

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, March 28, 2011
7:00PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:02PM and opened with the Pledge of Allegiance.

Also present: Barbara A. Salvadore, Vice-Chairperson
James C. Groff, Supervisor
Christopher S. Christman, Township Manager
William E. Wert, Asst. Manager/Director of Parks, Recreation and Open Space
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 Board met in Executive Session prior to this meeting for informational purposes.

2. A Public Hearing has been advertised for 7:30PM this evening to consider the adoption of an Ordinance amending Section 153-13, Schedule 2 of the Traffic Ordinance to impose the maximum speed limit of 35 mph on Chalfont Road; and to include a stop intersection on South Perkasio Road at Callowhill Road, both eastbound and westbound to provide for a four-way stop intersection.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. CONSENT CALENDAR:

- Minutes of the February 28, 2011 Supervisor's Meeting.
- Bills Lists dated March 14, 2011 and March 29, 2011.
- Financial Report dated February 28, 2011.

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

D. CONFIRMED APPOINTMENTS:

1. Mr. Robert Showalter – Schoolhouse Candies/Hall Property – Mr. Showalter was in attendance along with Mr. Don Hall and Mr. Mike Elinich owner of Schoolhouse Candies, to discuss a conceptual plan for the possible expansion of the Schoolhouse Candies property located at the corner of Rt. 113 and Telegraph Road. A power point presentation was provided

showing other commercial properties from Silverdale Borough to Blooming Glen along Rt. 113 and Telegraph Road, including Hawkeye's Tavern, which is located directly across the street from the candy store.

The applicant's concept plan includes two new single family lots of approximately 1.2 acres each, both of which would have frontage on Rt. 113 but are proposed to take access through a shared driveway from Telegraph Road. The Hall property would be reduced to approximately 1.8 acres, and the Schoolhouse Candies property would be enlarged from 3/10ths of an acre to approximately 1.3 acres to contain the existing historic structure, a 33 space parking lot, and a new proposed retail space of 1,950 sq. ft. constructed in barn-like architecture in keeping with the surrounding neighborhood.

The Schoolhouse Candies property is currently served by a septic system and the Hall property is served by Individual Spray Irrigation System. Mr. Hall advised that the owner of Hawkeye's Tavern is also interested in a possible rezoning of the site and connection to public sewer to eliminate the very expensive pump and haul situation that site currently experiences. Mr. Showalter advised that public sewer is available to these properties via an existing low pressure sewer system in Telegraph Road. He further commented that public water is available to the south on Telegraph Road, and was to be extended by the Elliott Building Group to serve their property, Pond View Estates, located on the opposite corner of Rt. 113 and Telegraph Road. Chairman McIlhinney recalls that the Elliott Building Group had previously been before the Township with a sketch plan for a mixture of residential and office/commercial lots, which was not very well received. Mr. Showalter concurred, and noted that due to financial difficulties, it is anticipated that the Elliott property will be sold in the near future.

It is Chairman McIlhinney's personal opinion that the tax advantages the Township could realize from commercial and/or office/retail development from this particular location should be encouraged. At Supervisor Groff's behest, Mr. Showalter explained the reasoning for the three items of zoning relief required – Rezoning of Lot #1 (Schoolhouse Candies) to VC; a variance to allow for 25 ft. front yards; and a variance to allow for 25 ft. side yards.

Mr. Wynn noted that the Hall property was part of the former Balco Subdivision, which contains a deed restriction against further subdivision of Lots #1 and #2, and was imposed in exchange for waivers of street improvements at the time of the subdivision. Solicitor Grabowski also cautioned the Board to consider whether or not the rezoning of this parcel would be considered "spot zoning." Lengthy discussion occurred.

The applicant will contact surrounding property owners, including the Elliott Building Group, to solicit their interest, and will submit a sketch plan for review by the Planning Commission.

E. PUBLIC HEARING: Chairman McIlhinney recessed the regularly scheduled meeting at 7:30PM and entered into the advertised Public Hearing to consider the adoption

of an Ordinance amending Section 153-13, Schedule 2 of the Traffic Ordinance to impose the maximum speed limit of 35 mph on Chalfont Road; and to include stop intersection on South Perkasio Road at Callowhill Road, both eastbound and westbound to provide for a four-ways top intersection.

Public Comment: None.

Supervisor's Comments: None.

Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to **adopt Ordinance #2011-1, amending Section 153-13, Schedule 2 of the Traffic Ordinance to impose the maximum speed limit of 35 mph on Chalfont Road; and to include a stop intersection on South Perkasio Road at Callowhill Road, both east and westbound to provide for a four-way stop intersection.** There was no public comment.

*7:32PM - Chairman McIlhimey adjourned the advertised Public Hearing and reconvened the regularly scheduled meeting of March 28, 2011.

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

1. Our Lady of Sacred Heart Church (Zoning District Revision) – Mr. Robert Showalter, the applicant's engineer, along with Mr. Mark Fazio of Sacred Heart Church, was in attendance to present the plan to amend the zoning map to revise portions of the site located in the RR District to the VC District. This proposal was recommended for approval by a majority of the Planning Commission. Mr. Wynn's review dated January 19, 2011 and the Bucks County Planning Commission review dated February 2, 2011, were discussed.

Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to authorize the preparation of an Ordinance to amend the zoning map to revise portions of the Our Lady of Sacred Heart Church property from the RR District to the VC District for final review by both the Hilltown and Bucks County Planning Commissions; and then to authorize the advertisement of said Ordinance for Public Hearing by the Board of Supervisors at a public meeting. There was no public comment.

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

1. Pileggi Land Development – Stormwater Management Improvements Maintenance Period Expiration – Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to accept completion of the 18-month maintenance period for the Pileggi Land Development, based on the final site inspection (03/22/11), and pending satisfactory completion of the three items listed in correspondence dated March 23,

2011 from Mr. Wynn's office (landscape replacement, installation of revegetative netting and resist erosion). There was no public comment.

2. Mill Road Bridge – Time Extension for Engineering Agreement - Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to extend Part 1 of the Engineering Agreement for the Mill Road Bridge until 09/30/11 in order to provide the project team enough time to complete the required coordination with PennDot. There was no public comment.

H. NEW BUSINESS:

1. Authorization for Manager to execute settlement agreement for reimbursement of expenses for Mill Road Bridge Project – Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to **adopt Resolution #2011-12, authorizing Township Manager to execute on behalf of Hilltown Township, all required forms and documents for the purpose of executing a settlement agreement with the PennDot for the reimbursement of funds due to the Township under the terms of the Mill Road Bridge Federal-Aid Bridge Project.** There was no public comment.

2. Stormwater Management Ordinance – Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to authorize advertisement of the Stormwater Management Ordinance as prepared by Mr. Wynn. There was no public comment.

3. Other Ordinance Amendments – Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to authorize the advertisement of the Development/Neighborhood Signs Ordinances; the Landscaping/Street Trees/Buffer Yards/Community Facilities and Open Space Ordinances; and the Forestry Ordinances for Public Hearing at a future meeting. There was no public comment.

4. Solar/Wind/Energy Conservation Systems Ordinance – Mr. Wynn explained that the Ordinance Amendment was recommended for approval by the Planning Commission (6 to 1 vote) with one revision. With respect to Article One, I-12, Paragraph k. which states that no wind system shall be permitted within 300 ft of any floodplain area in the Township, the Planning Commission recommends that the Ordinance be revised to remove the required setback for a wind system from a floodplain.

Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to authorize revision to the draft Solar/Wind/Energy Conservation Systems Ordinance to address the recommendation made by the PC, then to forward the amended draft Ordinance to both the Bucks County and Hilltown Planning Commissions for review, after

which time the Ordinance shall be advertised for public hearing at a future meeting. There was no public comment.

5. Mr. Wert announced that the Township won an award for Excellence in Marketing/Promotional Magazine from the Pennsylvania Recreation and Parks Society for its 2010 recreational brochure. He also announced that he was honored to be elected by his peers to serve as President-Elect of the PRPS, which is a two-year term on the Board of Directors after which time he would then assume the role of President for another two years, and then two years as Past President on the Board of Directors.

6. The 2011 Spring/Summer Recreation Brochure has been mailed to Township residents.

7. The annual Easter Egg Hunt will be held at 10:30AM on Saturday, April 16, 2011 at the Hilltown Civic Park.

8. Appointment to Planning Commission Vacancy – Motion was made by Supervisor Groff, seconded by Supervisor Salvadore, and carried unanimously to appoint Mr. Terry Carnes to the remainder of a 4-year term on the Hilltown Township Planning Commission, with term to expire on December 31, 2014. There was no public comment.

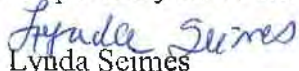
I. BOARD MEMBER COMMENT: None.

J. PUBLIC COMMENT: None.

K. PRESS CONFERENCE: There were no questions asked by the members of the press that were in attendance.

L. ADJOURNMENT: Upon motion by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously, the March 28, 2011 Hilltown Township Board of Supervisors meeting was adjourned at 7:45PM.

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).