

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, March 26, 2012**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Barbara A. Salvadore at 7:00PM 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 Township Administrative offices will be closed on Friday, April 6th for Good Friday, and on Tuesday, April 24th for Election Day.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. CONSENT CALENDAR:

- Minutes of March 12, 2012 Supervisor's Meeting.
- Bills List dated March 27, 2012.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to approve the Consent Calendar as noted above. There was no public comment.

D. CONFIRMED APPOINTMENTS:

1) Kirk Tract Subdivision Inquiry – Mr. Ed Murphy, legal counsel for the applicant, was in attendance representing DeLuca Homes. The previously approved Kirk Tract Subdivision is located at Upper Stump Road and Skunkhollow Road. Due to today's economic climate, the applicant is seeking the Board's consideration for changes to several design elements on the approved plan:

- The potential elimination of the waterline that fronts the site on Upper Stump Road as well as a small section of waterline that fronts the site on Skunkhollow.
- The elimination of individual water services that are to be located along the waterline extension on Broad Street.

Supervisor Groff suggested these two requests be reviewed by the Hilltown Water and Sewer Authority for their recommendation. Discussion took place. Supervisor McIlhinney did not feel it was necessary, noting that the plan was approved with all of these requirements by the Board of Supervisors at the time for a reason. Chairperson Salvadore agreed.

- The elimination of the full width overlay on those roads disturbed by the waterline extension – in lieu of the full width overlay, the applicant would propose to permanently restore those areas that are in fact disturbed by the installation of the waterline.
- The elimination of the widening and full overlay along Upper Stump Road and Skunkhollow Road.

Mr. Wynn advised that the two above noted items are required by Ordinance, and are recommended for completion by the Director of Public Works.

- The replacement of a 4 ft. by 10 ft. culvert with two 48 inch RCP pipes with end walls on Skunkhollow Road.

Supervisor McIlhinney noted that two 48 inch pipes would not carry the same volume as a 4 ft. by 10 ft. culvert, and he would be opposed to altering this requirement.

After a brief discussion, Supervisor McIlhinney and Chairperson Salvadore stated that they were unwilling to reconsider the conditions of the prior plan approval for the Kirk Tract Subdivision.

2) Consider Request for approval to construct fence in easement - Hilltown Ridge Subdivision – Mrs. Allison Snyder of 1244 Revere Drive was in attendance to request authorization to construct a fence in the easement that runs through her property, as has been done for several of her neighbors in the past. Mrs. Snyder is proposing an open picket-style fence that would not impede the flow of water. Discussion took place.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to grant approval for a fence to be constructed at 1244 Revere Drive (TMP #15-056-011) in the stormwater easement 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 the easement. There was no public comment.

E. ENGINEERING – Mr. C. Robert Wynn, Township Engineer --

1) Regency at Hilltown – Mr. Ed Murphey, the applicant's legal counsel was in attendance to present the plan along with Mr. Dave Anderson of Toll Brothers, and the

applicant's engineer, Mr. Paul Boettinger. Mr. Wynn's most recent review dated March 16, 2012 was discussed.

At their meeting of Oct. 17, 2011, the Planning Commission unanimously approved a motion recommending conditional preliminary plan approval of the Regency at Hilltown. Subsequently, the plan has been revised to address various engineering/design issues contained in the prior engineering review and has been submitted for consideration by the Board. The latest review period extension requires action by May 1, 2012. Mr. Wynn's review notes that the site layout shown on the current plan is identical to that shown on the prior plan.

Supervisor McIlhinney inquired as to when the proposal was revised from the previous developer's originally proposed on-site water and sewer plant, which translated to roughly \$10 million dollars worth of improvements, to the scenario of extending public water and sewer to serve the site. Supervisor Groff explained that upon review of the costs involved with running and maintaining an on-site plant with all of the new effluent criteria, the Hilltown Authority determined that it would be more cost effective and sensible to extend public water and sewer to the site. This scenario will provide adequate sewer capacity to serve the site and will also allow for sufficient capacity to also address any failing systems along the Rt. 313 corridor. Supervisor Groff further noted that the hardness of the water and the arsenic levels in wells in that area made this option far more feasible. It is Supervisor Groff's professional opinion that the ultimate goal of serving the site for water and sewer has been achieved in an even better way than originally proposed. Supervisor McIlhinney disagreed, noting that the Board of Supervisors never had the opportunity to express their opinion on the change. He is upset that the Township is not getting the benefit of a sewer plant constructed at the cost of the developer to serve not only the site in question, but failing systems along Blue School Road as well.

Discussion took place regarding the requested waivers. Mr. Murphey advised that there have been conversations with Mr. Wynn regarding the range of the financial contributions in-lieu-of certain public improvements. Toll Brothers is in agreement with a contribution in-lieu-of frontage improvements, however the only uncertainty would be PennDot's specific requirements with respect to roadway improvements, which could potentially affect the in-lieu-of contribution to the Township.

With respect to Item #9 of the review, Mr. Murphey advised that the applicant has agreed to install the traffic signal at the Rt. 113/Minsi Trail intersection however they would request that installation be deferred until submission of the 150th building permit application. During discussions with the prior developer, Supervisor McIlhinney recalls that there were suggestions that a second traffic signal be installed at either the Minsi Trail/Rt. 313 intersection or the Blue School Road/Rt. 313 intersection. Mr. Murphey cited applicant's Traffic Impact Study, which only contemplates a traffic signal at Rt. 113 and Minsi Trail.

Mr. Murphey advised that the applicant has agreed to provide dedication of land suitable for park and/or recreational use on the opposite side of Minsi Trail from the site. There have been discussions with the Township staff about satisfying the public recreational facilities requirement by offering to absorb the cost of an off-site improvement such as the Welcome House Road box culvert project at an estimated cost of approximately \$300,000.00. Supervisor McIlhinney reminded Mr. Murphey that the former developer, McGrath Homes, had offered the Township a donation of \$10,000.00 per unit, which would total well over \$2 million dollars in contributions. Mr. Murphey stated that Toll Brothers has no intention of providing a monetary donation of that magnitude.

Supervisor McIlhinney expressed concern that Castle Valley, who is the Authority's engineer, is doing the design work for the offsite sewer and waterlines. Supervisor Groff explained that the Authority wants the off-site water main and offsite forcemain for the sewer line done correctly to their specifications, which is why Castle Valley is completing that work.

Motion was made by Supervisor Groff, and seconded by Chairperson Salvadore to grant conditional preliminary plan approval to the Regency at Hilltown Land Development, pending satisfactory completion of all outstanding items as noted in Mr. Wynn's March 16, 2012 engineering review. Supervisor McIlhinney was opposed. Motion carried: 2:1. There was no public comment.

2) Pearl S. Buck International Land Development Waiver Request – This plan was tabled since no representatives for the applicant were present.

3) Holly Farms Subdivision – Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to accept completion of the improvements and commencement of the 18-month maintenance period for the Holly Farms Subdivision as noted in Mr. Wynn's correspondence dated March 21, 2012. There was no public comment.

F. NEW BUSINESS:

1) Award Bids #2012-1 – Installation of Bituminous Seal Coat and Bid #2012-2 – Schoolhouse Road Paving Project – Bids for both projects were opened on March 21, 2012, with the following results:

Bid #2012-1 – Bituminous Seal Coat:

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| (1) | Dosch King Emulsions, Inc.
Whippany, NJ | \$95,259.00 |
| (2) | Asphalt Maintenance Solutions, LLC
Center Valley, PA | \$98,631.00 |

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| (3) | Midland Asphalt Materials
Bloomsburg, PA | \$152,583.00 |
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Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to award Bid #2012-1 for Bituminous Seal Coat to Dosch King Emulsions, Inc. in the amount of \$95,259.00. There was no public comment.

Bid #2012-2 – Schoolhouse Road Paving:

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| (1) | Blooming Glen Contractors
Blooming Glen, PA | \$119,046.18 |
| (2) | PK Moyer and Sons
Earlington, PA | \$133,771.95 |
| (3) | James Morrissey, Inc.
Philadelphia, PA | \$136,446.00 |
| (4) | Gore-Con, Inc.
Doylestown, PA | \$137,591.40 |
| (5) | Lehigh Valley Paving
Hellertown, PA | \$138,509.88 |
| (6) | Kehoe Construction
Bridgeport, PA | \$151,027.50 |
| (7) | Hale Built
Easton, PA | \$163,303.20 |
| (8) | Horgan Brothers
Harleysville, PA | \$231,229.71 |

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to award Bid #2012-2 for the Schoolhouse Road Paving Project to Blooming Glen Contractors in the amount of \$119,046.18. There was no public comment.

2) Consider H & K Quarry Request for Extended Hours of Service – Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to approve the H&K Quarry's request for extension of hours of operation for the concrete batch plant and/or asphalt batch plant between the hours of 6:30PM and 6:30AM, Monday through Friday, between April 2, 2012 and April 30, 2012. There was no public comment.

G. SUPERVISOR'S COMMENTS:

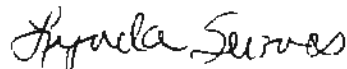
1. At Supervisor Groff's request, Mr. Wynn provided a status report of the investigation into extending the Pleasant Meadows walking trail by connecting it to Perkasic Borough's existing walking trail near Walnut Street. Additionally, Mr. Schnaedter and Mr. Wynn hope to provide the Board with a feasibility study of obtaining easements and the probable construction costs to connect the two paths in the very near future.

H. PUBLIC COMMENT: None.

I. PRESS CONFERENCE: There were no questions from the reporters present.

J. ADJOURNMENT: Upon motion by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously, the March 26, 2012 Hilltown Township Board of Supervisors meeting was adjourned at 7:58PM.

Respectfully submitted,


Lynda Seimes
Township Secretary

(*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).