

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, December 10, 2007
7:30PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Richard J. Manfredi at 7:30PM and opened with the Pledge of Allegiance.

Also present were: John B. McIlhinney, Vice-Chairman
Barbara A. Salvadore, Supervisor
Christopher E. Engelhart, Chief of Police
Lynda S. Seimes, Township Secretary

A. ANNOUNCEMENTS:

1. The Board of Supervisors met in Executive Session on November 29, 2007 to discuss personnel matters, legal issues and real estate.

2. Due to the Christmas holiday, the next Board of Supervisors meeting has been rescheduled to be held on Thursday, December 20, 2007 at 7:30PM.

3. Chairman Manfredi announced that the FY 2008 Budget will be presented for possible adoption at the December 20, 2007 Board of Supervisors meeting, noting that once again, no tax increase is proposed.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. CONSENT AGENDA:

1. Minutes of the Public Hearing of October 22, 2007
2. Public Works Report
3. Open Space Committee Reports – November and December 2007

Motion was made by Supervisor McIlhinney, and seconded by Supervisor Salvadore to accept the Consent Agenda Items as noted above, pending discussion of the Open Space Committee Reports. Prior to a vote, discussion took place and public comment was accepted.

Supervisor Salvadore advised that the Open Space Committee submitted revised property-ranking criteria for the Board's consideration. Chairman Manfredi noted that the Supervisors discussed this open space issue on numerous occasions, and recalls that it had been decided that the Supervisors would actually identify and rank the properties based upon availability, as well as other factors in the Open Space Plan as deemed appropriate. Therefore, he suggested that the Board accept the Open Space Report as submitted, and take the issue of the revised property-ranking criteria under advisement.

While he felt the Committee's efforts were admirable, Supervisor McIlhinney recalls that the Board of Supervisors had previously superseded those actions by identifying and contacting the owners of 20+ acre properties. The Board agreed to review and discuss the Open Space Committee's revised property-ranking criteria at a later date. Chairman Manfredi stated that the Board anticipates there will be an announcement of acquisition of three other open space properties in the very near future.

Chairman Manfredi explained that the position of Park and Recreation Director has been placed in the 2008 Budget, and if approved, suggested that this individual also be charged with coordinating open space. The Board was agreeable.

Public Comment:

1. Mr. Joe Marino of Redwing Road suggested that the Supervisors contact Mr. Rich Harvey of the Bucks County Open Space Program to determine if the Township would be eligible to receive funds for open space acquisition. The County intends to allocate approximately \$87 million dollars for open space acquisition in the future. Discussion took place.

Motion carried unanimously. There was no further public comment.

D. OLD BUSINESS:

1. Proposed Conservation Management District – Mr. Wynn's correspondence dated December 4, 2007 seeking guidance as to the status of the Conservation Management District Zoning Ordinance Amendment was discussed. Initial correspondence from his office dated July 9, 2007 indicates that there are certain policy issues requiring direction from the Board of Supervisors before proceeding with preparation of an amendment. Discussion of the CMD was tabled at the July 23, 2007 Supervisor's meeting. It was noted that the Conservation Management District is typically established to preserve natural resources, such as steep slopes, forest, agricultural soils, floodplains, wetlands, riparian corridors and stream channels. This type of District also permits a development alternative that is more owner/developer friendly, while still permitting protection of natural resources with the use of flexible sized lots. Under a Flexible Lot provision, lots can be more irregular in shape, width and size in order to take advantage of natural features site-specific to that particular parcel.

Supervisor Salvadore felt that the proposed CMD should be coordinated with the Township Planner with respect to the Village Center, PC-1 and PC-2 Zoning Districts, and suggested that perhaps a joint meeting should be held with the Supervisors and the Planning Commission. Supervisor McIlhinney believes that a joint meeting would be

premature at this point, and suggested that the Supervisors first provide direction to Mr. Wynn with respect to the five points in his July 9th correspondence. He agreed that further discussion with the Township Planner is necessary.

Supervisor McIlhinney further advised that Mr. Wynn's correspondence refers to replacing the Rural Residential District with the Conservation Management District, which he also feels is premature, since the Board has made no commitment to replace the RR district with the CMD district. He has reviewed Mr. Wynn's recommendations, and is leaning toward a combination of two of the five items. Supervisor McIlhinney would support a CMD option that provides flexibility to suit the design as dictated by the land.

Chairman Manfredi has recommended the adoption of a Conservation Management District for the past four years. He explained that the proposed CMD is a result of years of work by the Planning Commission, and as a culmination of the two Land Use Summits, which were held several years ago to discuss and consider conservation and cluster design. Mr. Wynn's correspondence points out that to some, a Conservation Design is politically correct terminology for a Cluster Development, though Chairman Manfredi totally disagrees. However, Chairman Manfredi does agree with Supervisor McIlhinney that the flexible lot design option does make sense, and feels that a hybrid should be developed to incorporate the Board's policy decisions with respect to the CMD. The proposed Conservation Management Design has been reviewed by both the Bucks County and Hilltown Township Planning Commission, and both Commissions have made their recommendations.

Chairman Manfredi agrees that in the future when the Board begins to look at everything in totality, another joint meeting should be held with the Planning Commission. But until that time, he stated that the Board is now ready to begin the process of visioning the Village Center Zoning Districts. Further, he noted that the Board is in the process of reviewing the Commercial District, which would also include the Light Industrial Zoning District. The Board of Supervisors began this review process several years ago, focusing on the Rural Residential District, which is really the subject of what the Planning Commission has been working on for two years. Therefore, it is Chairman Manfredi's opinion that the Board of Supervisors should advise the Planning Commission of their thoughts on this proposed design option once direction has been provided to Mr. Wynn. Chairman Manfredi has always felt that Conservation Design as an option in the Township's Conservation District, which is the Rural Residential District, is very important. Additionally, he strongly believes that flexibility with various lot sizes should be explored and encouraged. Discussion continued.

Public Comment:

1. Mr. Joe Marino of Redwing Road is pleased that the Board is moving forward with this concept, but anticipates that it might become a contentious and controversial issue. The Planning Commission has debated the proposed CMD at great length over the past four years, however Mr. Marino noted that there was never a consensus on the concept; rather there were seven separate different opinions as to what should occur. Personally, Mr. Marino fully supports the conservation design concept, however he does not believe that a conservation design should come at the expense of the landowner. Supervisor McIlhinney agreed.

There was no further public comment.

The matter was tabled for further consideration at the December 20, 2007 Board of Supervisors meeting.

E. SUPERVISOR'S COMMENTS:

1. Chairman Manfredi announced that the Board would meet in Executive Session immediately following this meeting in order to discuss personnel and real estate issues.

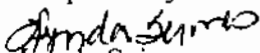
F. PUBLIC COMMENT:

1. Mr. Jim Groff of 1331 Fairhill Road wished to confirm that the Board received his application for one of the vacancies on the Planning Commission. He further apologized for the lateness of submission of the Hilltown Authority Report for this evening's meeting.

G. PRESS CONFERENCE: A conference was held to answer questions of those reporters present.

H. ADJOURNMENT: Upon motion by Supervisor McIlhinney, seconded by Supervisor Salvadore, and carried unanimously, the December 10, 2007 Hilltown Township Board of Supervisors meeting was adjourned at 7:52PM.

Respectfully submitted,


Lynda Seimes

Township Secretary

(*These minutes were transcribed from recordings and are not considered official until approved by the Board of Supervisors at a public meeting).