

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
Monday, April 9, 2007  
7:30PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Richard J. Manfredi at 7:33PM and opened with the Pledge of Allegiance.

Also present were: John B. McIlhinney, Vice-Chairman  
Barbara A. Salvatore, 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. A brief Executive Session was held prior to this meeting in order to discuss the Ray Moyer Conservation Easement.

2. The next regular business meeting of the Hilltown Township Board of Supervisors will be held on Monday, April 30, 2007 instead of April 23<sup>rd</sup> due to the Supervisors and staff member's attendance at the annual PSATS convention in Hershey, PA.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. CONSENT AGENDA – Approvals – Action on the following:

- Approval of the Bills List dated April 10, 2007
- Approval of the Treasurer's Report dated March 31, 2007
- Manager's Report/Public Works Report
- Zoning Hearing Board Report
- Hilltown Fire Company Report

Motion was made by Supervisor McIlhinney, seconded by Supervisor Salvatore, and carried unanimously to accept the Consent Agenda Items A through E, as noted above. There was no public comment.

D. CONFIRMED APPOINTMENTS: None.

E. COMMENDATION AWARD – Chief Engelhart presented a Commendation to Officer Christian Browne and Officer James Browne of the Hilltown Township Police

Department, for their exemplary service using an AED (Automated External Defibrillator) and CPR to successfully resuscitate Hilltown resident Kay Pierce on March 10, 2007. Mrs. Pierce and her family were in attendance. She thanked the Officers and her daughter for their assistance, noting that she owes her life to their quick thinking and persistence.

On behalf of the Board of Supervisors and the residents of Hilltown Township, Chairman Manfredi thanked Officer Christian Browne and Officer James Browne for the job they do on a regular basis. He stated that the Board is very proud of the entire Hilltown Police Department, noting that they are second to none in Bucks County.

F. POLICE CHIEF'S REPORT – Mr. Christopher Engelhart, Chief of Police – Chief Engelhart presented the Police Report for the months of February and March 2007, copies of which are on file at the Township office. The Police Department was recently approved for a grant through a Federal Government program to share equipment, and will be receiving a thermal imaging unit.

The following speed details were conducted:

- March 12, 2007 – 500 block of Blue School Road (45 mph speed limit) – 2 citations issued, with the highest speed clocked at 81 mph.
- March 22, 2007 – 1000 block of Township Line Road (30 mph speed limit) – 19 citations issued, with the highest speed clocked at 68 mph.
- March 28, 2007 – Telegraph Road, near Applewood Drive (35 mph speed limit) – 19 citations issued, with the highest speed clocked at 60 mph.
- April 3, 2007 – Orchard Road near Morgan Lane (35 mph speed limit) – 5 citations issued, with the highest speed clocked at 78 mph.

G. OLD BUSINESS:

1. Girl Scout Troop #2002 Workday at Hilltown Civic Park – April 14, 2007 – As part of the 95<sup>th</sup> anniversary celebration of the Girl Scouts of America, Michelle Lapp of Troop #2002 of Hilltown, made a request of the Park and Recreation Board to participate in “Adopt-A-Park Day/Girls Go Green Program” at the Hilltown Civic Park. During the 2-hour educational program with guest speakers, the Troop will participate in park clean-up, erecting a bluebird house, and minor landscaping.

2. Consideration of Ray Moyer Conservation Easement Agreement – The Township has been actively pursuing easements of agricultural land preservation over the past several years, and has accepted the offer of Mr. and Mrs. Ray and Susan Moyer to acquire an agricultural land preservation easement of 26.99 acres on their property on Rickert Road. The purchase price in the amount of \$404,850.00, was based upon appropriate appraisals that were obtained by the Township according to law.

Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to accept the Ray and Susan Moyer Conservation Easement, conditioned upon all legal necessities being reviewed and accomplished by the Township Solicitor. There was no public comment.

3. T-Mobile Northeast Conditional Use Decision for Approval and Execution – Motion was made by Supervisor McIlhinney, seconded by Supervisor Salvadore, and carried unanimously to reaffirm the Decision of the T-Mobile Conditional Use Hearing held on March 26, 2007. There was no public comment.

4. Direction regarding Rt. 152/Walnut Street Bridge Replacement – Motion was made by Supervisor McIlhinney, seconded by Supervisor Salvadore, and carried unanimously to table the Rt. 152/Walnut Street Bridge Replacement issue for consideration at a future meeting. There was no public comment.

5. Review of Proposed Impervious Surface Ordinance Amendment – Mr. Wynn's correspondence dated April 3, 2007 notes that the proposed Ordinance Amendment would increase the maximum permitted impervious surface ratio for a single-family development within the RR Zoning District from 9% to 12%. The Ordinance also permits the maximum impervious ratio to be increased to 15% after the initial dwelling construction. That is, for all subdivision plans and the initial building permit application for a lot, the lot must be in compliance with the maximum impervious surface ratio of 12%. Upon receipt of the initial use and occupancy permit, the then property and future property owners have an additional 3% (or more if the initial lot construction had an impervious surface ratio of less than 12%) of permitted impervious surface for construction of outbuildings, attached garages, etc.

Motion was made by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously to authorize the proposed Impervious Surface Ordinance Amendment to be forwarded to the Hilltown Planning Commission and the Bucks County Planning Commission for review. There was no public comment.

6. Review of Proposed AQRC Zoning Ordinance Amendment – Motion was made by Supervisor Salvadore and seconded by Supervisor McIlhinney to consider and review the revised draft Ordinance for Age-Qualified Residential Community (AQRC). The Board of Supervisors participated in a discussion and review of the draft Ordinance, which was revised by Mr. Wynn at the direction of the Board at their March 26, 2007 meeting.

Motion was made by Supervisor McIlhinney, and seconded by Supervisor Salvadore to accept the revised draft AQRC Ordinance with the changes marked in red and as discussed this evening. Prior to a vote, public comment was heard.

Public Comment:

1. Mr. Tom Hecker, legal counsel for McGrath Homes, referred to page 2, Item #5, Section 160-23 (9) (a) (2) Maximum Density, which is 2.5 dwelling units per acre based on net buildable site area. He advised that this density would result in the least dense type of AQRC anywhere in Bucks County.

Mr. Hecker referred to page 4, Item (f) General Requirements [5], which should be revised to "Occupancy of units shall be in accordance with the Federal Fair Housing Act and **Pennsylvania** Human Relations Act."

With respect to page 6, Item [3], size of the clubhouse, Mr. Hecker felt that the minimum floor area of 2,100 sq. feet was fine, however he believes that the additional 33 sq. ft. per dwelling unit was a bit excessive. Typically, he noted that it is most often 20 to 23 sq. ft. on the low end, 30 sq. ft. on average, but as high as 40 sq. ft., depending upon density. Supervisor McIlhinney reminded Mr. Hecker that the possibility of other potential uses for the clubhouse, such as on-site physician offices or medical services, had previously been discussed by this Board. That being the case, Supervisor McIlhinney does not believe that the 3 extra square feet per dwelling unit would be wasted. Discussion took place.

2. Mr. Don Strouse of 412 Blue School Road, who is also the Battalion Chief of Dublin Fire Company, referred to Page 8, Section K "Essential and Community Services," and requested that the Board seriously consider designating specific funds to be used for volunteer fire companies, EMS, and the police department. He feels that this type of large community would be a major draw on all emergency services, particularly volunteer fire companies.

3. Mrs. Joan Scholl of Minsi Trail spoke at length about the speed limit on Minsi Trail, which she hopes can be lowered, as well as the number of accidents that have taken place at the intersection of Rt. 113 and Minsi Trail, which she believes has the potential to increase with the construction of the McGrath Homes development. Discussion also occurred regarding the recently renovated bridges on Minsi Trail.

Chairman Manfredi suggested that the issue of speed reduction and traffic safety along Minsi Trail and Rt. 113 be a future agenda item for the Traffic Safety Advisory Committee.

4. Mr. John Alf of 779 Minsi Trail recently noticed a great deal of earth moving activity on the Egly Farm, which is one of the properties involved with the proposed McGrath Homes development.

5. Mrs. Alice Kachline of Mill Road feels the proposed McGrath development is inappropriate for that location, due to the impact on traffic.
6. Mr. Chuck Kulesza of Diamond Street, chairperson of the PC, expressed concern with increased traffic impacting that area, and urged the Board not to increase density from 2.5 to 3.
7. Mrs. Denise Hermany of Rickert Road, member of the PC also cited density and traffic issues.
8. Mr. Richard Scholl of Minsi Trail questioned the timeframe for construction of the McGrath plan, commenting that if 300 homes are built on that site, he may consider moving out of Bucks County.
9. Mrs. Nancy Boice of Mill Road questioned the minimum open space ratio as referred to on page 9. Mr. Wynn assured Mrs. Boice that the ratio has not changed.

There was no further public comment.

Motion was made by Supervisor McIlhinney and seconded by Supervisor Salvadore, to accept the revisions as noted in red to the proposed AQRC Ordinance and to submit it to the Planning Commission, and to be advertised for Public Hearing in the normal manner. Prior to a vote, Chairman Manfredi clarified that both the Hilltown and Bucks County Planning Commission's comments will be reviewed by the Supervisors, and if no changes are made, it will then be authorized for advertisement. Supervisor McIlhinney disagreed on one point, noting that the fact that the Planning Commissions may make additional recommendations has no bearing on the document before the Board this evening. If, when the recommendations from both Planning Commissions are received and the Board chooses to make further revisions, then the Ordinance would not be advertised. Motion carried unanimously. There was no public comment.

#### H. NEW BUSINESS:

1. Motion was made by Supervisor McIlhinney, seconded by Supervisor Salvadore, and carried unanimously to authorize the purchase of fencing for the Telegraph Road recreational field to address the issue of vandalism on the field that is currently being leased by Deep Run Valley Sports Association, with funds in the amount of \$3,900.00 being taken from the Park and Recreation Fund. There was no public comment.
2. Motion was made by Supervisor McIlhinney, and seconded by Supervisor Salvadore, to make the necessary budget modifications to authorize the Township

Manager to purchase the above noted microphones and CD/cassette recorder in the amount of \$949.00 for the CD/cassette recorder and \$1,716.00 for the microphones. Prior to a vote, discussion took place.

Public Comment:

1. Mrs. Alice Kachline of Mill Road asked why the microphones are being replaced. Mr. Bennington explained that the entire sound system is 19 years old, and there have been numerous times when the system failed during Township meetings.

There was no further public comment. Motion carried unanimously.

3. A sketch plan staff meeting will be scheduled with Mr. and Mrs. Jamie Clements to discuss their proposal to construct a 7,000 sq. ft. Children's Educational Fitness building on Cherry Lane, located at the rear of the Super Fresh.

I. SUPERVISOR'S COMMENTS:

1. Chairman Manfredi feels that more attention should be given to the commercial and industrial development growth in the Township. Since he currently chairs the Traffic Safety Committee, and Supervisor Salvadore is actively involved with ambulance and emergency services, Chairman Manfredi suggested that Supervisor McIlhinney chair an adhoc committee dealing with the study of commercial and industrial development growth. The Board was in agreement.

2. Supervisor Salvadore advised that the DCED Report on fire service in Hilltown Township should be received shortly, and noted that the State EMS Study Report is completed and will begin to be reviewed next Monday.

J. PUBLIC COMMENT:

1. Mr. George Egly who owns one of the properties being considered for the proposed AQRC development advised that the earthmoving activity on that site is to remove existing concrete and trash before turning the farm over to McGrath Homes.

2. Mrs. Alice Kachline of Mill Road appreciates the recent installation of a stop sign in her neighborhood and has actually noticed motorists stopping before proceeding with a left turn.

3. Mr. Andy Braun of 1435 Hilltown Pike commented that since the speed limit on Green Street has been lowered, he has not had any vehicles end up in his yard.

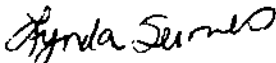
4. Mr. Jim Groff, manager of the Hilltown Authority advised that waterline flushing is scheduled to take place from April 23<sup>rd</sup> through May 2<sup>nd</sup>. Further, the Hilltown Township Water and Sewer Authority is one of the recipients of a \$500,000.00 grant from the Commonwealth of Pennsylvania through Growing Greener.

5. Mrs. Nancy Boice of Mill Road expressed her appreciation for the Township's new website, which she feels is now in a much improved format.

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

L. ADJOURNMENT: Upon motion by Supervisor Salvadore, seconded by Supervisor McIlhinney, and carried unanimously the April 9, 2007 Board of Supervisor's meeting was adjourned at 8:50PM.

Respectfully submitted,



Lynda Seimes  
Township Secretary

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