

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, August 27, 2012**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Barbara A. Salvadore at 7:04PM and opened with the Pledge of Allegiance.

Also present: John B. McIlhinney, Vice-Chairman
James C. Groff, Supervisor
Richard C. Schnaedter, Township Manager
Christopher E. Engelhart, Chief of Police
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
Lynda S. Seimes, Township Secretary

A. ANNOUNCEMENTS:

1) The Supervisors are seeking Township residents interested in serving on the following volunteer boards:

- One vacancy on the Planning Commission.
- Five vacancies on the newly created Park and Recreation Board.

Interested individuals should complete and submit an Advisory Board Application or contact the Administrative office for additional information about these positions.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. CONSENT AGENDA:

- Minutes of the July 23, 2012 Supervisor's Meeting.
- Bills Lists dated August 14, 2012 and August 28, 2012.
- Financial Report for month of July 2012.
- Notification of Sketch Plan Staff Meeting for Mike and Felisha Arinsburg.
- Solicitor's Report for August 27, 2012.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to accept and approve the Consent Agenda items as listed above. There was no public comment.

D. CONFIRMED APPOINTMENTS:

1) Mrs. Lisa Charlesworth, 1204 Revere Drive – Request to install fence within Township Easement – Mrs. Charlesworth is seeking authorization to install a fence through a

Township easement in the rear of their property. As others have done in her neighborhood, Mrs. Charlesworth is willing to have removable, non-permanent black aluminum fencing installed in the event that Township access to the easement is ever necessary in the future.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to approve the request of Mr. and Mrs. Charlesworth to install a fence within the easement at the rear of their property at 1204 Revere Drive (TMP #15-057-013), with the condition that removable sleeve-type fencing be used so that the Township has easy access to the easement should it be necessary; and to require that it be the financial and physical responsibility of the property owner to repair any damages that may occur during access to said easement. There was no public comment.

E. PLANNING – Mr. C. Robert Wynn, Township Engineer –

1) Bolton's Farm Market Land Development Waiver Request – The Planning Commission unanimously recommended waiver of land development conditioned upon resolution of items contained in the August 10, 2012 engineering review.

Mr. Scott Mease of Mease Engineering was in attendance along with his client, Ms. Torrey Bolton, to request consideration of waiver of land development submission for expansion of the Bolton Farm Market. The applicant proposes to construct a 59.5 ft. by 65 sq. ft. retail store addition, 15 ft. by 30 ft. greenhouse, and associated parking on the 30.69 acre parcel located along the south side of Rt. 113 in the RR District. The site is currently in Agricultural (A1) and Agricultural Retail (A7) use, and contains three ponds in the central portion of the site. The site is served by on-lot water and on-lot sewage disposal facilities.

The applicant requests that the Supervisors consider a complete waiver of, or a reduction in the amount of the Stormwater Capital Fund Fee for this agricultural use. According to the Capital Fund Fee Calculation as contained in the current Fee Schedule, the required Stormwater Management Capital Fund Fee is \$3,499.00, which is calculated as \$750.00 plus \$.50 per square foot of impervious surface over 2,000 sq. ft. Lengthy discussion took place.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to grant waiver of land development submission to the Bolton's Farm Market Land Development, pending completion of all outstanding items as noted in the engineering review dated August 10, 2012, including submission of the required Stormwater Management Capital Fund Fee in the amount of \$3,499.00. There was no public comment.

2) Hilltown Walk Subdivision (aka: Guttman Tract) – The Planning Commission unanimously recommended conditional final plan approval to the Hilltown Walk Subdivision located on Greeu Street, conditional upon completion of all outstanding items as contained in the August 13, 2012 engineering review.

Mr. Karl Janetka, the applicant's engineer, along with Mr. Vince DeLuca and Mr. Tom Doyle, was in attendance to discuss the plan. Mr. Janetka advised that the applicant is willing to comply with all conditions of the August 13th engineering review letter. The plan has been revised to propose the extension of an 8" water main through the site and properties southeast of the site, including current and future Township-owned open space for ultimate connection to the existing public water facilities located at the intersection of Rt. 152 and West Creamery Road.

Supervisor McIlhinney questioned the applicant's proposal to run the public waterline through Township open space, noting that the Board of Supervisors had not granted permission to do so. Supervisor Groff explained that coordination for the proposed route was done in conjunction with the Hilltown Authority and that once a final route is determined, it will obviously be reviewed by the Supervisors. Supervisor McIlhinney was concerned about the promises made to surrounding property owners with failing sewer systems, and are looking to the developer to bring the sewer lines to the area. Supervisor Groff commented that the sewer line route has not changed; and only the proposed public water line has been revised to provide for fire protection, as well as service availability. Mr. Janetka believes that there are waterline stubs that will end at the road, as well as a public sewer force main along the frontage of the property on Green Street, which would provide service to the properties with failing systems across the street and on Maregan Drive. Supervisor Groff maintains that the proposed route for the waterline is better for fire protection to the proposed development and the entire Green Street area of existing homes. Lengthy discussion occurred.

Motion was made by Supervisor Groff to grant conditional final plan approval to the Hilltown Walk Subdivision, pending completion of all outstanding items as noted in the August 13, 2012 engineering review, with the caveat that the design for the easement through the Township's open space be reviewed by Mr. Wynn and approved by the Board of Supervisors. Prior to a vote, public comment was heard.

Public Comment:

1) Mr. Mark Little requested clarification as to which specific properties along Green Street would be permitted to tap into the public sewer line. Mr. Janetka provided that information by pointing it out on the plan.

There was no further public comment.

Chairperson Salvadore seconded the original motion. Supervisor McIlhinney was opposed. Motion carried. There was no public comment.

F. ENGINEERING – Mr. C. Robert Wynn, Township Engineer –

1) Draft Zoning Ordinance Amendment – The draft Zoning Ordinance Amendment forwarded with cover correspondence dated August 20, 2012 was discussed. This Zoning Ordinance amendment addresses nursery use, cellular towers, communications facilities, fences and terraces in yards, and most importantly, complies with the Federal Fair Housing Act to address concerns raised with the Community Development Block Grant project for 2012.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to authorize Mr. Wynn to forward the above noted Zoning Ordinance amendment to the Bucks County and Hilltown Township Planning Commissions for review. There was no public comment.

Solicitor Grabowski mentioned two other proposed Zoning amendments the Board had briefly discussed several months ago – one with respect to an update of the provisions on resource recovery and one with respect to private prisons. Supervisor McIlhinney also recalls that the Board wished to amend the SALDO to address aerial plan submissions for major subdivisions, to require neighbor notification for all major subdivisions, to revise the record plan requirement to eliminate all but one Mylar copy, and to require electronic copies of all plans. Discussion took place.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to direct Mr. Wynn to begin preparing an Ordinance to amend the Zoning Ordinance to address the additional items as listed above, and also preparing amendments to the Subdivision/Land Development Ordinance to address all items as discussed above. There was no public comment.

2) Olesky Sanitary Sewer Request – Correspondence dated Aug. 15, 2012 was received requesting that the Township authorize public sewer connection to the parcel at 1008 Spur Road (TMP #15-23-3) to the Hatfield Township Municipal Authority located near the intersection of County Line Road, and Township Line Road (the latter street being the border between Franconia and Hatfield Townships).

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to direct Mr. Wynn to authorize the Hatfield Township Municipal Authority to provide public sewer connection to 1008 Spur Road (TMP #15-23-3) as discussed. There was no public comment.

3) Mill Road Bridge – McCormick Taylor has advised that an engineering time extension was needed until August 31, 2013 for Part II design (final) of the bridge and adoption of a PennDot Resolution was required to begin the lengthy selection process for an engineering firm to provide inspection/construction oversight services. Discussion took place.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to grant an extension until August 31, 2013 for Part II design (final) of the Mill Road Bridge project as noted above. There was no public comment.

The Board unanimously agreed tabled the adoption of the PennDot Resolution for the selection process of an engineering firm for the Mill Road Bridge project.

G. UNFINISHED BUSINESS:

1) Municipal Building Roof Repair/Replacement – At the July 23rd meeting, Mr. Horan of Kimmel Bogrette outlined the options for the bid specifications for the replacement of the municipal building roof. After lengthy discussion, the Board of Supervisors chose the following:

- Flat Roof Option #3 (High) w/30-year warranty - Est. cost of \$31,130-\$35,700.
- Peak Portion Option #1 – Est.cost of \$51,000-\$93,000.

It was noted that the Asphalt, dimensional “Slate Look” shingles would add approximately 10%-15% to Option #1 for the Asphalt Peak portion of the roof. Further, the bid specifications would include an Ice and Water Dam in lieu of base sheet. Specifications would be bid with the Prevailing Wage Option, as well as without that option.

Mr. Schnaedter advised that approximately \$85,000 was budgeted for this project, and that additional funds could also come from the Capital Projects Fund if necessary.

Supervisor McIlhinney suggested that the Board have the opportunity to review the bid specifications once they have been prepared and prior to advertisement.

H. NEW BUSINESS:

1) H&K Quarry – Request for Extension of Operating Hours – months of August and September 2012 – Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to authorize the extension of hours of operation of the H&K Quarry for the months of August (retroactively) and September 2012. There was no public comment.

2) 2013 Community Development Block Grant Funding – Mr. Schnaedter plans to attend a mandatory CDBG worksession tomorrow, which is required if a municipality intends to apply for funding. It was noted that until all 2012 CDBG funds have been expended, which in Hilltown’s case has not yet occurred (Conestoga Way paving project), the municipality is ineligible to apply for 2013 funding. Mr. Wynn explained Hilltown’s difficulty in applying for 2013 funding since there are no more roadways that require paving in the qualifying area of the Township. Further, in 2012, he understands that Bucks County struggled with awarding funding

to road projects, and that most of the funding was awarded to volunteer, handicapped or elderly organizations located within the moderate to low income areas of the various municipalities. At that time, Mr. Wynn was advised that funding awards for road projects would become even more difficult in the future. Discussion took place. Mr. Schnaedter will report back after attending the worksession as to what other types of projects, if any, the Township might consider for 2013.

3) Ashland Meadows Subdivision – Crosswalk Design Change Request – The applicant, Toll Brothers, sought authorization to construct the crosswalks in the Ashland Meadows Subdivision utilizing imprinted asphalt. Discussion took place.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to authorize the crosswalk design change to imprinted asphalt in the Ashland Meadows Subdivision, subject to style and color approval by the Board of Supervisors. There was no public comment.

I. SUPERVISOR'S COMMENTS:

1) Supervisor Groff asked the status of the police vehicles that had been authorized for purchase. Chief Engelhart advised that the vehicles have been ordered, and we are awaiting delivery.

J. PUBLIC COMMENT: None.

K. PRESS CONFERENCE: There were no members of the press in attendance.

L. ADJOURNMENT: Upon motion by Supervisor Groff, seconded by Supervisor McIlhinney, and carried unanimously, the August 27, 2012 Hilltown Township Board of Supervisors meeting was adjourned at 8:09PM.

Respectfully submitted,


Lynda Seimes
Township Secretary

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