

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, April 10, 2006**

Prior to their regularly scheduled meeting, the Hilltown Township Board of Supervisors met at 7:00PM in order to publicly interview candidates for vacancies as the Assistant Emergency Management Coordinator, and on the Hilltown Township Open Space Committee.

INTERVIEW FOR ASSISTANT EMERGENCY MANGEMENT COORDINATOR –

1. Mr. Thomas Loudon of Morgan Lane provided a resume and listing of emergency service certifications; copies of which are on file at the Township office. Mr. Loudon is a member of the Silverdale Fire Company and is presently employed as the Fire Marshal of Thomas Jefferson University Hospital in Philadelphia since 1997.

Chairman McIlhinney was impressed with Mr. Loudon's resume and previous volunteer service experience.

Supervisor Salvadore asked if Mr. Loudon, in his professional and volunteer emergency services experience, feels that he is fully qualified to be appointed as the Township's Assistant Emergency Management Coordinator. Mr. Loudon feels that he is fully prepared and as qualified as anyone could be for this position, and noted that he has completed all FEMA training with respect to Emergency Management.

Supervisor Manfredi asked what Mr. Loudon believes he would bring to this position. Mr. Loudon replied that he is a dedicated, hard working individual who takes the issue of public safety very seriously, as evidenced by over 13 years of service as a volunteer fire fighter. Mr. Loudon has secured and administered over \$600,000 in federal and state grants to purchase protective and firefighting equipment for the Silverdale Fire Company, and has had great success with obtaining grants for general debt reduction. He personally wrote all of the current standard-operating guidelines for the department, while fully integrating NIOSH recommendations and protocols.

INTERVIEWS FOR OPEN SPACE COMMITTEE VACANCY –

1. Mr. Andrew Dinsmore of Rt. 113 has been a Township resident for the past 8 years and is presently an environmental scientist for the Environmental Protection Agency. He earned a degree in biology and chemistry from the University of Delaware

Chairman McIlhinney asked what Mr. Dinsmore envisions are the duties and responsibilities of the Open Space Committee. Mr. Dinsmore believes that the Open Space Committee would primarily target areas that would be of greatest benefit to the Township for open space, whether for public enjoyment or for environmentally beneficial reasons such as groundwater recharge, forest cover, soil conservation, etc. Chairman

McIlhinney asked if Mr. Dinsmore has read the Township's Open Space Plan. Mr. Dinsmore has not read the document totally, however he is somewhat familiar with it.

Supervisor Salvadore asked Mr. Dinsmore to provide his definition of "open space." Mr. Dinsmore believes that open space is an area that would be preserved for the greater benefit of the general public of Hilltown Township. Since the Township encompasses 27 square miles, Supervisor Salvadore asked if Mr. Dinsmore believes the open space should be clustered together or disbursed throughout the community. Mr. Dinsmore feels there would be benefits and drawbacks to both scenarios, and believes that open space should be considered on a case-by-case basis.

Supervisor Manfredi asked what Mr. Dinsmore feels he would bring to this position if appointed. With his biology background and his experience with EPA, Mr. Dinsmore hopes that he would be able to bring the benefit of vision to target specific areas of the Township to be considered for open space, as well as his ability to speak with residents about the environmental benefits involved with preserving open space.

2. Mrs. Marilyn Teed of Mill Road has been a Township resident for 20 years, and has applied for numerous vacancies on various committees, boards, and commissions over the years, without success. Mrs. Teed has regularly attended both Board of Supervisors and Planning Commission meetings for the past five years, and believes she is well versed in Township issues. Mrs. Teed obtained a business degree from Ursinus College, and noted that her business is stormwater control. She and her husband operate a landscaping business that specializes in drainage issues.

If the funds currently available in the Open Space Fund could be disbursed, Supervisor Salvadore asked how Mrs. Teed would spend that money. Mrs. Teed replied that there is currently a very large area of open space near the village of Blooming Glen, but she believes there should be an equitable distribution of open space throughout the entire Township. She is aware that there is some County open space in the Fairhill II District of the Township that will remain as such, as well as the 150 acre parcel on the former Berry Brow Farm property. Since there are five voting districts in this Township, Mrs. Teed believes that all districts should have their fair share of open space. She stated that the whole purpose of open space is to preserve agriculture.

Chairman McIlhinney asked if Mrs. Teed believes that some open space should be set aside for passive and active recreation activities. Mrs. Teed replied that there should be some passive and active recreation designated in certain areas of the Township, however she is most interested in preserving active farms.

Supervisor Manfredi asked what strategy Mrs. Teed might employ to acquire additional open space in the areas she feels would be most beneficial. Mrs. Teed replied that there

are many ways of obtaining open space and believes that it is always best if someone else can be persuaded to pay for it. She prefers the purchase of development rights, which would leave the responsibility of land maintenance and taxes to someone else. If, however, it is the intent of using an open space parcel for active recreation, Mrs. Teed noted that the parcel must be purchased outright.

For the past two years, Supervisor Manfredi has stated that the Township must be more assertive in its approach to open space and in fact should perhaps consider borrowing a large amount of money, using the funds from the Open Space Tax to fund that so the Township can be more aggressive in the purchase of open space. Mrs. Teed was recently discussing this very issue with a friend who is a Supervisor in Worcester Township. Both agreed that if a municipality is interested in, for instance, five parcels of land, the strategy should be to put a down payment on all five, rather than purchasing one parcel at a time on a yearly basis. Supervisor Manfredi asked what Mrs. Teed believes she would bring to the Open Space Committee. Mrs. Teed replied that she would bring a good knowledge of the Township.

***The interview portion of this meeting was adjourned at 7:25PM.**

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

Also present were: Richard J. Manfredi, Vice-Chairman
Barbara A. Salvadore, Supervisor
Kenneth B. Bennington, Township Manager
Christopher E. Engelhart, Chief of Police
Thomas A. Buzby, Director of Public Works
Lorraine E. Leslie, Township Treasurer

Prior to this meeting, Chairman McIlhinney announced that the Supervisors met in a Policies and Procedures Information Meeting earlier this afternoon; met in an Informational Meeting to discuss roadways; and also met in Executive Session prior to this meeting to discuss personnel.

Supervisor Manfredi would like the record to reflect that he was not in attendance at any of the meetings announced by Chairman McIlhinney.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the February 27, 2006 Supervisor’s Meeting – Chairman McIlhinney noted the following clarification to page 9,

third paragraph, following the last sentence, which should state **“It was indicated that in fact the waterline would run down Broad Street.”**

Supervisor Salvadore agreed with and wished to follow up on a comment made by Mrs. Marilyn Teed (page 14, second paragraph), who suggested that the Board’s policy with respect to complaints be reconsidered. Further, Supervisor Salvadore referred to Mr. Harry Mason’s comments concerning the “Public Comment” portion of the agenda and the rules that are listed on the reverse of the agenda. She reminded all those in attendance, including the Board of Supervisors that there is a maximum of 2 ½ minutes for “Public Comment on Agenda Items Only;” there is a maximum of 2 ½ minutes following any presentation and prior to Board action; and 5 minutes permitted for regular public comment. Also, Supervisor Salvadore stated that the rules note that the Township Manager has been designated to enforce these public comment rules and time frames. She hopes that these rules are better adhered to in the future.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to approve the minutes of the February 27, 2006 Supervisor’s Meeting, as corrected. There was no public comment.

Action on the minutes of the March 13, 2006 Supervisor’s Meeting – With respect to Chairman McIlhinney’s announcement of Executive Sessions, and Policies and Procedures meetings, Supervisor Manfredi wished to add the following statement **“Supervisor Manfredi noted that he did not attend the Executive Session following the February 27, 2006 meeting to discuss legal matters; nor did he attend a majority of the Policies and Procedures Information Meeting and Executive Session prior to the March 13th meeting to discuss personnel and legal matters.”**

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to approve the minutes of the March 13, 2006 Supervisors meeting, as corrected. There was no public comment.

C. APPROVAL OF CURRENT BILLING – Chairman McIlhinney presented the Bills List dated April 11, 2006, with General Fund payments in the amount of \$38,078.03, Park and Recreation Fund payments in the amount of \$330.44, and State Highway Aid Fund payments in the amount of \$3,971.09; for a grand total of all payments in the amount of \$42,374.56.

Supervisor Salvadore questioned the multiple checks for first quarter unemployment to the PSATS UCC Group Trust. Mrs. Leslie explained that unemployment payments are divided into different categories, including the Police Department, Administration, Public Works, etc.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to approve the Bill's List dated April 11, 2006, as written. There was no public comment.

D. TREASURER'S REPORT – Chairman McIlhinney presented the Treasurer's Report with the following balances as of March 31, 2006:

General Fund Checking	\$	43,418.92
Payroll Checking	\$	1,700.51
General Reserve Fund	\$	163,310.19
Open Space Fund	\$	1,621,243.25
Park and Recreation Fund	\$	79,830.75
Road Equipment Fund	\$	140,209.44
Fire Fund Checking	\$	11,207.19
Debt Service Checking	\$	203,161.50
State Highway Aid Checking	\$	818.70
Escrow Fund Checking	\$	1,969,321.10
Sewer Maintenance Fund	\$	272,378.33
Capital Projects Fund	\$	44,905.88

Supervisor Salvadore asked if the capital purchase from the Park and Recreation Fund is the purchase of a Public Works vehicle. Mrs. Leslie confirmed that was correct.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to approve the Treasurer's Report dated March 31, 2006 subject to audit. There was no public comment.

E. CONFIRMED APPOINTMENTS:

1. Mr. Steve Noll – Bucks County TMA Membership – Mr. Noll, the Deputy Director of Bucks County Transportation Management Association, which is a non-profit organization, was present to explain the benefits that could be realized if Hilltown Township were to become a member. TMA is dedicated to implementing real solutions to enhance mobility and improve quality of life in terms of travel safety in Bucks County. Mr. Noll advised that the major items TMA could provide help with would be assistance with traffic-related problems, advocacy with government officials and agencies at the local, state and federal level of regulating agencies, fostering cooperation and communication between municipal governments, and by providing a wealth of information such as weekly construction updates on local roadways. The cost to join would be \$.10 per resident per year. TMA's largest project at this time is the effort to restore commuter rail service between Quakertown and Lansdale. While the Stony Creek/Quakertown rail line does not pass directly through Hilltown Township, there are a

number of rail stations in close proximity to the Township that Mr. Noll believes residents might choose as an alternative to traveling the Rt. 309 corridor. TMA also acts as an outlet for legislation that could affect Hilltown Township. Periodic free seminars are held to keep the Board of Supervisors abreast of the latest issues affecting not only Hilltown but also the County as a whole.

In the northwestern area of the Township, Supervisor Salvadore noted that there are residents that could benefit from public transportation and referred to the RUSH program that TMA established for public shuttle systems throughout Bucks County to provide access for workers who need jobs with Bucks employers requiring a reliable workforce. Mr. Noll stated that TMA could coordinate public transportation depending on the demographic and the needs of those individuals. TMA could assist with finding money to fund and then sustain this project. Mr. Noll commented that TMA's RUSH shuttles, which are funded by a Federal program, have been very well received. In terms of regional transportation, TMA is currently working on a project in Quakertown known as Tri-Boro Transit, that is ultimately proposed to expand to serve the boroughs of Perkasie and Sellersville.

Chairman McIlhinney asked what TMA could do to assist the Township in and around its Village Centers. Mr. Noll replied that TMA could help with obtaining grants to discourage speeding with various traffic calming techniques, which TMA has been successful in advancing a similar project on a much greater scale in Bristol Township, Falls Township, and Tullytown Borough, where Rt. 13 was a very, very dangerous roadway. TMA, in conjunction with PennDot, is now working to incorporate the results of a study that would turn Rt. 13 into a scenic boulevard and make the waterfront area of Bristol Borough/Bristol Township a destination as opposed to a "pass through," with hopefully no pedestrian fatalities.

Discussion took place concerning the heavy traffic that is currently experienced on Rt. 313. Mr. Noll advised that TMA has formed and will soon be reactivating the Rt. 313 Corridor Improvement Coalition, which is made up of the municipalities affected by the Rt. 313 corridor. Discussion took place.

Candidly, Supervisor Manfredi feels that if every Board of Supervisors uses the resources they have available to them, each municipality should be able to work together effectively and efficiently to reach these goals. Rather than spend the \$1,200.00 plus to become a member of TMA, Supervisor Manfredi wondered what TMA could assist Hilltown Township with that the Township Manager couldn't do. Mr. Noll agreed that a municipality could certainly accomplish some of the items he spoke about earlier, however he pointed out that TMA's ability to work for the municipality at such a low cost would free the Township Manager to devote his time to other issues. Supervisor Manfredi sees what TMA can provide as what should be a key role of the Township

Manager. With respect to the Rt. 313 corridor, Supervisor Manfredi believes that motorists have effectively created their own "bypass" by finding different routes around the borough – some through Hilltown Township, Bedminster or New Britain Township. Therefore, he would not see a great benefit for Hilltown Township to join TMA at this time. Mr. Noll commented that TMA should never be considered a replacement for the role of Township Manager rather the organization would be a complimenting resource for the Manager to rely upon and utilize. Chairman McElhinney disagreed with Supervisor Manfredi, noting that the cost of \$.10 per resident to join TMA would certainly be worthwhile, and felt that having TMA assist with the Village Centers of Hilltown Township would be beneficial and well worth the money spent.

Supervisor Salvadore asked how the process would work if the Township would choose to become a member, and how matters for consideration would be brought to TMA's attention. Mr. Noll advised that the Board of Supervisors would contact TMA and bring matters of concern to their attention. Since he is a local resident of Perkaskie Borough, Mr. Noll would bring certain issues to the Board's attention if he were to notice something while traveling through Hilltown Township.

Public Comment:

1. Mrs. Marilyn Teed of Mill Road, who attended the Comprehensive Plan Task Force meetings, is aware that the Township has a map of dangerous intersections. Further, she is aware that nothing has been done to address those intersections, which she feels would be a great issue for TMA to work on. Having been a member of the Comprehensive Plan Task Force, Supervisor Manfredi noted that the list Mrs. Teed referred to wasn't included in the Comprehensive Plan itself primarily due to liability issues.

This issue was tabled for future consideration.

F. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, noted Director of Public Works – Mr. Buzby presented the Public Works Report for the month of March 2006; a copy of which is on file at the Township office.

Mr. Buzby anticipates delivery of the jet machine for opening of pipes either later this week or early next week.

Discussion took place concerning the bids for Super Pave and Aggregate.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to authorize the advertisement of bids for Super Pave and Aggregate, as noted above. There was no public comment.

Supervisor Salvadore recalls that the Board toured the Scout Cabin at the Blooming Glen Playground during road inspection, when Mr. Buzby had recommended that the building be demolished due to its lack of use and poor physical condition. Mr. Buzby suggested that a pavilion be constructed in its place, which would be more accessible to the public. The Board felt that the Park and Recreation Board should consider Mr. Buzby's suggestion for the next fiscal year.

G. POLICE REPORT – Chief Christopher E. Engelhart -- Chief Engelhart presented the Police Report for the month of March 2006; a copy of which is on file at the Township office.

Chief Engelhart advised that the speed board has once again be repaired. Last month, Supervisor Manfredi had raised the question about the two speed boards that were appropriated in the budget, at which time Chief Engelhart had indicated that the speed boards would be purchased after the first quarter. Chief Engelhart commented that the purchase of those speed boards is ultimately the decision of the Board of Supervisors. Supervisor Manfredi stated that the purchase of those two speeds boards is in the approved budget and has been authorized for appropriation.

Speed details were conducted as follows:

- March 15, 2006 - Fairhill Road – Speed limit of 45 m.p.h. A total of 13 citations were issued, with the highest speed being clocked at 66 m.p.h.
- March 22, 2006 – Rt. 113 north of Blooming Glcn Road – Speed limit of 35 m.p.h. A total of 6 citations were issued, with the highest speed being clocked at 59 m.p.h.
- March 22, 2006 – Callowhill Road north of Skunk Hollow Road – Speed limit 40 m.p.h. A total of 9 citations were issued, with the highest speed being clocked at 68 m.p.h.
- March 30, 2006 – 300 block of Schoolhouse Road – Speed limit 35 m.p.h. A total of 6 citations were issued, with the highest speed being clocked at 59 m.p.h.
- April 7, 2006 – 2500 block of Rickert Road, north of Welcome House Road – Speed limit 45 m.p.h. A total of 11 citations were issued, with the highest speed being clocked at 59 m.p.h.

Chairman McIlhinney asked how long the speed board has been back in service. Chief Engelhart replied that the speed board has been back in operation for several weeks, however it has not been used yet because a new lock must be purchased for it.

Chief Engelhart presented the proposed Towing Contractors and Services Resolution, which outline the rules and expectations that apply to the Township's towing contractors, for the Board's consideration. The current Resolution actually dates back to 1982.

Public Comment: None.

Motion was made by Supervisor Salvadore, and seconded by Supervisor Manfredi to **adopt Resolution #2006-24, establishing requirements, rules and regulations with respect to Towing Contractors in Hilltown Township.** Prior to a vote being taken, discussion took place.

Supervisor Salvadore questioned Section #15, which states "The Township is not responsible for uncollected fees, etc. resulting from any police related towing services." Chief Engelhart advised that this is specific to the Towing Contractors, not for the individuals having their vehicle towed. It was suggested that the sentence be reworded to state "The Township is not responsible **to the Towing Contractor** for uncollected fees, etc. resulting from any police related towing services."

Supervisor Manfredi noted that there does not appear to be any language in the proposed Resolution, which would extend the authority for administration specifically upon the Chief of Police. Discussion took place.

Further, Supervisor Manfredi believes that language should be added as follows "**....as amended by the Board of Supervisors, from time to time, by Resolution.**"

Original motion was withdrawn. Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to **adopt Resolution #2006-24, with the recommended changes as noted above, to establish requirements, rules, and regulations with respect to Towing Contractors in Hilltown Township.** There was no public comment.

Chief Engelhart wondered if the Board was interested in "grandfathering" the current Towing Contractors (Jerry's Auto Body and Kirk's Auto Body) as the authorized Township Towing Contractors, in compliance with the new standards as outlined in the Resolution. Supervisor Manfredi asked what the net effect would be. Chief Engelhart explained that the Township would not have to change Towing Contractors, which have been used for over 20 years.

Motion was made by Supervisor Manfredi, seconded by Supervisor Salvadore, and carried unanimously to authorize that the current Towing Contractors may be "grandfathered" and may continue as the Township's Towing Contractors, subject to any

additional requirements of newly adopted Resolution #2006-24. There was no public comment.

H. ZONING OFFICER REPORT – No one was present. A copy of this report is on file at the Township office.

With respect to the issue of zoning complaints and enforcement as mentioned earlier by Supervisor Salvadore, Supervisor Manfredi agreed that the issue should be discussed in further detail by this Board, and also to reconsider the provision in the Zoning Ordinance that speaks to the enforcement of zoning violations.

I. WATER AND SEWER AUTHORITY REPORT – No one was present.

J. HILLTOWN FIRE COMPANY REPORT – No one was present.

K. SILVERDALE FIRE COMPANY REPORT – No one was present. A copy of this report is on file at the Township office.

L. ZONING HEARING BOARD REPORT – No one was present. The Zoning Hearing Board Report for the month of March 2006 is on file at the Township office.

M. PLANNING COMMISSION REPORT – Mr. D. Brooke Rush, Chairperson – Mr. Rush presented the minutes of the April 3, 2006 Planning Commission Worksession meeting; copies of which are on file at the Township office.

At the last meeting, the Supervisors made a motion directing the Planning Commission and Open Space Committee to jointly draft a text Zoning Ordinance change to consider the possibility of allowing non-contiguous open space within one of the four open space quadrants in the Township. At the last Planning Commission Worksession, Supervisor Manfredi had encouraged both the Open Space Committee and the Planning Commission to review the minutes of the meeting where this was discussed for the full dialogue of all the Supervisor members, and stated that it was not an official direction of the Board, rather it was one example he had proposed when speaking about the concept of considering non-contiguous open space. Mr. Bennington noted that the Open Space Committee did not have a quorum at their last meeting, and therefore, did not address this issue. Discussion took place.

Mr. Rush asked if the proposed joint meeting between the Open Space Committee and the Planning Commission should be advertised. If a majority of the Open Space Committee is expected to attend to discuss this issue with the Planning Commission, Supervisor Manfredi personally feels the meeting should be advertised. Mr. Rush requested authorization to advertise additional special meetings of the Planning

Commission (on April 27, 2006 and May 11, 2006) to move forward with their review of the draft Zoning Ordinance amendments. The Planning Commission suggested that the joint meeting with the Open Space Committee be held at the regularly scheduled PC Worksession meeting of May 1st.

Motion was made by Supervisor Salvadore to authorize the advertisement of special meetings of the Planning Commission for April 27, 2006 and May 11, 2006 in order to continue the review of the draft Zoning Ordinance amendments; and to authorize the advertisement of a joint meeting with the Planning Commission and the Open Space Committee on May 1, 2006 (pending Mr. Rush confirming that date with the Open Space Committee) to discuss the possible text change with respect to non-contiguous open space. Prior to a vote, discussion took place.

Chairman McIlhinney stated that the last time the Planning Commission requested a special meeting, several members did not bother to attend, and he wondered if those members would be attending these two special meetings. Mr. Rush cannot speak for all of the members of the Planning Commission. Supervisor Manfredi asked if it could be assumed that a majority of the Planning Commission would attend. Mr. Rush believes that a majority will be attending based on previous conversations. Chairman McIlhinney reminded Mr. Rush that attendance at these special meetings of the Planning Commission should be mandatory, and the Board had previously directed the chairpersons of the boards to keep meeting attendance records since January 1st for all boards, commissions, and committees.

Mr. Bennington noted that the joint meeting with the Open Space Committee would not be advertised until Mr. Rush can confirm that a majority of the Open Space Committee members would be able to attend that meeting. Since the Open Space Committee's regular meeting would be May 2nd, Mr. Jeff Lapp, chairman of the Open Space Committee, suggested that their May 2nd meeting be cancelled, and rescheduled to May 1st so that the joint meeting with the Planning Commission could be held. Lengthy discussion took place.

The original motion was withdrawn. Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to authorize the advertisement of special meetings of the Planning Commission for April 27, 2006 and May 11, 2006 in order to continue the review of the draft Zoning Ordinance amendments, and also to advertise the joint Worksession meeting with the Planning Commission and the Open Space Committee, once a suitable date has been determined. There was no public comment.

Mr. Rush requested that the Board of Supervisors provide clear direction in the form of a motion for the Planning Commission to move forward with review of the Zoning Ordinance amendments beyond the initial seven amendments. Chairman McIlhinney

believes that Mr. Rush is aware of his opinion on the issue. The Planning Commission provided the Supervisors with their review and recommendation of seven amendments, and Supervisor Salvadore commented that it is now the responsibility of the Board of Supervisors to act on those recommendations. Supervisor Salvadore asked what the Planning Commission believes are the next high priority amendments that they feel should be reviewed. Mr. Rush suggested that the various zoning districts and their corresponding uses, beginning with CR-1 and CR-2, be the next items to be reviewed. Chairman McIlhinney reminded Mr. Rush that this is not a re-write of the Zoning Ordinance rather it is simply an amendment to the existing Ordinance. Mr. Rush explained that the Planning Commission provided the Supervisors with their review of seven Ordinance amendments, and wondered if the PC can expect comments back from the Supervisors on those seven items; or if the Supervisors are expecting the PC to complete their review of all the amendments prior to receiving any comments on what was previously accomplished. Supervisor Manfredi feels that it requires a decision of the Board of Supervisors, and noted that as of right now, the Planning Commission is proceeding as they choose, which is apparently what Chairman McIlhinney's point has been all along. Chairman McIlhinney has repeatedly stated that the Planning Commission should be given specific direction as to what particular sections of the Ordinance and amendments should be reviewed.

Mr. Rush stated that the Planning Commission has begun review of the CR-1 Zoning District and its uses, and anticipates that the next district to be reviewed would be CR-2. Chairman McIlhinney expressed concern that the Planning Commission might move forward with proposing the creation of new Zoning Districts, such as making the village of Blooming Glen a separate overlay district. He also fears that once the Planning Commission begins review of the Industrial or Commercial Zoning Districts, for instance, there may be a proposal for the creation of new Zoning Districts. Mr. Rush advised that the Planning Commission was provided with a draft Zoning Ordinance that was prepared by the Bucks County Planning Commission, and it is the Planning Commission's task to complete the review of those draft changes; not to introduce or create new Zoning Districts. He commented that the Hilltown Planning Commission has always encouraged open discussion and a sharing of ideas during their reviews. If the Board of Supervisors would like to provide some other format or if the Supervisors feel that the Planning Commission is conducting their review incorrectly, Mr. Rush requested a motion to provide clear and precise direction. If not, Mr. Rush anticipates that work would continue on the draft Ordinance amendments as provided to PC in May of 2005.

If the Planning Commission intends to continue with a review of what was submitted, in addition to those first seven items that the Supervisors intend to specifically review, discuss, and perhaps reach a conclusion on, Supervisor Manfredi noted that is one thing. However, if the Planning Commission intends to continue with that review to provide recommendations, Supervisor Manfredi believes it needs to be understood that those recommendations may or may not be acted upon. Supervisor Manfredi stated that consideration of the Village Centers during the Comprehensive Plan Task Force review was a subject that became very tense. Therefore, he would personally suggest that review by the Planning Commission of the Village Center concepts and their uses should be avoided at this time. Mr. Rush was under the impression that the Hilltown Planning Commission, after receiving the draft Zoning Ordinance amendments provided by the Bucks County Planning Commission, was to provide their review and recommendations of those draft amendments to the Board of Supervisors, at which time they would expect to receive comments back from the Supervisors, if they so desired. Supervisor Manfredi stated that the key to this discussion is that the Planning Commission is working on the most recent version, which was the 1995 Zoning Ordinance with strike-throughs, not the previous amendments. Mr. Rush agreed that was correct. Mr. Rush stated that the direction previously received from the Board of Supervisors was for the Planning Commission to complete review of the book they were provided in May of 2005. Supervisor Manfredi believes that much of the problem with these discussions each month is when Mr. Rush refers to the "book they were provided in May of 2005." Therefore, Supervisor Manfredi suggested that Mr. Rush no longer refer to the May 2005 Ordinance. Chairman McIlhinney agreed that the Planning Commission is supposed to be working on the 1995 Ordinance with the strike-throughs, however he disagrees with the extent that the Planning Commission is carrying out that review. He noted that the seven items the Planning Commission presented to the Board were the only ones they were directed to review and provide recommendations for. However, Chairman McIlhinney commented that apparently the Bucks County Planning Commission has decided to do far more than that by creating what is almost a re-write of the entire Ordinance, even with their strike-through method. Chairman McIlhinney feels that what Mr. Rush is asking for this evening far exceeds anything that was originally intended when the public portion of the discussions took place and the contract was awarded to the Bucks County Planning Commission. If the Hilltown Planning Commission intends to go through every item in the Ordinance, then Chairman McIlhinney believes it is a complete re-write of the Ordinance. Supervisor Salvadore advised that all sections of the Ordinance impact each and feels the real question is how to proceed. Chairman McIlhinney disagreed. Supervisor Salvadore stated that the Planning Commission wants to move forward with their review of Zoning Districts and their uses, which she is not opposed to.

Motion was made by Supervisor Salvadore to authorize the Planning Commission to proceed, as they have requested, with their review of the Zoning Districts and their concomitant uses. Motion was not seconded at this time. Discussion took place.

Mr. Rush asked if that would include all Zoning Districts, or if it would exclude the Village Center. Supervisor Salvadore believes that the Village Center should be excluded, and amended her motion to state such. Supervisor Manfredi would agree, with the understanding that these are simply recommendations to be made to the Board of Supervisors, using the 1995 Ordinance with the strike-throughs.

Motion as amended was seconded by Supervisor Manfredi. Discussion followed prior to a vote.

Chairman McIlhinney would like to know what exactly in the 1995 Ordinance, the Planning Commission intends to continue working on. Mr. Rush replied that the Planning Commission would be working on the draft as provided by the Bucks County Planning Commission, and noted that there are sections of the Ordinance that were not tainted by any strike-throughs or re-written. Further, there is a section in that draft concerning an overlay district, which Mr. Rush and the Planning Commission have not reviewed at all. Upon completion of the items as noted in Supervisor Salvadore's motion, Mr. Rush asked if the Planning Commission will require an additional motion to move forward with review of items such as fences, towers, swimming pools, etc. It appears to Supervisor Salvadore that an additional motion would be required.

Supervisor Manfredi commented that the meaning of the word "use" is what is permitted in a particular Zoning District, however if Mr. Rush is thinking about going into the criteria and regulations associated with those particular uses, that would be another subject. Mr. Rush explained that during discussion of whether or not a use is allowed within a specific Zoning District, the Planning Commission would have to discuss what the rules are for that use to occur. For example, Nursing Homes are permitted in CR-2, which contains certain requirements for setbacks, which the Planning Commission would have to review and discuss if they were to broach the subject of permitting Nursing Homes in the CR-2 Zoning District. If the Planning Commission were to review all of the Zoning Districts, except Village Centers, Chairman McIlhinney commented that they will be reviewing virtually the entire Zoning Ordinance. That being the case, Mr. Rush requested clarification of the motion and asked if he would then need to seek, upon completion of that direction, another motion to complete the other miscellaneous items. He is simply trying to finish what the Planning Commission was directed to do. Chairman McIlhinney believes that the Planning Commission, at the Supervisor's last meeting, was pretty much given free rein to work on anything they wanted to work on. Supervisor Manfredi disagreed, and does not believe that the Board of Supervisors, at

their last meeting, took any action in any direction. Supervisor Salvatore agreed, noting that Mr. Rush has been asking for months for direction from the Board of Supervisors.

Supervisor Salvatore again reiterated her motion to direct the Planning Commission to continue their review and discussion of all of the Zoning Districts and their uses, except for the Village Center Zoning District.

If something was not recommended to be changed, Supervisor Manfredi asked if the Planning Commission intends to review other things in the Ordinance. For instance, if there was a section of the Ordinance regarding the Commercial Zoning District that was untouched from the previous 1995 Ordinance, Supervisor Manfredi asked if the Planning Commission would be reviewing that section. It was Mr. Rush's understanding that the Planning Commission would review it and comment as to whether or not they felt any changes needed to be made, however since the Planning Commission is merely a recommending body, it would only be a recommendation for the Board to consider. If there is a section that has no recommendation to amend it in the book the PC is working from, regardless of the Zoning District, then Supervisor Manfredi believes the Planning Commission would have to receive further direction from the Supervisors before proceeding.

Supervisor Manfredi offered an amendment to Supervisor Salvatore's previous motion to include language that the Planning Commission should not continue to review any section that is not currently a strike-through or that is not addressed as an amendment in the proposed last final draft Ordinance, which the PC has been working from.

Public Comment:

1. Mrs. Marilyn Teed of Mill Road asked if the Planning Commission would simply be reviewing the errors, contradictions and legal updates of the draft Ordinance, or if they would also be considering the Bucks County Planning Commission's "wish list." She is concerned that the Planning Commission will not be spending sufficient time reviewing the existing errors and contradictions that can presently be found in the Zoning Ordinance. Discussion took place.

2. Ms. Sandy Williamson of Mill Road wondered why the Village Center concept is not being considered. Just because a review of this section might be difficult, in her opinion, does not necessarily mean that it shouldn't be attempted. Ms. Williamson feels that forbidding the Planning Commission from reviewing and considering the

Village Center Zoning District gives the appearance of muzzling it, which she is not certain the Board would wish to do. Supervisor Manfredi referred to the Comprehensive Plan Task Force meetings where discussions of the Village Centers became so bogged down, that consequently nothing was completed. At the present time, one group, as a result of the Comprehensive Plan review process, has asked the Board to look at Hilltown Village. The Board of Supervisors is aware that there will be issues with Village Centers, specifically with Line Lexington and with Hilltown Village. Several years ago when Supervisor Manfredi was running for office, Ms. Williamson recalls a comment that he had made that he felt the Township had missed an opportunity to have sidewalk connections into the shops and the post office in Hilltown Village. That comment stuck with her and now she is afraid that the Township will just drift along with development controlling how things are done. Discussion took place.

There was no further public comment.

Supervisor Salvadore's motion, as amended, was seconded by Supervisor Manfredi. Chairman McIlhinney was opposed. Motion passed. There was no public comment.

Mr. Rush is aware that the Orleans/Bennett sketch plan was before the Supervisors at their last meeting. The Planning Commission had been under the impression that the applicant would be back before them once again with additional information related to previous discussions, prior to appearing before the Board of Supervisors. If the Supervisors continue to review sketch plans before the Planning Commission has completed its review and recommendation, it appears to Mr. Rush that it would somewhat minimize the impact of the Planning Commission. Mr. Rush questioned the procedures involved with sketch plans. He noted that the Planning Commission has been reviewing the proposed McGrath Age-Qualified Community and their request for a change of zoning at several meetings in the recent past.

Due to the confusion regarding the motions earlier in the meeting, motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to authorize the advertisement of special meetings of the Planning Commission for April 27th and May 11th. There was no public comment.

***9:14PM – Chairman McIlhinney called for a five-minute recess.**

Chairman McIlhinney reconvened the April 10, 2006 meeting of the Hilltown Township Board of Supervisors at 9:17PM.

N. PARK AND RECREATION BOARD REPORT – No one was present.

The Easter Egg Hunt, which was canceled due to inclement weather, has been rescheduled for this Saturday, April 15, 2006 at 10:00AM at the Pearl S. Buck Foundation.

O. OPEN SPACE COMMITTEE REPORT – Mr. Jeff Lapp, Chairperson – Mr. Lapp advised that due to the lack of a quorum at their last meeting, no report was available.

Supervisor Manfredi is interested in knowing if the Open Space Committee believes there is any validity or benefit to looking at becoming more aggressive in obtaining open space via purchase of development rights or outright purchase, by borrowing a large sum of money while using the \$100,000.00+ of open space funding to pay that off.

Motion was made by Supervisor Manfredi to direct the Open Space Committee to consider the issue of whether or not borrowing funds would be advisable for open space purchases.

Chairman McIlhinney was surprised by the motion, and noted that the Board of Supervisors has not yet discussed this issue. Supervisor Salvadore is not certain that a motion is required, and suggested that the Board could simply provide that direction to the Open Space Committee, if so desired.

Motion was seconded and carried unanimously. There was no public comment.

Supervisor Manfredi feels that the Open Space Committee members should have interviewed the candidates and provided the Supervisor's with their recommendation. Chairman McIlhinney disagreed, and Supervisor Salvadore noted that is not the process that was used for appointments on the other boards, commissions, and committees. While that has not been the practice in the last few months, Supervisor Manfredi recalls that in the past two years since he has been a member of the Board of Supervisors, they have always sought the recommendation of the various boards and committees. Chairman McIlhinney advised that the Board of Supervisors went off in a new direction earlier this year and decided that it is the responsibility of the Board of Supervisors to conduct the interviews and make the appointments for any board vacancy. He sees no need for a second tier of individuals reviewing and making recommendations for the Supervisors to "rubber stamp." Supervisor Manfredi does not believe obtaining a recommendation or comments regarding the chemistry a board might have with an individual applying for a vacancy is necessarily a bad thing. As long as a board or commission has a common goal, Chairman McIlhinney commented that the members do not have to always agree with one another or even particularly like each other. Supervisor Manfredi understands that, however he does not recall that this Board ever affirmed what the procedure for interviewing candidates should be. Supervisor Salvadore stated that earlier this year, the Board set a new direction with respect to committee

appointments that she is not willing to change mid-year. Supervisor Manfredi asked when that policy was set. Supervisor Salvadore replied that she and Chairman McIlhinney had publicly interviewed all candidates for expiring terms, and there were no additional interviews conducted by the various committees

Public Comment:

1. Mr. Joe Marino of Redwing Road stated that by law, candidates for boards and commissions must be interviewed in public. Supervisor Manfredi commented that he is not suggesting that the Open Space Committee interview candidates in private.

Historically, Mr. Lapp noted that when there was a vacancy on the Open Space Committee, candidates were interviewed by the Committee at their regular meeting, after which time the Open Space Committee provided a written recommendation to the Board of Supervisors for consideration.

Chairman McIlhinney explained his objection is because in the past, the Planning Commission had conducted their interviews in private. Further, the Board of Supervisors would then take the recommendation of the Planning Commission, which was not always based on experience or ability to serve but rather on personal opinions, which Chairman McIlhinney feels is unfair. Personally, Chairman McIlhinney depends solely on an interview process with a candidate in a public forum and will then make his decision based upon the interview process. Supervisor Manfredi noted that he and Chairman McIlhinney obviously disagree on this issue, and stated that he would prefer a recommendation from the committee. Supervisor Salvadore does not believe it would be helpful to switch processes in the middle of the year, and feels that any vacancy in the year 2006 should follow this same process. If there is to be a change in the process, she stated that the Board must have that discussion, communicate it to the general public, and then make the actual change next year. Discussion took place.

At the time this Board considers advertising year-end vacancies in September or October, Supervisor Manfredi suggested that the Supervisors discuss what their policy will be and put it into Resolution form to be adopted as an official act of the Board of Supervisors. Supervisor Salvadore agreed with that concept.

P. NEW BUSINESS:

1. Notification has been received of a staff sketch plan meeting regarding renovating an existing barn at 1206 Rt. 152 into a specialty food store.

2. The Board considered the adoption of a Resolution encouraging Bucks County to establish countywide bike and hike planning as a priority, as proposed by

Doylestown Township. Chairman McIlhinney felt that this matter should be taken under advisement for discussion at a future date. Supervisor Salvadore agreed.

Upon reading the proposed draft Resolution, Supervisor Manfredi noted that the responsibility appears to be placed on Bucks County, and wondered what role each municipality would play if they were to adopt such a Resolution. This issue was tabled.

3. Mr. Bennington reminded those in attendance that the regularly scheduled Board of Supervisors meeting of April 24, 2006 has been cancelled due to a majority of the Supervisors and several staff member's attendance at the PSATS Convention in Hershey. The next meeting will be held on May 8, 2006.

Q. MYLARS FOR SIGNATURE: None.

R. PUBLIC COMMENT:

1. Mr. Hans Sumpf of 9 Beverly Road advised that the Deep Run Valley Sports Association's opening day of softball and baseball would be held on April 22, 2006 at the sports complex on Callowhill Road. Baseball opening day ceremonies begin at 9:00AM and softball opening day ceremonies begin at 11:00AM. At the same time, Pennridge High School baseball and softball, and girl's soccer team will be playing throughout the day.

S. SUPERVISOR'S COMMENTS:

1. Several years ago, when Deep Run's baseball team won the State championship, Supervisor Manfredi noted that the Board at that time discussed the possibility of erecting signs throughout the Township with specific language recognizing the team's accomplishments. However, those signs were never purchased. As he recalls, one particular location for a sign that had been previously considered was at the Rt. 113 and County Line Road intersection, when entering Hilltown Township from Montgomery County. Supervisor Manfredi believes that this Board should once again discuss and consider purchasing these signs. Chairman McIlhinney and Supervisor Salvadore were agreeable. Discussion took place.

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

U. ADJOURNMENT: Upon motion by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to adjourn the regularly scheduled meeting of the Hilltown Township Board of Supervisors of April 10, 2006 at 9:40PM.

Respectfully submitted,



Lynda Seimes
Township Secretary

(*These minutes were transcribed from tape recordings taken by Mrs. Lorraine Leslie, Township Treasurer, and are not considered official or approval until voted upon by the Board of Supervisors at a public meeting).