

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, July 23, 2007
7:30PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Richard J. Manfredi at 7:31PM and opened with the Pledge of Allegiance.

Also present: John B. McIlhinney, Vice-Chairman
 Barbara A. Salvadore, Supervisor
 Kenneth B. Bennington, 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 Board of Supervisors met in Executive Session on July 20, 2007 to discuss personnel, employment matters and litigation.
2. The Board of Supervisors meeting originally scheduled for August 13, 2007 has been cancelled.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. CONSENT AGENDA:

- Minutes of the June 11, 2007 Supervisor's Meeting
- Minutes of the June 25, 2007 Supervisor's Meeting
- Minutes of the July 9, 2007 Supervisor's Meeting
- Bills List dated July 24, 2007
- Solicitor's Report
- 2007 Fire Protection Agreements for Signature – Sellersville, Dublin, Silverdale and Telford Fire Companies

Chairman Manfredi requested that the last item be removed from the Consent Agenda for further discussion.

Motion was made by Supervisor Salvadore, and seconded by Supervisor McIlhinney, to accept the Consent Agenda items, except for the 2007 Fire Protection Agreements for further consideration. Prior to a vote, discussion took place.

Chairman Manfredi does not recall that the Board of Supervisors ever adopted the 2007 Fire Protection Agreements. Supervisor McIlhinney asked if any changes have been

made to the Agreements from previous years. Mr. Bennington advised that only monetary changes have been made. Discussion took place.

Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to adopt the 2007 Fire Protection Agreements for the seven fire companies that serve Hilltown Township.

Public Comment:

1. Mrs. Marilyn Teed of Mill Road asked what is involved with the approval process. Chairman Manfredi explained that since this is an Agreement, the Board must formally adopt it.

Motion to accept the Consent Agenda carried unanimously. There was no further public comment.

D. CONFIRMED APPOINTMENTS: None.

E. LEGAL – Mr. Francis X. Grabowski, Township Solicitor –

1. Harrison/Rosenthal Lot Line Adjustment – Road Frontage Easement Resolution – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to **adopt Resolution #2007-19, accepting the Road Frontage Easement for the Harrison/Rosenthal Lot Line Adjustment.** There was no public comment.

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

1. Hilltown Crossings (Wal-Mart Expansion) Land Development (Preliminary) – At their meeting of July 16, 2007, the Planning Commission unanimously recommended conditional preliminary approval to the Hilltown Crossings Land Development. The approval is subject to completion of all outstanding items as contained within the July 9, 2007 engineering review, and included unanimous recommendation of approval of all waivers requested as contained within Items 1.A, B, C, D, and E of the engineering review correspondence. The recommendation for a waiver of sidewalk installation along Route 309 included a condition that a capital contribution in lieu-of sidewalk installation be deposited with the Township in a manner satisfactory to the Board of Supervisors. Additionally, the approval recommendation is subject to resolution of traffic improvements during the final plan approval stage, including improvements required by PennDot and coordination with Township required improvements such as cartway widening and curb along that portion of the site, which does not currently have a widened right turn lane.

Mr. Steve Wolfson, the applicant, was in attendance to present the plan. Mr. Wynn's most recent review dated July 9, 2007 was discussed.

Mr. Wynn's review notes that the proposed shopping center expansion and restaurant will generate increased sewage effluent, which is proposed to be conveyed and treated by the Hatfield Municipal Authority. Correspondence dated January 29, 2007 from the Hatfield Municipal Authority Solicitor was received indicating that the Authority will not permit any increase in sewer discharges from the Hilltown Crossings Shopping Center without resolving issues currently outstanding with the developer. Additionally, the Authority requires that the amount of additional flow be discussed with the Authority, and requires the developer to deposit additional tapping fees. Mr. Wynn noted that Mr. Kaplan, the applicant's legal counsel, had indicated to the Planning Commission that this issue would be resolved prior to plan recordation.

Mr. Wolfson described a dry ditch that comes from the Baum farm to the rear of the site, travels through the Hilltown Crossings property to the stormwater management basin, and then continues across the basin to the rear of the properties located on Hilltown Pike. Unbeknownst to the applicant, approximately 3 or 4 years ago, an unknown individual with a backhoe cut a swath into the Hilltown Crossings basin, which actually alleviated a great deal of flooding to the homeowners along Hilltown Pike. As a result, the applicant has now incorporated that ditch into the design of the proposed enlarged stormwater basin, which is much larger required for the expansion. In essence, it is Mr. Wolfson's understanding that the basin will become a regional stormwater management basin serving more than just the applicant's property. Further, the basin will now hold a larger volume of water, which will be released at a slower rate than the current smaller basin.

In order to address the increased traffic this expansion will create, Supervisor McIlhinney asked the applicant to consider an additional access to the site from the Hilltown Pike area, which he feels would facilitate better traffic patterns along Rt. 309. Mr. Wolfson stated that based upon the Traffic Impact Study, he would be willing to revise and upgrade the timing issues at the Hilltown Pike/Rt. 309 intersection as well as the remaining four intersections from the Line Lexington area north to Unionville Pike. He would also be willing to partner with the Township and other contributors with a monetary donation toward the Line Lexington Village Center beautification project. Mr. Wolfson reminded the Board that the applicant initially did more than its fair share spending well over \$2 million dollars on road improvements to Rt. 309. Further, other residential and commercial developments in the Line Lexington area have since contributed significantly to the traffic problems along Rt. 309. Mr. Wolfson does not believe it would be economically feasible to consider an additional access from Hilltown Pike. Very lengthy discussion ensued.

Public Comment:

1. Mrs. Marilyn Teed of Mill Road asked where on Hilltown Pike an additional site access could be created. Supervisor McIlhinney referred to an approximately 4-acre property that is currently available in Line Lexington, across from New Galena Road.

With respect to the new basin this is being proposed, Mrs. Teed asked if the water that currently flows under Hilltown Pike would be diverted into the expanded basin. Mr. Wolfson explained that water is currently being diverted into the existing basin.

Mrs. Teed requested explanation of Act 209, which Mr. Wolfson referred to earlier this evening. Chairman Manfredi explained that Act 209 is basically legislation that permits municipalities to collect Impact Fees from developers.

2. Mr. Gene Cliver of Telegraph Road believes that traffic would still filter to Rt. 309, even if a second access were proposed. Supervisor McIlhinney disagreed, stating that motorists would gladly use an alternative access in order to avoid Rt. 309.

3. Ms. Jessica Berrios of Edgewood Drive felt it was a great idea to have a rear entrance to the site, particularly with the expansion to a Super Wal-Mart.

4. Ms. Lori McCauley of Hilltown Pike currently avoids going to Wal-Mart simply due to the traffic issues along Rt. 309, and believes that she would patronize the store more frequently if there was an additional access to the site.

Motion was made by Supervisor Salvadore to grant conditional preliminary plan approval to the Hilltown Crossings (Wal-Mart Expansion) Land Development pending completion of all outstanding items as noted in the July 9, 2007 engineering review. Prior to a vote, discussion took place. Supervisor Salvadore withdrew her original motion.

***8:20PM – Chairman Manfredi recessed the regular meeting of July 23, 2007 at which time the Board entered into Executive Session.**

***8:28PM – The regularly scheduled meeting of July 23, 2007 was reconvened.**

Supervisor McIlhinney asked if the applicant would be willing to participate in the Township's efforts for beautification of the Line Lexington Village through their planning grant, or if they would be willing to provide a voluntary monetary donation toward the traffic signal proposed to be installed at the Hilltown Pike/Township Line Road intersection. After lengthy discussion, Mr. Wolfson agreed to provide \$20,079.00 toward installation of the traffic signal at the Hilltown Pike/Township Line Road intersection, \$20,000.00 toward the planning grant for the Village of Line Lexington,

and \$3,500.00 in lieu-of sidewalk construction to be used at the discretion of the Board of Supervisors toward the Line Lexington Planning Grant, or to be deposited in the Township's Sidewalk Fund.

*Prior to a motion, Mr. Wolfson requested a moment to consult with his professional staff. The meeting continued with the next item on the agenda.

2. Pondview Estates Subdivision – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to authorize correspondence to be sent to the applicant for Pondview Estates (The Elliott Building Group) advising that unless revised plans and documents addressing the outstanding conditions of preliminary plan approval are received by the Township not later than noon on October 1, 2007 for review and consideration by both the Planning Commission and the Board of Supervisors, the current plan submission/documents will be included on the Board of Supervisors agenda on October 22, 2007 for consideration of denial based upon non-compliance with preliminary plan conditions of approval. There was no public comment.

3. Hilltown Crossings (Wal-Mart Expansion) Land Development Continuation – Motion was made by Supervisor McIlhinney, seconded by Supervisor Salvadore, and carried unanimously to grant conditional preliminary plan approval to the Wal-Mart Expansion Land Development, pending completion of all outstanding items as listed in the engineering review dated July 9, 2007, with resolution of street improvements being deferred until the final plan approval stage, and with waiver of SALDO requirements itemized within Items 1.A through E of the July 9th engineering review, subject to the following capital contributions: (a) In lieu-of installation of sidewalks along the frontage of the entire site along Rt. 309, a capital contribution be made to the Township Sidewalk Fund or for Village Planning subject to the discretion of the Board of Supervisors in the amount of \$3,500.00 to be paid at time of plan recordation; (b) A capital contribution at the time of building permit issuance for the Wal-Mart expansion in the amount of \$20,079.00 to Hilltown Township for costs associated with the Hilltown Pike/Line Lexington Traffic Signal installation; and (c) A capital contribution in the amount of \$20,000.00 to Hilltown Township for planning relative to the Line Lexington Village area. There was no public comment.

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

1. Hilltown Chase Subdivision Maintenance Period – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to indicate that the applicant for the Hilltown Chase Subdivision has not successfully completed the 18-month maintenance period, and to direct that the outstanding items as contained within the engineering punchlist dated July 17, 2007 must be accomplished

satisfactorily when weather permits, the improvements of which are guaranteed by a Letter of Credit and cash deposit. There was no public comment.

2. Orchard Hill Subdivision Maintenance Period – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to acknowledge that the maintenance period for the Orchard Hill Subdivision (Sections IV and V), which expired today has not been successfully completed, and to authorize the extension of the 18-month maintenance period to October 23, 2007. There was no public comment.

3. Township Line Road/Hilltown Pike Traffic Signal Status Report – Mr. Wynn's correspondence providing for a status report of the Hilltown Pike/Township Line Road Traffic Signal dated July 16, 2007 was discussed.

Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to authorize Mr. Wynn's recommendation to reimburse \$20,079.00 for the Township Line Road/Hilltown Pike Traffic Signal to the David Cutler Group via issuance of 10+ building permits without requiring the \$2,000.00 per lot contribution that was required of the developer for the recreation/general fund contribution. There was no public comment.

4. Hilltown Ridge/Reserve at Hilltown Subdivision Extension – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to authorize the extension of the deadline for completion of improvements at both the Hilltown Ridge Subdivision and the Reserve at Hilltown Subdivision until January 14, 2009. There was no public comment.

5. Patel I and Patel II Subdivision Extension – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to grant an extension for completion of improvements to the Patel I and Patel II Subdivisions until January 23, 2008. There was no public comment.

6. Chairman Manfredi referred to correspondence from Mr. Wynn dated July 9, 2007 concerning the proposed Conservation Management District. The Board directed that this item be placed on the "Engineering" portion of August 27, 2007 meeting agenda.

7. Discussion took place concerning the status of the proposed Sewage Disposal Ordinance, Cell Tower Ordinance, and the Ordinance to remove B2 and B4 Uses from the VC Zoning District. The Board unanimously agreed that all these Ordinances should be advertised for Public Hearing at the August 27, 2007 meeting.

Public Comment:

1. Mr. Henry Rosenberger of Rt. 113 asked for clarification of a B2 and B4 Use. Chairman Manfredi advised that the B2 Use is Mobile Home Park and the B4 Use is High Density Housing.

H. OLD BUSINESS: None.

I. NEW BUSINESS:

1. Request of Residents of Edgewood Drive to hold neighborhood block party on August 25, 2007 – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to allow use of Edgewood Drive for a neighborhood Block Party on Saturday, August 25, 2007 from 12:00 noon to 8:00PM with a rain date of September 4, 2007, as long as the requirements of Resolution #99-36 are met. There was no public comment.

After discussion, the Board unanimously agreed that existing Resolution #99-36, which provides for regulations and a procedure to seek road closures for a neighborhood block party he revised to incorporate the following:

- List of permitted roadways automatically be updated to add new roads as they become dedicated to the Township.
- Change language to specifically advertise “road closure” instead of “block party/community event.”
- Consider increasing \$50.00 fee for advertisement, and Public Works/Police Department participation.
- Remove the words “Block Party” and insert the words “Community Event.”

The Board directed Mr. Bennington to make the above noted revisions to the Resolution with review by Solicitor Grabowski, and then place the revised draft on the August 27th meeting agenda for review and consideration by the Board of Supervisors.

2. Authorization to advertise for the PennDot Qualified Consultant for the Mill Road Bridge Project – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to authorize advertisement of the PennDot Qualified Consultant for the Mill Road Bridge Project. There was no public comment.

3. Authorization for Spotts, Stevens and McCoy to prepare bid packet for Phase II of Forest Road Park Project and authorization to advertise bids – Motion was

made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to authorize Spotts, Stevens and McCoy to prepare bid packets for Phase II of the Forest Road Park Project, and to authorize the advertisement of said bids. There was no public comment.

Mr. Bennington noted that a Phase I Pre-Construction meeting is scheduled for Friday, July 27, 2007 at 1:30PM with representatives of the Bucks County Conservation District..

4. Authorization to advertise the proposed Bucks County Municipal Waste Management Plan Revision Ordinance – Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to authorize advertisement of the proposed Bucks County Municipal Waste Management Plan Revision Ordinance for Public Hearing at the August 27, 2007 meeting in order to meet the DEP adoption deadline of September 28, 2007. There was no public comment.

5. Discussion of received PADEP correspondence regarding Hatfield Township Municipal Authority coverage area – Solicitor Grabowski's correspondence dated July 16, 2007 was discussed. Solicitor Grabowski recommended that the Board authorize Mr. Wynn to meet with PaDEP to discuss the possible implementation of an Act 537 Plan revision and a separate plan of study that relates to the scope of coverage by the Hatfield Township Municipal Authority. Discussion took place. Supervisor McIlhinney suggested that the Hilltown Authority also review this matter.

The Board authorized Mr. Wynn's attendance at a meeting with DEP representatives to discuss the Hatfield Township Municipal Authority coverage area as outlined in Solicitor Grabowski's correspondence dated July 16, 2007. Due to his experience with DEP, Chairman Manfredi would like to attend the meeting as well.

Public Comment:

1. Mr. Wally Rosenthal of Rosie Lane advised that the Hatfield Municipal Authority services many of the merchants located along Rt. 309. He understands that the Hatfield Authority believes they hold sufficient EDU's to service several additional businesses on the northern end of Rt. 309, though DEP disagrees. If Mr. Rosenthal and his business neighbors are not permitted to purchase additional EDU's from the Hatfield Authority, he wondered if the Hilltown Authority could provide those EDU's.

Chairman Manfredi asked Mr. Rosenthal to hold his comments until the final Public Comment period.

6. Authorize advertisement for Assistant Township Manager position – Motion was made by Supervisor Salvadore, and seconded by Supervisor McIlhinney, to

authorize the advertisement of the position of Assistant Township Manager. Prior to a vote, discussion took place.

Supervisor McIlhinney commented that the Supervisor's recent review of personnel has indicated that the workload would warrant an Assistant Manager.

Public Comment:

1. Mr. Joe Marino of Redwing Road asked what specific job duties currently being performed by the Township Manager might be delegated to the Assistant Township Manager, and wondered what the anticipated salary would be. Supervisor McIlhinney replied that specific duties will be assigned to that position, and that the individual chosen will report directly to the Board of Supervisors. Chairman Manfredi also noted that there will be additional responsibilities assigned to this position, such as staffing the various board and commission meetings.

There was no further public comment. Motion carried unanimously.

7. Consider engaging Robert Pellegrino for Consulting Services – Motion was made by Supervisor Salvatore, and seconded by Supervisor McIlhinney to engage Mr. Robert Pellegrino for Consulting Services. Prior to a vote, discussion took place.

Chairman Manfredi suggested that that a rate of compensation be established not to exceed \$80.00 per hour.

Supervisor Salvatore amended her original motion to include the rate of compensation not to exceed \$80.00 per hour, which was seconded by Supervisor McIlhinney.

Public Comment:

1. Mr. Joe Marino of Redwing Road asked what these consulting services would entail. He has researched this individual and discovered that Mr. Pellegrino earns a \$146,000 per year salary as a full-time Township Manager of Northampton Township, which is a municipality of approximately 40,000 residents. Mr. Marino wondered when and where Mr. Pellegrino would find the necessary time to do consulting work for Hilltown Township. He also asked what specific consulting work Mr. Pellegrino would be charged with, and how many hours at a rate of \$80.00 per hour might be anticipated. It appears to Mr. Marino that the entire issue is open ended with no specific parameters established.

Chairman Manfredi advised that the Board of Supervisors have spent a great deal of time considering employment matters, personnel, and evaluating the administrative

department. Mr. Pellegrino is extremely qualified to consult on personnel and human resource issues, and has an agreement with Northampton Township officials to work up to a certain number of hours per week providing outside consulting services. Chairman Manfredi explained that Mr. Pellegrino's first priority is to thoroughly examine and make recommendations on Code Enforcement/Zoning Administrative practices. The next assignment would be to review the Human Resources Policy, craft job descriptions, and conduct evaluations of tasks employees are currently performing and how those tasks could be done more efficiently.

Mr. Marino does not believe that Mr. Pellegrino should be the individual to craft job descriptions, which are not copy-written, and are fairly standard throughout municipal government. He noted that there is no need to "reinvent the wheel" with respect to job descriptions. Chairman Manfredi commented that Mr. Pellegrino will not only be reviewing job descriptions, but will be studying the processes employees are currently utilizing to determine if there are any efficiencies that could be gained by performing those same tasks in a different way.

Mr. Marino requested that the Board provide the public with periodic status reports of Mr. Pellegrino's progress and the cost involved on a regular basis.

Motion carried unanimously. There was no further public comment.

J. SUPERVISOR'S COMMENTS:

1. Chairman Manfredi has been pursuing arrangements to hold a basketball clinic/camp with Sonny Hill and the John Cheney Basketball Camp. He spoke with representatives of Deep Run, who are very excited about participating. At the present time, it is anticipated that there will be an "All-Star" game held between the Sonny Hill/John Cheney Basketball Team in Philadelphia with a team from either Deep Run, a travel team, or perhaps an all-star team. Then, approximately 2 weeks later, a one-day basketball clinic would be held with a fee of approximately \$40.00.

2. Chairman Manfredi announced that the Board would meet in Executive Session following this meeting to discuss contract and personnel issues, and current litigation.

3. Supervisor Salvatore advised that the final report on Emergency Services would be discussed at a meeting to be held on August 1, 2007.

4. Chairman Manfredi referred to correspondence from the Bucks County Planning Commission dated June 29, 2007 inviting Hilltown Township to participate in the Pennridge Water Resources Plan Study. BCPC would like to inform the Pennridge-

area municipalities about the post-project between the Pennridge Area Coordinating Committee and the Heritage Conservancy. As Hilltown's representative on the PACC, Chairman Manfredi has repeatedly expressed his concern that the organization has no statutory authority to make decisions, and has suggested they consider forming a Council of Governments or enter into an Intermunicipal Agreement in order to lend some legitimacy to the functions and activities of the PACC.

Specific to the Water Resources Plan status, Chairman Manfredi suggested that a summit be held by the Bucks County Planning Commission with the full boards of all the participating municipalities to review, in detail, the net effect that this Water Resources Plan would have. For example, within the Plan itself, there is an Intermunicipal Agency Agreement that each municipality would have to enter into. Chairman Manfredi personally feels that the work of the PACC is tremendous and noted that their motives are well-intentioned, however in order to cast a vote that will eventually result in the adoption of an Intermunicipal Agreement, he believes more discussion must occur.

If the PACC would focus only on water resource issues, Supervisor McIlhinney would be more supportive, however it was his opinion that the PACC has been pushing for regionalization of planning and zoning, which in turn removes the power from individual municipalities. Therefore, Supervisor McIlhinney is unwilling to consider forming a Council of Governments without first drafting a document that would clearly define the terms for this Board's consideration. He would, however, be willing to attend a meeting of the participating communities to hear what is being proposed and to provide individual input.

Supervisor McIlhinney recalls a previous presentation where the PACC encouraged formation of a Council of Governments that would require any member municipality, if they wished to separate from the group, to wait the same number of years as the number of participating municipalities. For instance, if there were ten participating municipalities, it would require ten years before any one municipality could separate from the group. Chairman Manfredi argued that the type of requirement Supervisor McIlhinney referred to would only be put in place if that is the way it was structured and agreed to by the participating communities.

Chairman Manfredi urged his fellow Supervisors to consider supporting this group's formalization by establishing a statutory authority with specific goals, purposes, and missions, which he feels can be accomplished by holding a joint meeting of the full boards of the participating municipalities. Chairman Manfredi suggested that this issue be placed on a future agenda for consideration.

K. PUBLIC COMMENT:

1. Mr. Joe Marino of Redwing Road is opposed to Hilltown Township formally participating in the PACC's Council of Governments. He personally attended several of their meeting and noted that it was comprised of a group of individuals with their own personal agendas that they were trying to forward. Further, Mr. Marino disagrees with taking power away from Townships.

Mr. Bennington explained that the Township was not involved when the PACC was originally formed. The first Hilltown representative to participate was former Supervisor Charlie Grasse and the main focus of the PACC at that time, was pursuing grants for greenways and bike paths. Mr. Bennington was then appointed Hilltown's representative to the PACC, though he never made any decisions or commitments on Hilltown's behalf without first consulting his fellow Board of Supervisors members. He also noted that at the time, he was opposed to a joint Ordinance by the participating municipalities.

Discussion continued. Chairman Manfredi commented that there are three issues for the Board to consider at a future meeting – the PACC Water Resources Protection Plan, the proposal for a partnership with the Heritage Conservancy, and the more global issue of pursuing formalization of the PACC. He strongly believes that communication with the other Pennridge municipalities is a good thing, which is why he feels a more formal structure of the PACC should be considered.

2. Mr. Henry Rosenberger, representative for the Blooming Glen Village Group, introduced Mr. Robert Kearns of New Britain Township, who participates in the Line Lexington Village Group. Mr. Kearns has worked with the Montgomery County Planning Commission for 8 years, and assisted with regional planning in Franconia, Telford, and Souderton. Mr. Rosenberger commented that planning together and working together in that fashion has not been a detriment for those communities, and in fact, has entitled them to receive larger grants as a result of multi-municipal planning. He encouraged the Board of Supervisors to consider being thoughtfully regional, with respect to the PACC.

Mr. Rosenberger noted that the Blooming Glen Village Group, the Hilltown Village Group, and the Line Lexington Village Group have met jointly several times to discuss traffic issues and the protection of village centers, which they hope will be pedestrian-friendly. Before site-specific plans are made for Traditional Neighborhood Development, which in Mr. Rosenberger's opinion would actually supplant a village to a new development similar to what Peddler's Village has become, the three Village Groups hope that the Supervisors will incorporate careful planning and take the wishes of the village residents into consideration. Mr. Rosenberger noted that the Blooming Glen Village Group, along with the Hilltown Village Group and Line Lexington Village

Group, request participation in the planning process, and the work that is being done by the Township's Planner.

Chairman Manfredi asked that Mr. Bennington share Ms. Stern-Goldstein's correspondence concerning the visioning process with Mr. Rosenberger and Mr. Kearns. He noted that the visioning process includes a great deal of community participation, and that all three villages would be a part of that process.

Mr. Kearns asked if the New Britain Township Board of Supervisors have been contacted. Supervisor McIlhinney did speak with one of their Supervisors approximately 6 months ago, who expressed interest in partnering with Hilltown Township when the appropriate time arrives. Supervisor Salvadore noted that the planning grant has not yet been received.

3. Mrs. Marilyn Teed of Mill Road would not support formalizing the PACC if it meant giving up Hilltown Township's authority with respect to planning and zoning, though she would encourage open dialogue with neighboring communities.

Mrs. Teed suggested that the "visioning letter" that Chairman Manfredi mentioned earlier be placed on the Township website.

Chairman Manfredi asked Mr. Bennington to address those points in Mr. Boice's recent correspondence that had not been addressed by Ms. Stern-Goldstein's response letter.

4. Mr. Gene Cliver of Telegraph Road asked if Hilltown Township has a 40 ft. right-of-way on every roadway. Mr. Wynn explained that the legal right-of-way varies from 33 ft. plus, while the ultimate right-of-way is anywhere from 50 ft. to 100 ft., depending on the street classification. Mr. Cliver asked if the Township uses eminent domain to acquire the right-of-way, and if the right-of-way is included in the lot size calculation. Mr. Wynn replied that the property owner actually owns the land, but for purposes of calculating the minimum lot area, it is not included. He explained that the right-of-way may be utilized in the future for public improvements along the street. Discussion took place.

Mr. Cliver questioned the use of stormwater basins, noting that there are four of them located near his home that are on the top of a hill, and he does not understand how those basins could possibly function properly.

Chairman Manfredi suggested that Mr. Cliver contact Mr. Bennington with any additional questions he may have.

5. Mrs. Nancy Boice of Mill Road asked for a status report on curb stops when public water is extended. Solicitor Grabowski explained that the Hilltown Authority intends to incorporate that issue into their specifications, however the Authority and the Board of Supervisors have not yet discussed it.

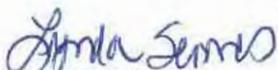
Mrs. Boice takes offense to the "sandwich-style" signs advertising Heritage rental properties at the Rt. 113/Diamond Street intersection, which have been there for well over five years and which she finds to be an eyesore. Chairman Manfredi directed Mr. Bennington and the Zoning Officer to review the Temporary Sign Ordinance, begin enforcement of signs that are not in compliance with the regulations, and then report back to the Supervisors.

With respect to the previously discussed Block Party, Mrs. Boice is not certain that a newspaper advertisement is the best way to advise Township residents of a road closure, and suggested perhaps a sign be posted on Edgewood Drive a week before the event, and that notification be posted on the Township website as well.

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

N. ADJOURNMENT: Upon motion by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously, the July 23, 2007 Hilltown Township Board of Supervisors meeting was adjourned at 10:32PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

(*These minutes are transcribed from tape recordings and should not be considered official until voted upon by the Board of Supervisors at a public meeting).