

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, December 12, 2005  
7:30PM**

The regularly scheduled Worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairman George C. Egly, Jr. at 7:30PM and opened with the Pledge of Allegiance.

Also present were: Richard J. Manfredi, Vice-Chairman  
Barbara A. Salvatore, Supervisor  
Kenneth B. Bennington, Township Manager  
Christopher Engelhart, Chief of Police  
Thomas A. Buzby, Director of Public Works  
Dan Jenkins, Fire Marshal  
Nick Lupinacci, Zoning Officer  
Lorraine E. Leslie, Township Treasurer

Chairman Egly announced that the Board met in an informational meeting prior to this meeting with representatives of Deep Run Sports Association.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF CURRENT BILLING – Approval of Bills List dated December 13, 2005 – Chairman Egly presented the Bills List dated December 13, 2005, with General Fund payments in the amount of \$122,248.09, Fire Fund payments in the amount of \$81,970.90, Park and Recreation Fund payments in the amount of \$1,738.92, State Highway Aid Fund payments in the amount of \$9,707.74, and Escrow Fund payments in the amount of \$87,585.30; for a grand total of all payments in the amount of \$303,250.95.

Supervisor Manfredi questioned the bill for Annual Support Renewal (Abra) in the amount of \$660.25. Mrs. Leslie explained that the bill is for payroll software maintenance. Supervisor Manfredi asked if Mrs. Leslie had verified that all of the consulting bills were due to expenses that had been authorized in accordance with a motion by the Board of Supervisors, to which Mrs. Leslie replied that she had.

Supervisor Salvatore questioned the bill from Bucks County for “radio equipment loan” in the amount of \$15,773.00. Chairman Egly explained that this payment is for police radios that were purchased years ago, and the Township is in the process of repaying that loan.

Motion was made by Supervisor Salvatore, seconded by Supervisor Manfredi, and carried unanimously to approve the Bills List dated December 13, 2005, as noted above. There was no public comment.

C. TREASURER'S REPORT - Chairman Egly presented the Treasurer's Report with the following balances as of November 30, 2005:

General Fund Checking	\$ 235,281.05
Payroll Fund Checking	\$ 1,499.14
General Reserve Fund	\$ 259,316.37
Open Space Fund	\$ 1,394,160.84
Park and Recreation Fund	\$ 110,612.90
Road Equipment Fund	\$ 155,607.73
Fire Fund Checking	\$ 81,487.92
Debt Service Checking	\$ 243,705.22
State Highway Aid Checking	\$ 63,119.98
Escrow Fund Checking	\$ 1,884,348.16
Capital Projects Fund	\$ 44,141.84

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to approve the Treasurer's Report dated November 30, 2005, subject to audit. There was no public comment.

D. CONFIRMED APPOINTMENTS:

1. Mr. Chris Canavan - Stipulation of Settlement Agreement for White Chimney/Cinnabar Farms Property - Mr. Canavan of WB Homes was present this evening to obtain a status report as to the proposed Stipulation of Settlement Agreement that had been forwarded to the Board of Supervisors with respect to the consolidation of the White Chimney/Cinnabar Farms properties. It is Mr. Canavan's understanding that the Board has no further direction with regard to this Agreement at this time. Chairman Egly advised that was correct. Mr. Canavan commented that WB Homes still believes that what they had put forth to the Board is an appropriate consolidation plan for the Township and for themselves, which would be in everyone's best interest and would serve to provide for sound preservation of open space, protection of views, and the appropriate distribution of public utilities. However, WB Homes is also looking to move forward with the project in a timely manner, and hopes that the Board will give it their due consideration in the near future.

Supervisor Manfredi asked if Mr. Canavan had any deadline date in mind. Mr. Canavan replied that WB Homes would like to obtain direction within the early months of 2006, which would still provide additional time to work through the remainder of the approval process for breaking ground in 2006. Supervisor Manfredi has not yet discussed this issue with Supervisors Egly and Salvadore. Given the history of the public sewer issue, Supervisor Manfredi feels that from a land use prospective, the applicant is proposing to preserve viewscapes, to think outside the box, and to consider different ways to be

flexible in the Rural Residential District by conserving land while utilizing different land use tools available in the year 2005 to achieve the developer's vision. Supervisor Manfredi believes that what the applicant is requesting clearly requires changes to the Zoning Ordinance, and personally feels the Township must be smarter about how land is developed, particularly in the RR District. He feels that there is merit to what WB Homes has proposed, and that the entire conservation design concept makes sense, even though there are changes that are larger in scope that must be undertaken as a policy decision of the Board of Supervisors before that can move forward.

Supervisor Salvadore echoed Supervisor Manfredi's sentiments, even though the Board has not yet discussed the matter. She is very concerned about the impact on the Township's Ordinances and possible precedent setting.

Chairman Egly did not comment on the proposal since he would be leaving the Board of Supervisors at the end of this year.

E. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby presented the Public Works Report for the month of November 2005; a copy of which is on file at the Township office.

Mr. Bennington commended the Public Works Dept. on the tremendous job they did on the roads during the recent snowstorm. The Township received three complaints – one regarding a State road, which is maintained by PennDot, and two were roads that had not yet been dedicated to the Township.

F. POLICE REPORT – Chief Christopher Engelhart – Chief Engelhart presented the Police Report for the month of November 2005; a copy of which is on file at the Township office.

Two speed details were conducted during the month of November 2005, however Chief Engelhart is only in possession of a report from one of those details, which is dated November 18, 2005. This detail was conducted from 6:00AM to 10:00AM on Upper Church Road, which has a speed limit of 35 mph. A total of 23 motorists were cited for violations, and the highest speed recorded was 63 mph.

G. FIRE MARSHAL REPORT – Mr. Dan Jenkins, Fire Marshal- Mr. Jenkins presented the Fire Marshal's Report for the month of November 2005; a copy of which is on file at the Township office.

Mr. Jenkins met with Solicitor Grabowski on December 6, 2005 to review details of the Fire Inspection Ordinance. Both Solicitor Grabowski and Mr. Jenkins are in agreement

that the adoption of the International Fire Code would be ideal, as it is consistent with the regulations currently in place under the UCC. Discussion took place.

H. ZONING REPORT – Mr. Nick Lupinacci, Zoning Officer – Mr. Lupinacci provided an oral Zoning Report for the month of November 2005.

With respect to the Bennett property, Mr. Lupinacci advised that an Enforcement Notice was sent to the property owner on November 4, 2005. Just prior to the Enforcement Notice expiration date of December 3, 2005, the former tenant requested a 30-day extension to bring the property into complete compliance. After consideration, Mr. Lupinacci sent the tenant and the property owner an updated Enforcement Notice that granted an extension until January 4, 2006. It is Mr. Lupinacci's impression that there has been a moderate amount of junk and debris removed from the site, and in fact, he came to an agreement with the former tenant, and the Bennett family.

Public Comment:

1. Mr. Daniel Reyes of Keystone Drive, a neighbor of the Bennett property is very frustrated that the Township agreed to another 30-day extension, and asked what will happen to the tenant and the property owner if the site is not brought into compliance by January 4, 2006. Mr. Lupinacci met with the former tenant of the Bennett property, and knows for a fact that at least one piece of equipment was removed from the property last week. With all due respect, in Mr. Lupinacci's estimation, there has been willingness and a commitment by the Bennett family to have this issue resolved. If he did not feel that way, Mr. Lupinacci advised that he would not have permitted the 30-day extension. He understands Mr. Reyes's frustration and plans to keep him informed of any action the Township may take. If weather does indeed become an issue, Mr. Lupinacci will advise the Board and Mr. Reyes. If for some reason the site does not come into compliance by January 4, 2006, Mr. Lupinacci will confer with the Board of Supervisors and the Township Manager to take the appropriate action at that time. Mr. Reyes was dissatisfied with that response, and asked if legal action would be the next step. Barring a significant amount of snow between now and January 4<sup>th</sup>, Supervisor Manfredi expects that the site will come into compliance. If it does not, the Board of Supervisors will consider the matter and render a decision, if they wish to get involved in a zoning matter at all. Lengthy discussion took place.

Supervisor Salvatore questioned the progress at the Coluccio property located on Rt. 313, and expressed concern that the tenant appears to be adding to the accumulation of debris behind the hedge located in front of the house. Discussion took place.

With respect to the Betancourt property located on Middle Road, the property owner has cleaned up the site. There was an outstanding issue pertaining to safety aspects of the abandoned swimming pool, for which the property owner has installed fencing. Mr. Lupinacci requested that the abandoned pool be drained as well, though Mr. Betancourt asked for an extension to come into complete compliance with the swimming pool.

Supervisor Manfredi asked the status of the backlog on building and zoning permits. Mr. Lupinacci advised that both departments are current with permits, though there are a few permits that were submitted in late November still requiring additional information before they can be processed. It is Mr. Lupinacci's goal to process permit applications within 15 business days. Supervisor Manfredi asked if Mr. Lupinacci is acting on zoning violations without waiting for receipt of a complaint. Mr. Lupinacci replied that he is reacting to complaints as well as inspecting any zoning violations that he may see or hear of. Supervisor Salvatore asked if most residents who contact the Township with a complaint are willing to complete a Zoning Complaint Form. Mr. Lupinacci replied that they are not, and some do not even want to provide their name.

**\*8:00PM – Chairman Egly adjourned the Worksession meeting of December 12, 2005 in order to enter into the advertised Public Hearing to consider an Ordinance amending the Code of Hilltown (Chapter 143, Article IV, Sections 143-29 through 37 – Ord. #90-2 “Occupational Privilege Tax) and to provide for enactment of an Emergency and Municipal Services Tax.**

Mr. Bennington advised that the Township Solicitor has properly advertised this proposed Ordinance regarding the possible enactment of the Emergency and Municipal Services Tax, which provides for a \$52.00 tax per year on each adult resident and non-resident employed within the jurisdiction of Hilltown Township. It is estimated that the revenue to be derived from the adoption of this Ordinance will be approximately \$287,000.00 per year. The proposed tax is provided under the Local Tax Enabling Act and requires that funds be used for emergency services, and for road maintenance and construction purposes. The Ordinance also provides for an exemption for any individual whose total income from all sources is less than \$12,000.00 per year. The Ordinance itself has been advertised in the Doylestown Intelligencer pursuant to State law on three successive Mondays, including November 21, November 28, and December 5, 2005. Additionally, a copy of the Ordinance has been available for review and inspection here at the Township building, the office of the Doylestown Intelligencer, and also the Bucks County Law Library.

Motion was made by Supervisor Salvatore, and seconded by Supervisor Manfredi to **adopt Ordinance #2005-6, adopting the Emergency and Municipal Services Tax, as noted above.**

Public Comment: None.

Motion passed unanimously. There was no public comment.

I. CONSIDERATION OF THE PROPOSED 2006 BUDGET – Mr. Bennington, who was appointed Manager in mid-September of this year, wished to give all the credit for the preparation of the 2006 Budget to Mrs. Leslie, Township Treasurer, and noted that she did a fantastic job. Mr. Bennington announced that the 2006 Budget proposes no increase in Real Estate Taxes. The revenues for 2006 are estimated to be approximately \$5 million dollars. The largest increase in this number over the last year is attributed to the adoption of the Emergency and Municipal Services Tax, which would currently impact approximately 6,800 individuals who work within the borders of Hilltown Township. Of the 6,800 individuals affected, 88% or 5,984 individuals are not residents of Hilltown Township. This tax was the original \$10.00 Occupational Privilege Tax, which was deducted from working people in the very first paycheck of the year. \$5.00 went to the Pennridge School District, and the remaining \$5.00 went to Hilltown Township. As adopted, the tax will now be a total of \$52.00 – with \$5.00 continuing to go to the Pennridge School District, and the remaining \$47.00 coming to Hilltown, netting approximately \$287,000.00. The adoption of this tax will enable, as the Board has discussed in previous Budget Worksession meetings, the elimination of the Per Capita Tax as requested in the 2007 Budget. Supervisor Manfredi stated that a question was asked as to what the impact of eliminating the Per Capita Tax would be, and it should not be assumed that the elimination of that tax would not happen sooner. Mr. Bennington advised that the General Fund Budget is primarily being impacted by rising insurance costs. An estimated 15% increase is anticipated for medical insurance as well as a 25% increase in the cost of Worker's Compensation Insurance. Further, 5% increases are anticipated in property and auto insurance, as well as 5% increases in public officials liability and police liability policies. The Budget itself includes the hiring of one additional police officer that was originally scheduled for 2005 when an officer was hired to replace Jim Kane, including all benefits, equipment, and the purchase of three additional police replacement vehicles. Salaries are set at 3% increases for most administrative employees, 3% for the Police Department as per their contract, and 3.5% for the Public Works Department, as per the last year of their current contract. In addition, Mr. Lupinacci and Mr. Bennington, both of whom began employment with the Township in September of 2005, will receive 0% increases in 2006. There is \$160,000.00 included in the General Fund Budget for the paving of roads in 2006, including South Perkasio Road, Woodlawn Drive, and Broad Street between Hilltown Pike and Callowhill Road. Bituminous Seal Coat is planned for Middle Road, Fretz Road, and Frontier Road. The paving project is estimated at approximately \$334,042.00, with a balance of over \$160,000.00 expended from the State Highway Aid Fund.

Supervisor Manfredi commented that he is not in favor of retaining the Per Capita Tax, and would be opposed to adopting the proposed 2006 Budget if it includes revenues from the Per Capita Tax. Supervisor Salvatore agreed, and would like to put forth a motion to abolish the Per Capita Tax, and to move for reducing other operating expenses to be determined by the new Board of Supervisors in 2006. At the last Budget Worksession meeting, Supervisor Manfredi had commented that there are some operational expenses that are budgeted that may not have to be expended, and that there are areas within the budget that, because of the conservative nature of the revenues, may be stronger than anticipated. Supervisors Manfredi and Salvatore both agreed to adopt the proposed 2006 Budget, with adjustments that include the removal (on the revenue side) of the Per Capita Tax, and (on the expense side) the collection of that tax. Further, Supervisor Salvatore suggested that the Board put in place precautions to insure that no spending occurs that is inconsistent with the Board's wishes. Discussion took place.

Motion was made by Supervisor Manfredi to adopt all funds of the fiscal year 2006 Budget, minus the inclusion (on the revenue side and the expenditure side of the collection) of the Per Capita Tax. Motion was seconded by Supervisor Salvatore. Chairman Egly abstained from the vote, and stated that he hoped the Board was not making a mistake by abolishing the Per Capita Tax in 2006. Motion passed.

Mr. Bennington advised that the 2006 Fire Fund and Debt Service Budgets remain unchanged for next year. The Fire Fund is distributed to the seven fire companies serving Hilltown Township, and the Debt Service Fund is used exclusively for the reduction of debt. The State Highway Aid Fund Budget is revenue provided to Hilltown Township by the Commonwealth of Pennsylvania for use only on the roads of Hilltown. The allocation for 2006 is approximately \$305,000.00.

For the first time in 2005, Mr. Bennington explained that the Township created dedicated tax funds for Parks and Recreation, as well as Road Equipment. The Road Equipment Fund is showing expenditures of approximately \$252,000.00, which represents the purchase of two replacement dump trucks, as well as a leaf loader and brush/wood chipper. Mr. Bennington stated that a replacement pick-up truck was ordered in 2005, however it will not be received until 2006. The Budget reflects the fact that none of the revenue collected in 2005 was spent but will be in 2006, which is a result of the unavailability of trucks for ordering. Truck delivery is approximately one year out from time of purchase.

The Park and Recreation Fund Budget for 2006 includes paving of the Civic Park walking path and parking lot, as well as repairs to the baseball field, tot lots, and shed. It also includes the replacement of picnic tables and the purchase of two trash containers. The tot lot at the Blooming Glen Playground is also slated for repairs. The Budget includes the addition of a part-time Park and Recreation Director at 16 hours per week,

and the addition of one full-time employee assigned to the Public Works Department, which is a replacement for Tim Patton. Further, Mr. Bennington explained that the Budget includes the purchase of one pick-up truck with plow for use in servicing the parks and open space in Hilltown Township.

The Open Space Fund Budget is used for the sole purpose of purchasing open space and/or development rights.

On a final note, Mr. Bennington advised that Hilltown Township Real Estate Taxes represent 5.5% of the total real estate tax bill paid by residents, with Bucks County's portion representing 16.5% and the Pennridge School District's portion representing 78%.

Since Mr. Buzby is in dire need of replacing Mr. Patton in the Public Works Department, Mr. Bennington asked that the Board authorize the advertisement of this vacancy. Supervisor Manfredi was not prepared to do that this evening, and stated this is exactly what Supervisor Salvadore was talking about with respect to monitoring spending. Supervisor Manfredi believes that the Board of Supervisors should review everything that was appropriated to consider the timing of the hiring of another employee. While Mr. Buzby had made his arguments to fill that position at Budget Worksession meetings, Supervisor Manfredi feels there were several unanswered questions about hiring and overhead versus contracting out services. Therefore, Supervisor Manfredi is not willing to authorize advertisement for that vacancy until the Board of Supervisors can discuss the matter further. Supervisor Salvadore asked Mr. Buzby if a one or two month delay in hiring another Public Works employee would make a huge difference, and Mr. Buzby replied that it would not.

J. HILLTOWN WATER AND SEWER AUTHORITY REPORT – No one was present.

K. HILLTOWN FIRE COMPANY REPORT – Mr. Robert Grunmeier, Fire Chief – Mr. Grunmeier presented the Hilltown Fire Company Report for the month of November 2005; a copy of which is on file at the Township office.

Mr. Grunmeier stated that the Hilltown Fire Company has replaced its auto extrication tools, which were originally purchased in 1987 with funds received from a grant from the Hilltown Board of Supervisors. New tools were purchased for approximately \$49,000.00+ and the Fire Company expects to take delivery within two weeks. The rescue truck will be out of service for approximately 3-4 days for fabrication of the new tools. The Fire Company also received a rescue trailer from Bucks County, and Mr. Grunmeier expects that a second technical rescue trailer will be operational by the spring.



With respect to the possible adoption of the International Fire Code, Mr. Grunmeier noted the Fire Marshal currently has no enforcement powers until and if that International Fire Code is adopted. He commented that approximately 25 years ago, there were 200,000 volunteer fire fighters statewide, but today there are only an estimated 75,000. The Department of Community and Economic Development recently made a presentation for the Bucks County Fire Chiefs, predicting that, at the current rate, in approximately 10 to 15 years, the State of Pennsylvania will run out of volunteer fire fighters. Mr. Grunmeier noted that there is a \$6 billion dollar savings for the Commonwealth of Pennsylvania with the presence of volunteer firefighters. Therefore, Mr. Grunmeier encouraged the Board of Supervisors to adopt the International Fire Code, which would permit the Fire Marshal to have enforcement powers in Hilltown Township.

L. SILVERDALE FIRE COMPANY REPORT – Mr. John Gillespie, Fire Chief – Mr. Gillespie presented the Silverdale Fire Company Report for the month of November 2005; a copy of which is on file at the Township office.

Mr. Gillespie agreed with Mr. Grunmeier that the Township could avoid a lot of unnecessary fires if the Fire Marshal is granted the proper enforcement powers.

M. ZONING HEARING BOARD REPORT – Mr. John Snyder, Chairman – Mr. Snyder presented the Zoning Hearing Board Report for the month of November 2005, as well as the 2005 Annual Report for the Zoning Hearing Board; a copy of which is on file at the Township office. The Zoning Hearing Board Reorganization meeting will be held on Thursday, January 5, 2006 at 7:00PM.

N. PLANNING COMMISSION REPORT – Mr. D. Brooke Rush, Chairman – Mr. Rush presented the minutes of the December 5, 2005 Planning Commission Worksession meeting minutes; a copy of which is on file at the Township office.

With respect to the interview process for the vacancies on the Planning Commission, Mr. Rush attended the December 8<sup>th</sup> special meeting where current Supervisor Salvadore, and Supervisor Elect McIlhinney interviewed candidates for all boards and vacancies. Mr. Rush feels it is important that each board or commission has the opportunity to express their opinion and recommendations to the Board of Supervisors as to the appointment of any vacancies.

Concerning the Coventry Meadows Subdivision, Mr. Rush understands that there was a Stipulation Agreement that the Planning Commission was not privy to, and noted that it is difficult to review plans without knowing what stipulated requirements there might be.

Discussion took place concerning a simple checklist that could be submitted by the applicant and reviewed by the Township Secretary to insure that all items as required by

the SALDO have been included in the Subdivision/Land Development package, including 11" X 17" copies of the plans. Supervisor Manfredi commented that the Township staff is simply the receiving agent and courier to Mr. Wynn, and reminded Mr. Rush that the "clock" doesn't start ticking until the plans have been officially accepted. If, from the time of receipt and the first meeting when the plans are on the agenda as "Plans to Accept for Review," Mr. Wynn determines that the submission is administratively incomplete, then the plan should be returned to the applicant. As far as Supervisor Manfredi is concerned, it should be Mr. Wynn's responsibility to determine the incompleteness of a plan. He believes the Subdivision/Land Development Ordinance and its requirements speak for itself. Supervisor Manfredi stated that the Township Engineer is a resource to the volunteers who give an inordinate amount of time to do this work. He noted that there is absolutely no reason, as long as it is consistent with what the Ordinance states, that the Engineer can't be directed to deal with that Ordinance in a manner that makes things more effective for the Planning Commission. Mr. Rush asked how this would be communicated to the Township Engineer. Personally, Supervisor Manfredi suggested that the Planning Commission should meet with Mr. Wynn to determine a procedure that is cost effective, consistent, and efficient for all parties involved. Further, Supervisor Manfredi advised that the Planning Commission also has the resource of the Bucks County Planning Commission, who was appointed the Township's professional planner. It is Mr. Rush's opinion that the Planning Commission has not made good and total use of the professional planner. Discussion took place.

The Planning Commission continues their review of the Zoning Ordinance amendments and has readjusted their review procedures. Mrs. Hermany, the Planning Commission secretary, has agreed to make the Commission's recommended changes into the Bucks County Planning Commission's electronic version of the amendments in order to maintain consistency of any proposed revisions.

At the December 8<sup>th</sup> special meeting, Mr. Rush recalls that Supervisor Elect McIlhinney made a statement that the review of the Zoning Ordinance amendments had been tabled. Supervisor Manfredi noted that Mr. Rush was present at the Worksession meeting when he made a motion to table the review of the Zoning Ordinance amendments. He asked when the Planning Commission might be done reviewing the Zoning Ordinance amendments so that the final Land Use Forum could be rescheduled. Mr. Rush was confused, and asked if review of the Zoning Ordinance amendments had indeed been tabled by the Supervisors. It was Supervisor Manfredi's recollection that discussion took place at the October Worksession meeting regarding the confusion with the amendments, where the Supervisors tabled, from the Board's perspective, the whole Zoning Ordinance amendment review, and also postponed the Land Use Summit until the Planning Commission had adequate time to review the proposed amendments until they could be placed in a working document. Supervisor Manfredi believes that the system of Mrs.

Hermany working with Mrs. Bush of the Bucks County Planning Commission to input recommendations by the Township's Planning Commission will eliminate the confusion. Supervisor Salvadore was present at the December 8<sup>th</sup> meeting where Mr. McIlhinney made that statement, however she believes the statement may have been made out of context. It is Mr. Rush's position that the Planning Commission will continue to move ahead until and if the Board of Supervisors specifically directs them to stop reviewing the current Zoning Ordinance amendments. He explained that the Township's Planning Commission has put together a printed document of the Bucks County Planning Commission's strike-throughs and suggested revisions, which also shows the Township Planning Commission's views, comments and recommendations. Therefore, the Township Planning Commission is now producing a document, section-by-section, of their version of the recommended changes to the Zoning Ordinance. It is Mr. Rush's understanding that the Township Planning Commission should continue, section-by-section, while working as expeditiously as possible, until the entire document is complete, which he believes could take all of 2006.

While Mr. Bennington was a member of the Board of Supervisors, the Board directed the Township Planning Commission to continue the review process of specific Zoning Ordinance amendments, and to provide any recommendations to specific sections of the Ordinance to the Bucks County Planning Commission, so that Mrs. Bush could provide the Board of Supervisors with an updated version with those recommended changes. Mr. Rush advised that that process was followed, and those specific sections of the Zoning Ordinance amendments have been reviewed and forwarded to the Bucks County Planning Commission. The Planning Commission has completed its review of the RR District, Trades, Farmstead, and Barns sections of the Zoning Ordinance amendments. Supervisor Manfredi recalls that the catalyst of this discussion was the amount of time it was taking for review of the amendments, and noted that it was never the intention of the Board of Supervisors to rush the Commission to complete their review by any timeline. Supervisor Manfredi recalls that the Board decided to "put on the brakes" and call the amendments "tabled" for lack of a better word. In fact, Supervisor Manfredi noted that there had been a question as to whether these were actual amendments or an entirely new Zoning Ordinance. He stated that the courts have upheld the difference between amendments and an Ordinance re-write, and it has been determined that the primary difference is that if it is more than amendments, it has to be done by the Planning Commission, which is the case anyway. Therefore, Supervisor Manfredi believes it becomes a question of whether or not the Supervisors want to move forward. Once the Planning Commission has substantively made the amendments to the Zoning Ordinance, Supervisor Manfredi believes it will be time to move forward with scheduling that final Land Use Forum.

Supervisor Salvadore believes that the Board had previously given the Planning Commission direction to review several very specific amendments to the Ordinance,

which Mr. Rush stated have been completed. Supervisor Manfredi asked Mr. Rush if he believes the Planning Commission is where it wants to be in the review of the seven specific amendments the Board has spoken about. Mr. Rush does believe that is the case, and noted that a final version of those specific amendments should be received from the Bucks County Planning Commission in the very near future.

Motion was made by Supervisor Manfredi to schedule the final Land Use Summit to be held at the Penn Central Middle School in January, February or March of 2006, at a date and time convenient to Supervisor Elect McIlhinney, once a final document has been received from the Bucks County Planning Commission incorporating the recommendations from the Township Planning Commission in order to discuss proposed land use and zoning issues in Hilltown Township. Motion was seconded by Supervisor Salvadore and carried unanimously. There was no public comment.

Public Comment:

1. Mr. Joe Marino of Redwing Road stated that the Township had a contract with the Bucks County Planning Commission in the amount of \$25,000.00 to do the Ordinance amendment work, and as of October 7, 2005, there was only approximately \$2,100.00 remaining. Mr. Marino does not feel that the Township should expend any more funds with the Bucks County Planning Commission with respect to their review and revision to the Zoning Ordinance.

O. PARK AND RECREATION BOARD REPORT – In the absence of Mr. Apple, Mr. Nick Lupinacci provided the Park and Recreation Board Report for the month of November 2005. With respect to the Guttman Tract Subdivision, the Park and Recreation Board made a recommendation that there be two multi-purpose playing fields established as part of the development.

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

Q. NEW BUSINESS:

1. A required escrow has been received for a sketch plan/staff meeting from the Souderton Area Baseball League to consider the addition of ball fields next to the American Legion field on Central Avenue.

2. A required escrow has been received for a sketch plan/staff meeting from Univest Corporation to discuss a possible land development plan creating a new financial services branch at their present site located near the intersection of Rt. 113 and Bethlehem Pike.

3. Correspondence was received from Mr. Larry Owen, Board of Directors of the Hilltown Historical Society, requesting that the Board consider the addition of language noting the historical significance of the intersection of Rts. 113 and 313, (also known as Kulp's Corner) on the "Welcome to Hilltown Township" sign that CVS has agreed to erect at that intersection.

4. Mr. Bennington will be attending the next PA Rt. 309/Sumneytown Pike Connector project meeting on December 14, 2005. The engineer for that project, McCormick-Taylor, has requested that each one of the affected municipalities meet with them to discuss traffic signaling, stormwater management, right-of-way, and general project issues. Therefore, Mr. Bennington requested that the Board authorize an hour of time for the Township Engineer and the Township Traffic Engineer to meet with representatives of McCormick-Taylor.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to authorize an hour each of both Mr. Wynn's time and Mr. Heinrich's time to meet with representatives of McCormick-Taylor to discuss the PA Rt. 309/Sumneytown Pike Connector project. There was no public comment.

5. A pro-rated bill has been received from Chalfont Borough to contribute to the cost of worker's compensation insurance for ambulance and fire service. Mr. Bennington investigated the matter, and discovered that Hilltown Township does not have a contract or agreement for mutual aid with Chalfont Borough. He also checked with DCED and was told that the Township is not required to pay that pro-rated bill.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to authorize Mr. Bennington to advise Chalfont Borough that Hilltown Township is not required to, nor would it be paying the pro-rated bill for worker's compensation insurance, as noted above. There was no public comment.

6. Several months ago, Mr. Bennington forwarded correspondence to the Board regarding the Cingular tower located behind this building. Cingular had advised that they were consolidating and would be eliminating 25% to 30% of all cell towers nationwide. Mr. Bennington has not negotiated with Cingular, however they have now offered better terms and have indicated that they intend to finalize their plans by the end of this year. Mr. Bennington is seeking Board authorization to forward this information to attorney Dan Cohen for review and consideration.

Motion was made by Supervisor Salvadore to authorize Mr. Bennington to forward the Cingular information to Mr. Cohen for review and consideration. Supervisor Manfredi seconded the motion, with the caveat that the Board authorize Mr. Dan Cohen to act on

this matter as special council for telecommunications issues. There was no public comment.

7. The Board had previously authorized Mr. Bennington to work with Mr. Cohen with respect to negotiations with Comcast. Mr. Bennington provided the Board with a copy of the final agreement for review. The Supervisors have not yet had the opportunity to review the entire proposed agreement.

R. MYLARS FOR SIGNATURE:

1. Patel II Subdivision

S. PUBLIC COMMENT: None.

T. SUPERVISOR'S COMMENTS:

1. Supervisor Salvadore thanked those applicants who attended the December 8<sup>th</sup> special meeting to interview candidates for vacancies on the various board and committees.

2. The Board of Supervisors unanimously agreed to cancel the regularly scheduled December 27, 2005 Board of Supervisor's meeting.

3. Chairman Egly stated that it was a pleasure to have served Hilltown Township again, this time in the capacity of Township Supervisor for the past 2 years and 4 months. He commented that he has gone through many personal changes in the past year – including marriage and purchasing a new home, and is now looking forward to moving into that home. Chairman Egly thanked everyone for their support, particularly the Township staff who he believes is the best around.

Supervisor Manfredi stated that Chairman Egly went above and beyond the call of duty, particularly this past year, while basically serving as the acting Manager with no compensation. He agreed that the Township staff is tremendous, however he noted that Chairman Egly provided the direction necessary for the staff to continue on without a Township Manager for the balance of a year. Supervisor Manfredi stated that Chairman Egly would be missed. Mr. Bennington noted that it was a pleasure to work with Chairman Egly over the years and wished him the best of luck in the future.

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

V. ADJOURNMENT: Upon motion by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously, the December 12, 2005 Hilltown Township Board of Supervisor's Worksession Meeting was adjourned at 9:17PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

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