

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
Monday, February 13, 2006  
7:30PM**

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  
Thomas A. Buzby, Director of Public Works  
Christopher Engelhart, Chief of Police  
Nick Lupinacci, Zoning Officer  
Lorraine E. Leslie, Township Treasurer

Chairman McIlhinney announced the Board met in Executive Session following the January 3, 2006 Reorganization meeting regarding legal and personnel issues; on Thursday, January 19, 2006 for a policies and procedures informational meeting; prior to and following the Supervisor's meeting of January 23, 2006 to discuss real estate and legal issues in Executive Session, on Monday, January 30, 2006 for a policies and procedures informational meeting; on Monday afternoon, February 13, 2006 for a policies and procedures informational meeting; and prior to this evening's meeting in Executive Session in order to discuss real estate and personnel.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the December 12, 2005 Worksession Meeting – Motion was made by Supervisor Salvadore, and seconded by Supervisor Manfredi to approve the minutes of the December 12, 2005 Worksession meeting as written. Chairman McIlhinney abstained from the vote since he was not a member of the Board of Supervisors at that time. Motion passed. There was no public comment.

C. APPROVAL OF CURRENT BILLING – Chairman McIlhinney presented the Bill's List dated February 14, 2006, with General Fund payments in the amount of \$111,577.32, Park and Recreation Fund payments in the amount of \$476.32, State Highway Aid Fund payments in the amount of \$11,140.25, and Escrow Fund payments in the amount of \$17,852.25; for a grand total of all payments in the amount of \$141,046.14.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to approve the Bills List dated February 14, 2006, as written. There was no public comment.

D. TREASURER'S REPORTS – Chairman McIlhinney presented the Treasurer's Report with the following balances as of December 31, 2005:

General Fund Checking	\$ 122,080.57
Payroll Checking	\$ 1,602.41
General Reserve Fund	\$ 260,955.84
Open Space Fund	\$ 1,444,228.37
Park and Recreation Fund	\$ 109,279.64
Road Equipment Fund	\$ 157,006.46
Fire Fund Checking	\$ 1,129.53
Debt Service Checking	\$ 247,489.64
State Highway Aid Checking	\$ 31,834.88
Escrow Fund Checking	\$ 1,792,877.73
Capital Projects Fund	\$ 44,420.91

Supervisor Salvadore questioned the category of 01-480-010 – Miscellaneous expenses. Mrs. Leslie explained that category is for automobile and property insurance coverage. Supervisor Manfredi was under the impression that those insurance coverages were to be broken down by category. Mrs. Leslie replied that procedure would begin in the year 2006.

Motion was made by Supervisor Salvadore, and seconded by Supervisor Manfredi to approve the Treasurer's Report as of December 31, 2005, subject to audit. Chairman McIlhinney abstained from the vote since he was not a member of the Board of Supervisors at that time. Motion passed. There was no public comment.

Chairman McIlhinney presented the Treasurer's Report with the following balances as of January 31, 2006:

General Fund Checking	\$ 47,344.51
Payroll Checking	\$ 1,628.12
General Reserve Fund	\$ 261,875.62
Open Space Fund	\$1,475,428.58
Park and Recreation Fund	\$ 109,994.68
Road Equipment Fund	\$ 129,836.25
Fire Fund Checking	\$ 2,037.12
Debt Service Checking	\$ 183,543.44
State Highway Aid Checking	\$ 31,062.68
Escrow Fund Checking	\$1,807,516.51
Capital Projects Fund	\$ 44,577.48

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

E. CONFIRMED APPOINTMENTS: None.

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

Bids were opened on February 8, 2006 for the purchase of two new 39,000 GVW Dump Trucks with central hydraulics and cinder/salt spreaders. Only one bid was received, from Bergey's Truck Center, for a combined price of \$191,996.00. Two optional warranties – one for a 5-year unlimited mileage transmission warranty at a price of \$800.00 per unit; and one for a 10-year, 150,000 miles, zero deductible engine warranty at a price of \$1,750.00 per unit. The cost of both trucks and both optional warranties would be \$196,996.00. Mr. Buzby advised that this price is below the estimated budget figures. The Township would not take delivery of these trucks until at least the final quarter of this year, perhaps even later.

Supervisor Manfredi wondered if the reason there was only one bid was because the specifications were very particular to one make of vehicle. Mr. Buzby does not believe that is the case. In fact, he was expecting a bid from a local company, and was surprised it was not submitted. Discussion took place.

Supervisor Salvadore asked if Mr. Buzby considered purchasing the trucks through COSTARS. Mr. Buzby replied that this price is actually a bit below the piggyback state contract prices.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to award Bid #2006-1 for the purchase of the two dump trucks and both optional warranties as noted above, from Bergey's Truck Center in the amount of \$196,996.00. There was no public comment.

Public Comment:

1) Mrs. Marilyn Teed of Mill Road noticed that there was some roadwork done and pipes installed on Mill Road in front of her property. She feels that the way the site was left is creating a very dangerous situation. Across the street from her home, there is an orange and white barricade, and each time the road sinks a bit further, Mrs. Teed advised that the barricade is moved so it that does not fall into the ditch. This ditch is approximately 5 ft. deep and is covered by two large metal sheets. There is also a culvert

approximately 2 ft. away from the end of the pipe. She explained that a small section of pipe has come out of the culvert and there is a large, gaping hole where the road is falling in. Mrs. Teed cannot understand why the excavation was not ended at the culvert, which in her opinion would have been logical. She feels the job was poorly done and that it is a very dangerous situation that should be corrected.

Mr. Buzby explained that the reason the work stopped at that point was because it was the legal limit of construction allowed for Phase II of the project according to the Bucks County Conservation District permit. Chairman McIlhinney asked if the situation is safe for motorists. Mr. Buzby will investigate how far the one side of the road has deteriorated from erosion, however he noted that the opposite side of the roadway is covered in metal plates. Mrs. Teed commented that her neighbors were told that the Township "ran out of money" which is why the project stopped where it did. Mr. Buzby explained that the pipe for Phase III has been purchased and delivered, and the next phase of the project will commence once the weather breaks. Discussion took place.

G. POLICE REPORT – Mr. Christopher Engelhart, Chief of Police – Chief Engelhart presented the Police Report for the months of December 2005, and January 2006; copies of which are on file at the Township office.

On January 6, 2006, a speed detail was conducted on the 1000 block of Callowhill Road, with the highest speed clocked at 67 m.p.h. in a 40 m.p.h. speed zone. A total of 15 citations were issued at that location. On January 12, 2006, a speed detail was conducted on the 900 block of Green Street, with the highest speed clocked at 72 m.p.h. in a 40 m.p.h. speed zone. A total of 18 citations were issued at that location. On January 19, 2006, a speed detail was conducted on South Perkasio Road near Moyer Road, with the highest speed clocked at 75 m.p.h. in a 45 m.p.h. speed zone. A total of 8 citations were issued at that location. On February 1, 2006, a speed detail was conducted on Church Road near Keystone Drive, with the highest speed clocked at 62 m.p.h. in a 35 m.p.h. speed zone. A total of 29 citations were issued at that location. On February 9, 2006, a speed detail was conducted on Rt. 309 at Fairhill Road with the highest speed clocked at 92 m.p.h. in a 55 m.p.h. speed zone. A total of 13 citations were issued at that location.

Chief Engelhart had previously provided the Board with a draft Towing Ordinance for review, and will wait to hear their comments before forwarding it to the Township Solicitor for review.

Chief Engelhart also previously provided the Board with his review of the proposed Sex Offender Ordinance residency restrictions. Supervisor Salvatore felt it was very well done, and suggested that the Board authorize the Township Solicitor to prepare a draft Ordinance based upon Chief Engelhart's recommendations and the Board's prior

recommendations. Chairman McIlhinney and Supervisor Manfredi requested additional time to review the proposed Ordinance.

Chief Engelhart received a complaint in December of 2005 in reference to hunting on open space areas of the Township, in particular behind Pleasant Meadows near Township's municipal border with Perkasic Borough. He suggested that this particular open space parcel, and perhaps others, be posted to prohibit hunting. Discussion took place.

Motion was made by Supervisor Manfredi, seconded by Supervisor Salvadore, and carried unanimously to authorize the posting of the open space parcel behind the Pleasant Meadows development near the Township's municipal border with Perkasic Borough to prohibit hunting, as noted above. There was no public comment.

H. ZONING REPORT – Mr. Nick Lupinacci, Zoning Officer – Mr. Lupinacci presented the Zoning Report for the month of January 2006; a copy of which is on file at the Township office.

With respect to the zoning violation at the Coluccio property, Mr. Lupinacci reported that the tenant, Mr. Birk, has removed a significant amount of junk from the site, just within the past three days. Mr. Birks' lease with the property owner expires as of midnight on March 31, 2006.

I. HILLTOWN AUTHORITY REPORT – No one was present at this time.

J. HILLTOWN FIRE COMPANY REPORT – Mr. Robert Grunmeier, Fire Chief – Mr. Grunmeier presented the Hilltown Fire Company Report for the month of January 2006; a copy of which is on file at the Township office.

K. SILVERDALE FIRE COMPANY REPORT – Mr. John Gillespie, Fire Chief – Mr. Gillespie presented the Silverdale Fire Company Report for the month of January 2006; a copy of which is on file at the Township office.

Mr. Gillespie presented the signed 2006 Fire Protection Agreement between the Township and the Silverdale Fire Company for the Board's signature following this meeting.

The Silverdale Fire Company is continuing its commitment to QRS, and has replaced the 1983 unit with a newer unit.

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

M. PLANNING COMMISSION REPORT – No one was present at this time. The minutes of the February 6, 2006 Planning Commission Worksession meeting are on file at the Township office.

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

O. OPEN SPACE COMMITTEE REPORT – No one was present.

P. NEW BUSINESS:

1. Chairman McIlhinney explained that the Bucks County TMA (Transportation Management Authority), a private company who does support work for various area municipalities, has offered to assist Hilltown Township in any of its problems with state roadways and indicated that they could assist with the Village Center projects with respect to PennDot. The cost of membership is \$.10 per resident (using the year 2000 Census numbers) for a total of approximately \$1,200.00. Supervisor Manfredi is not certain that the benefit of joining would be worth the cost at this time. Supervisor Salvadore agreed that it should be determined in what specific manner Bucks County TMA could assist the Township before joining. Lengthy discussion took place. The Supervisors tabled the matter at this time.

Mr. Joe Marino of Redwing Road suggested that the Board obtain references from the various municipalities who are represented by Bucks County TMA prior to becoming a member.

2. The Code Enforcement Officer position has been advertised twice, however both advertisements did not result in suitable candidates. Currently, the Township is utilizing an outside inspection service through Pennoni Associates at great hourly cost. Therefore, Mr. Bennington is requesting authorization to advertise this vacant position once again, including advertisement in local newspapers, in the ICC and PACO websites, which is free, and in any other trade or professional publications the Board deems necessary. Discussion took place.

Motion was made by Supervisor Manfredi, seconded by Supervisor Salvadore, and carried unanimously to authorize the advertisement of the position of Code Enforcement Officer, in local newspapers and in construction industry publications that may be effective, as well. There was no public comment.

3. The position of part-time (16 hours per week) Park and Recreation Coordinator has been included in the 2006 Budget. With the imminent construction of the Forest Road Park, Mr. Bennington is seeking authorization to advertise this position.

Supervisor Salvadore is not aware of a final construction plan for the Forest Road Park, and suggested that the Park and Recreation Board should provide their written recommendation before authorizing advertisement of the position.

Chairman McIlhinney wondered what this individual would be doing between the present and when construction begins at the Forest Road Park. Mr. Bennington explained that the job description for this position includes the planning, organization, direction, management and evaluation of all operations and programs of all parks and recreation facilities in the Township, including the construction of the Forest Road Park, as well as assuring effective communications between the Township and any sports associations, being responsible for preparation and submission of grant applications, marketing and sales for the Civic Field baseball field sign rentals, coordinate and schedule use of playing fields, develop and manage Hilltown recreational programs, etc. Chairman McIlhinney commented that he was not in the position to vote on this matter this evening.

Supervisor Manfredi noted one of the duties listed in the job description, which states "Participates as a contributing member of the Hilltown Township Parks and Recreation Board. In conjunction with the Board, determines the community's recreational needs, and develops long-term plans. Serves as Secretary of that Board." Supervisor Manfredi was under the impression that the Park and Recreation Coordinator was to act as a liaison between the Park and Recreation Board and the Board of Supervisors. He does not recall that this individual was actually intended to be a member of the Park and Recreation Board. Mr. Bennington advised that the individual might or might not be a member of the Park and Recreation Board, depending on who is chosen to fill that position. During discussions with the previous Board members, Supervisor Manfredi had supported the concept of a Park and Recreation Liaison, which was included in the budget for the purpose as outlined by Mr. Bennington. He would be willing to move forward with advertising the job, since it is a part-time position and the funds have been appropriated.

From the job description as outlined, it appears to Chairman McIlhinney that this employee would act as the "Clerk of the Works" for the park construction. He believes this would open the Township to a vast amount of liability. Chairman McIlhinney once served as a Clerk of the Works, and noted that is not a position to be taken lightly, nor can it be accomplished on a part-time basis while fully immersed in the construction process. He feels that the chosen individual should have a construction background and be extremely knowledgeable of the entire construction process. Supervisor Manfredi felt that the position was not to be a Clerk of the Works or to manage the project, but rather someone to be on-site to monitor the progress on a daily basis. Supervisor Salvadore

suggested that the Board consider this issue at a later date so that all three members can review it further and become comfortable with what role this individual would play in the process. If that is the case, Supervisor Manfredi suggested that a written recommendation should be received from the Park and Recreation Board for their opinion of this position, and their recommendation of the Forest Road Park construction. Chairman McIlhinney and Supervisor Salvatore agreed.

(\*Supervisor Salvatore noted that the Planning Commission Chairperson and the Emergency Management Coordinator just arrived at the meeting).

PLANNING COMMISSION REPORT – (Continued from earlier in meeting) – Mr. D. Brooke Rush, chairperson of the Planning Commission, apologized for his late arrival. He presented a draft of the February 6, 2006 Planning Commission Worksession meeting minutes, a copy of which is on file at the Township office.

At their February 6, 2006 Worksession meeting, the Planning Commission made a motion to recommend to the Supervisors that prior to final approval of the Stipulation Agreement, the Planning Commission be given an opportunity to review and comment on the most current plan from a planning perspective. The Planning Commission also made a motion that once a Stipulation Agreement is approved by the Supervisors, a copy is forwarded to the Planning Commission for review.

Discussion took place about the Stipulation Agreement proposed for consolidation of the Cinnabar Farms/White Chimney Farms proposal. Chairman McIlhinney commented that this particular Stipulation Agreement was prepared by the applicant, not by the Township. Mr. Rush requested that the Planning Commission have the opportunity to review Cinnabar Farms/White Chimney Farms plan once the applicant appears before the Supervisor's at their February 27, 2006 meeting.

Mr. Rush provided the Board with final copies of six completed Zoning Ordinance amendments, including Conservation Management District, Trade Use, Family Accessory Apartment, Barn, Farmstead and Bed & Breakfast. He noted that the Definitions and the Buffer Ordinance need only a few minor revisions before being forwarded to the Supervisors.

Given the fact that many of these six items as presented by the Planning Commission today have been languishing for years, Chairman McIlhinney suggested that the Township Solicitor and Engineer be authorized to draft these amendments into Ordinance form, once the Supervisors have a chance to review it. Discussion took place.

While the Supervisors are reviewing those first six amendments, Mr. Rush advised that the Planning Commission would like to complete review of the seventh Ordinance

amendment, and then continue on with review of the remaining Zoning Ordinance amendments. Chairman McIlhinney stated that the Board of Supervisors never authorized the Planning Commission to proceed with any further review of the Zoning Ordinance amendments. Apparently there is a draft Ordinance regarding overlays that was never, in Chairman McIlhinney's opinion, subject to any reviews by anyone, yet somehow have managed to find their way into the proposed Zoning Ordinance. He noted that there are quite a few items in the Ordinance that were never before discussed or given direction on, yet they have appeared in the proposed Ordinance. The fact that a Zoning Ordinance draft book has been produced, which in his opinion is a complete re-write of the Township's Ordinance, does not necessarily mean that the Planning Commission should continue with their review.

Supervisor Salvadore asked the details of the Township's contract with the Bucks County Planning Commission. Supervisor Manfredi replied that the Bucks County Planning Commission was charged to assist with review of amendments to the Zoning Ordinance, at a maximum cost of \$25,000.00. Chairman McIlhinney stated that a review of the Zoning Ordinance does not mean a re-write of the entire Zoning Ordinance, which is what he believes the Bucks County Planning Commission has done. He advised that the Board of Supervisors was never informed, to his knowledge, of all the changes that were made to the Ordinance by the Bucks County Planning Commission, starting with the 1.8-acre minimum lot size in the RR District. Chairman McIlhinney also referred to the proposed Village Center overlay that can be found in the draft Zoning Ordinance, which was never authorized. Mr. Rush recalls that there had been discussion within the Comprehensive Plan with respect to the Blooming Glen Village overlay. Chairman McIlhinney noted that it was not what the BCPC was told to do. He believes that the BCPC is working on a document that was never reviewed or requested by the Board of Supervisors. Further, Chairman McIlhinney feels that the BCPC has taken liberties with the Comprehensive Plan, and does not recall this Board of Supervisors ever directing the BCPC to incorporate all facets of the Comprehensive Plan into the Zoning Ordinance. Chairman McIlhinney advised that the six items Mr. Rush submitted to the Township today were reviewed and completed by the Township's Planning Commission over a period of two or three years, however the items that the Township's Planning Commission has modified includes requirements for 78,000 sq. ft. lots that has been revised to permit 80,000 sq. ft. lots, which changes the lot size requirements from 1.8 acres to 1.84 acres. He does not believe that change would benefit property owners in this Township. Chairman McIlhinney wondered who authorized 1.8 acre zoning. Mr. Rush was not aware that the Planning Commission was given any specific direction, and stated that it was within the first draft of the Bucks County Planning Commission's Zoning Ordinance. Supervisor Manfredi stated that he was not the individual who pushed for a 1.8-acre requirement, nor did he ever suggest it.

It appears to Supervisor Salvadore that Mr. Rush is questioning why, if the Board of Supervisors intended to stop the review process, it was not stopped when the Hilltown Planning Commission received the first draft Ordinance in June of 2005, while the Board of Supervisors received that same draft in February of 2005. Chairman McIlhinney believes the review process was stopped by Supervisor Manfredi in late August through October of 2005, when the Supervisors gave direction to the Planning Commission to only review those six or seven specific items, a direction that has clearly been ignored. Chairman McIlhinney has attended numerous Planning Commission meetings where he pointed out that the Supervisors had directed the Planning Commission to stop review of the Zoning Ordinance amendments, but he was ignored as well. Supervisor Salvadore recalls that Supervisor Manfredi had previously asked the Planning Commission for a focused, specific review of the RR District. Supervisor Manfredi knows that Chairman McIlhinney is most concerned about the lot size issue and the elimination of the 50,000 sq. ft. lots; and has attempted to explain his position on these issues to Chairman McIlhinney on several occasions. Supervisor Manfredi noted that to this day, he does not have a personal position on what lot sizes should be since he has not had the benefit of the Planning Commission's recommendations on those issues. As far as Supervisor Manfredi is concerned, the Board of Supervisors must review the recommendations by the Planning Commission on these completed items, and then make policy decisions based on those recommendations.

Mr. Rush stated that there are options within the new CMD (formerly RR District), for an 8,000 sq. ft. lot, a 50,000 sq. ft. lot, and a 30,000 sq. ft. lots, and therefore, there has not been an elimination of the lot sizes; rather, it is altering the way the calculation is done. If Mr. Rush erred in directing the Planning Commission to review certain sections of the proposed Ordinance amendments, he apologized, however he believes that the Commission did what they were directed to do.

To be clear and to avoid any further misunderstandings, Mr. Rush asked for a motion to continue review or a motion to stop review of the draft Ordinance amendments. If the Planning Commission insists on working on an Ordinance that was never authorized, Chairman McIlhinney does not know how his fellow Supervisors can allow that to occur. Mr. Rush explained that he is making a request for a specific motion in an effort to avoid any further confusion. Mr. Rush again asked for clear direction as to whether or not the Planning Commission should continue review and revision of the draft Zoning Ordinance amendments, beyond the seven items he was previously charged with reviewing. If the Board of Supervisors were to authorize the Planning Commission to move forward with their review, Supervisor Manfredi asked how that might impact the process when the Supervisors have not yet had the opportunity to review the items that were just presented to them. Discussion took place. It was determined that the Supervisors would provide Mr. Rush with clear direction at the March 13, 2006 meeting after they had an

opportunity to review the Ordinance amendments as presented by the Planning Commission today.

The Planning Commission has requested authorization to hold an additional special Worksession meeting on February 23, 2006 to continue review of the draft Buffer Ordinance. Discussion took place.

Motion was made by Supervisor Manfredi, seconded by Supervisor Salvadore, and carried unanimously to authorize the advertisement of an additional Planning Commission Worksession meeting on February 23, 2006 at 7:30PM, limited to review of the proposed Buffer Ordinance. There was no public comment.

Mr. Bennington spoke to Mrs. Lynn Bush of the Bucks County Planning Commission today, who indicated that the contract with the Township would not go past the \$25,000.00 maximum, as directed by the Board. However, she asked if she should continue to attend meetings with the Planning Commission where they were discussing the Zoning Ordinance. Chairman Mellhinney does not object to Mrs. Bush's attendance at a Planning Commission meeting, however he would object if Mrs. Bush was attending and reviewing other things as if the Bucks County Planning Commission was still the Township's Planner. Supervisor Salvadore believes that Mrs. Bush is seeking confirmation that the BCPC should finish the business at hand by attending one more meeting while the Planning Commission completes its review of the Buffer Ordinance. Discussion took place.

\*Mr. Ray Fegley, Emergency Management Coordinator, thanked the Board of Supervisors for his appointment to this position. Supervisor Salvadore noted that the Board has learned that they actually do not appoint an individual to the Emergency Management Coordinator position, rather they make a recommendation to the Governor, who would then appoint an individual to that the position.

P. NEW BUSINESS (Continued) –

4. Motion was made by Supervisor Manfredi, seconded by Supervisor Salvadore, and carried unanimously to **adopt Resolution #2006-16, supporting voter-verified paper ballots and mandated random manual audits of these voter-verified, as noted above.** There was no public comment.

5. Discussion took place concerning meeting attendance policies for various Township Boards and Committees, as established by Ordinance and/or Resolution.

Mr. Brooke Rush, chairperson of the Planning Commission, commented that meeting attendance is clearly noted in meeting minutes, and asked if any other type of reporting

would be necessary. Chairman McIlhinney stated that if any board/commission member should be in violation of the attendance requirements, the chairperson of the board or committee would be responsible for notifying the Supervisors. Supervisor Manfredi, who serves on a citizen advisory committee for DEP, referred to the spreadsheet system that DEP uses to record the attendance of their members. He suggested that perhaps a similar process should be used in this case to take the burden off the chairpersons of each board/commission. Discussion took place.

6. Supervisor Salvadore had the good fortune of attending a land use seminar given by Mr. Ed McMahon of the Urban Land Institute in Pike County. Mr. McMahon is an excellent speaker who presented slides from all over the country showing how Townships can affect the character of their municipalities, what it looks like, what buildings look like, etc. Supervisor Salvadore suggested that the Township contract with Mr. McMahon to provide a presentation for the Planning Commission to meet their requirement for education on an annual basis. Chairman McIlhinney believes it is a worthwhile endeavor, and noted that the idea of opening the presentation to the public is fine, however he believes the focus should be on the Planning Commission. The fee involved would be approximately \$2,000.00. Mrs. Leslie stated that funds have not been budgeted for this purpose in 2006. Supervisor Salvadore suggested that perhaps donations could be accepted to cover the fee. She also noted that there is a requirement of the Planning Commission members to become educated. Discussion took place.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to authorize the Township Manager to pursue scheduling Mr. Ed McMahon from the Urban Land Institute for a Planning Commission presentation in September. There was no public comment.

Q. MYLARS FOR SIGNATURE: None.

R. PUBLIC COMMENT:

1. Mr. Hans Sumpf of Deep Run Valley Sports Association stated that several months ago, Deep Run requested Board consideration of land development waivers for the Fairhill Road site. Deep Run is in the process of applying for a grant, for which a letter from the Township is required. Mr. Sumpf believes that one of the waiver requests was to install a fence to buffer the parking area instead of bollards, and one of the waivers was the amount of buffer trees around the entire property. Deep Run is willing to provide the buffers along the property line abutting existing dwellings. Supervisor Manfredi suggested that Mr. Wynn provide the Board with a status report of the waiver requests, at which time the Board can act upon them.

2. Mr. Mark Funk of Broad Street asked for clarification of the six proposed Zoning Ordinance amendments and if they will now be forwarded on to Mr. Wynn for review. Chairman McIlhinney explained that normally, the amendments would be forwarded to the Township Engineer and Solicitor to be put into Ordinance form, then a Public Hearing would be advertised and held to accept public comment. That is what will eventually happen once the Supervisors have the opportunity to review the six Ordinance amendments received from the Planning Commission today, which could take approximately one month. Mr. Funk asked if those draft Ordinance amendments would be available to the public. The Board agreed that they were public documents that could be obtained from the Township staff.

3. Mr. Bob Grunmeier of Hilltown Pike read a prepared statement, which follows:

“I would like to take this time to address the actions taken at the January 3, 2006 Reorganization Meeting. To me, Supervisor Barbara Salvadore’s and Supervisor Jack McIlhinney’s decision to replace William Devlin, Sr., a proven leader in Emergency Management with twenty years of practical and educational experience, with a less experienced, non-certified candidate as the Emergency Management Coordinator demonstrated a lack of commitment to the program and to the past efforts of the entire Emergency Management Team.

Since 1985, I have served as the Emergency Management Coordinator and Deputy Emergency Management Coordinator for Hilltown Township. During my tenure, I made many contributions and sacrifices that supported this program. Together, Bill and I demonstrated an unselfish commitment to the safety of our residents. I would add that I have never experienced a similar decision that has such a high-risk potential for disaster. It is very unfortunate that potential outcomes concerning our public’s safety and well-being were disregarded during this decision-making process.

In the future, I recommend that you consider all possibilities and examine alternative methods for involving willing residents in an area as important as public safety. Creating mentoring criterion and processes, developing job performance criterion, or identifying and establishing entry level support positions are better methods for bringing “new perspectives” to an effective program. The fact that no one from Emergency Management was approached with an explanation for this decision or consideration for the aforementioned methods, allowed me to see clearly that the commitment to Emergency Management is unsupported.

Therefore, I am resigning my position as Deputy Emergency Management Coordinator, effective immediately.”

On behalf of the Board of Supervisors, Chairman McIlhinney thanked Mr. Grunmeier for his prior years of service. He is certain that Mr. Fegley will handle the job adequately and superbly.

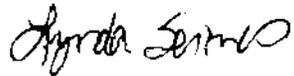
4. Mr. Gene Cliver of 427 Telegraph Road, challenged the Board of Supervisors authority, and stated that when they pledged allegiance to the flag it was for liberty and justice for all, not just the rich. Mr. Cliver believes that this Township is only for the rich because of all the zoning regulations that are in place. He would like to see it change so that the average working person can have affordable housing in Hilltown Township. Chairman McIlhinney believes that the Board is looking to have 50,000 sq. ft. lots and 30,000 sq. ft. lots maintained in this community. Mr. Cliver was in the construction industry for 50 years, and constructed 7 houses in other communities on 20,000 sq. ft. lots with water and sewer without experiencing any problems. Chairman McIlhinney commented that homes can be constructed on 30,000 sq. ft. lots in Hilltown Township, which he feels is a very reasonable size lot. He noted that there are areas in Hilltown that do permit construction of homes on 20,000 sq. ft. lots, with public water and sewer available to them. Chairman McIlhinney commented that the Board of Supervisors do not see the possibility of 10,000 sq. ft. buildable lots as something that would be good for the Township as a whole. Mr. Cliver stated that the average person can not afford larger lots, noting that his grandsons are having great difficulty finding affordable housing in Hilltown. Chairman McIlhinney advised that Hilltown Township provides for various types of housing and fulfills all the needs of the population. Homes that once cost \$100,000.00 now cost \$300,000.00 and Chairman McIlhinney noted that it is the sign of the times. He explained that the Township has no control over wages or the prices of homes. Mr. Cliver replied that the Supervisors have control over the size of the lots that are permitted. Mr. Cliver stated that the Township tried to steal his land for open space without compensation, which makes him very angry. Chairman McIlhinney disagreed with Mr. Cliver's comments. In the two years he has been a member of the Board of Supervisors, Supervisor Manfredi has never heard Mr. Cliver's property mentioned to consider for open space. Mr. Cliver advised that he was told by a builder who expressed interest in purchasing his land that the Township would be taking a portion of the land for open space, which would dramatically reduce the price being offered for the property. Chairman McIlhinney believes that Mr. Cliver is speaking about open space that is required to be dedicated to the Township when constructing a cluster development. He thanked Mr. Cliver for his comments.

S. SUPERVISOR'S COMMENTS: None.

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, the February 13, 2006 meeting of the Hilltown Township Board of Supervisors was adjourned at 9:30PM.

Respectfully submitted,



Lynda Seimes  
Township Secretary

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