the extension for private customers. The extension is granted for the Turnpike Commission and PennDOT for their projects only and not for private customers. The motion passed 2-1 with Supervisor Bennington having the opposing vote. There was no public comment.

d) Barb Matkowski-Civic Association-Requesting donation from the Township for the fireworks at the Civic Park and also inquiring about Movies in the Hilltown Park this summer – Barb Matkowski stated she is also on the scholarship committee and they will interview eight high school seniors and award four \$1,000 scholarships. In order to raise their money, they are starting their planning for Community Day and is asking the Board of Supervisors for their help with the fireworks in the amount of \$3500 from Pyrotecnico. Ms. Matkowski also questioned if the committee would be able to put a banner across the road. Last year the banner was put on posts because one year the hanner and the wind wreaked havoc with the electrical wires and

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people lost their electric. It was noted the Township has a banner for Community Day and they will locate it and the Township will take care of putting it up and taking it down. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to pay up to \$3500 for the firework display for Community Day. There was no public comment. Sara Prebis discussed the possibility of having Movies in the Park at the Civic Park and doing one or two movies in the summer time in June and July. The estimated cost for the screen and projection is approximately \$350 per movie. Renting the movies will cost anywhere between \$300 - \$500 per movie. To offset some of the cost they would sell drinks and snacks and possibly get some sponsors and a donation from the Township. There was discussion about the lighting in the park and possibly getting temporary lighting from the fire companies. Chairman McIlhinney asked to bring more information to the Supervisors concerning the movies and come into the Township to check the schedules for the use of the park and fields.

10. SUPERVISOR'S COMMENTS: Supervisor Bennington questioned the status of the Bamboo Ordinance. Chairman McIlhinney stated it is still being reviewed by the Solicitor.

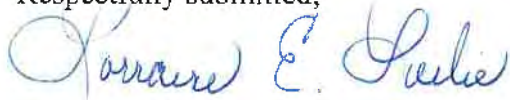
11. PUBLIC COMMENT:

a) Hans Sumpf, President of Deep Run Valley Sports, invited the Supervisors on opening day which is April 16, 2016, 9:00 AM and also invited the new manager, Donald Delamater. Mr. Sumpf also questioned if some of the fee-in-lieu money goes to Park and Rec for items that were discussed earlier. Chairman McIlhinney stated they have Park and Rec fees to cover these things.

12. PRESS CONFERENCE: No members of the press were present.

13. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Groff, and carried unanimously, the March 28, 2016 Hilltown Township Board of Supervisors Meeting was adjourned at 7:58 PM.

Respectfully submitted,



Lorraine E. Leslie  
Township Treasurer

(\*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).