

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, October 10, 2005  
7:30PM**

The Worksession meeting of the Hilltown Township Board of Supervisors was called to order by Vice-Chairperson George C. Egly, Jr. at 7: 35PM and opened with the Pledge of Allegiance.

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

Vice-Chairperson Egly announced that the Board met in Executive Session on October 1, 2005 to discuss personnel issues, and also met in Executive Session prior to this meeting to discuss personnel issues.

- A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
- B. PRESENTATION OF COMMENDATIONS: The Supervisors presented individual Commendations to Mr. Joshua Overholt, Battalion Chief of the Hilltown Fire Company, and to Mr. Tim Metzler, former chief of the Perkasic Volunteer Fire Company, who recently spent two weeks providing assistance to local emergency personnel in Pass Christian, Mississippi, following the devastation caused by Hurricane Katrina; (a copy of which is attached to and will become a part of these minutes). The Hilltown Fire Company also presented Mr. Overholt and Mr. Metzler with a fire company service award. Mr. Metzler and Mr. Overholt thanked Hilltown Township, the Hilltown Fire Company, and their families for their assistance and support during this once-in-a-lifetime experience.
- C. HILLTOWN FIRE COMPANY REPORT – Mr. Robert Grunmeier, Fire Chief – Mr. Grunmeier read the Hilltown Fire Company Report for the month of September 2005; a copy of which is on file at the Township office. Mr. Grunmeier echoed the sentiments expressed by Mr. Metzler and Mr. Overholt.
- D. APPROVAL OF MINUTES – Action on the minutes of the August 22, 2005 Supervisor's Meeting – Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to approve the minutes of the August 22, 2005 Supervisor's Meeting, as written. There was no public comment.

E. TREASURER'S REPORT – Mr. Bennington presented the Treasurer's Report with the following balances as of September 30, 2005:

General Fund Checking	\$ 441,867.51
Payroll Checking	\$ 1,399.04
General Reserve Fund	\$ 258,214.13
Open Space Fund	\$1,278,979.15
Park and Recreation Fund	\$ 115,831.38
Road Equipment Fund	\$ 151,629.30
Fire Fund Checking	\$ 80,761.64
Debt Service Checking	\$ 301,823.41
State Highway Aid Checking	\$ 193,718.23
Escrow Fund Checking	\$1,714,630.22
Capital Projects Fund	\$ 43,767.79

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to approve the Treasurer's Report as of September 30, 2005, subject to audit. There was no public comment.

F. CONFIRMED APPOINTMENTS: None.

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

Salt bids through the Bucks County Consortium have been received, with the low bidder being International Salt Company with a price of \$45.77 per ton. Mr. Buzby noted that this price is \$2.06 per ton less than last year's low bid.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to award the 2005-2006 Salt Bid through the Bucks County Consortium to International Salt Company in the amount of \$45.77 per ton, as noted above. There was no public comment.

Mr. Buzby advised that he and Mr. Wynn have been working in conjunction with Deep Run and PennDot to try to resolve the drainage situation near the Callowhill Road/Hilltown Pike intersection. Approximately 2 weeks ago, Mr. Ed Eichy of PennDot advised Mr. Buzby that PennDot intends to install an inlet box and stormsewer pipe through Mrs. Brickajlik's property this Thursday, October 13, 2005.

Supervisor Manfredi has met with Hilltown and New Britain Township residents of Township Line Road, all expressing various concerns with respect to traffic, including

speed limits, safety issues, etc. Supervisor Manfredi offered to assist, at least initially, in guiding this committee as it moves forward.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to create an Adhoc Traffic Study Committee, made up primarily of Township professionals, including Mr. Buzby, Chief Engelhart, and as required, the Traffic Engineer, to discuss and determine what can be done to improve the traffic safety on Township roadways. There was no public comment.

Supervisor Manfredi asked who maintains the Township open space located on the former Berry Brow Farms site. Mr. Buzby just learned last week from Mr. Wynn that there is approximately 150 acres of open space in that development that will be maintained by the Township. Discussion took place. Mr. Buzby and Mr. Wynn will visit the site to determine the exact property lines of the open space parcel. Discussion took place. Mr. Bennington will confirm and verify the open space ownership with Mr. Wynn before maintenance on the site is to begin.

Public Comment:

1. Mrs. Jean Bolger understood that the Township would not be responsible for maintaining that open space until the development is complete and has been dedicated.
2. Mr. D. Brooke Rush, chairperson of the Planning Commission, believes that, according to the Stipulation and Agreement for that property, the developer was required to eradicate the multi-flora rose throughout the site, as well as be responsible for the removal of all non-manmade items. Mr. Bennington agreed.

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

Chief Engelhart and Mr. Bennington discussed the possibility of proposing an Ordinance establishing fees for storage of construction vehicles or impounded vehicles on Township property. Discussion took place. Mr. Bennington will obtain a model Ordinance for the Board's review.

Supervisor Manfredi suggested that Chief Engelhart and Mr. Buzby meet with the Chief of Police and Director of Public Works of New Britain Township to discuss the safety and traffic issues along Township Line Road.

**\*8:00PM – Vice-Chairperson Egly adjourned the regularly scheduled Worksession meeting of October 10, 2005 at 8:00PM in order to enter into the advertised Public**

**Hearing to consider the adoption of an Ordinance repealing Chapter 19 of the Code of Hilltown Township (Ordinance #86-2), and reaffirming the position of Township Manager.**

Mr. Bennington advised that the proposed Ordinance was properly advertised in the Daily Intelligencer, and noted that the Proof of Publication is on file at the Township office, with copies of the Ordinance on file at the Bucks County Law Library, the Township, and the Daily Intelligencer.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, to **adopt Ordinance #2005-4, repealing Chapter 19 of Code of Hilltown Township (Ordinance #86-2), and reaffirming the position of Township Manager.**

Public Comment:

1. Mr. Joe Marino of Redwing Road referred to page 3, Item 6F, noting that he feels the words "residents and citizen" should be removed so that the sentence reads "All complaints regarding administrative services or personnel of municipal departments shall be referred to the Township Manager."

Mr. Marino also questioned page 3, Item 6I, which states "See that all laws and Ordinances are duly enforced and that all franchises, permits, and privileges granted by the Township are faithfully observed." He does not believe that the Township Manager should have police powers and should not be able to enforce any laws. Supervisor Manfredi explained that the word "law" is referring to the Second Class Township Code or the Municipalities Planning Code, not vehicle code laws. Discussion took place.

2. Mr. Jack McIlhinney of Broad Street referred to page 2, Item 6A, which states "He/she shall, as required from time to time by the Board of Supervisors, attend meetings of the Board of Supervisors and its Boards, Commissions, and Committees and shall have the right to participate in discussions regarding Township administrative services." He wondered why the Township Manager wouldn't be required to attend all meetings, which is what the language stated in the prior Ordinance. Vice-Chairperson Egly explained that the Township Manager is not required to attend every other board or commission meeting, unless directed by the Board of Supervisors, or those meetings where his presence was specifically requested.

Mr. McIlhinney noted that the prior Ordinance contained language that stated "The Township Manager shall prepare the agenda for each meeting of the Board of Supervisors and supply pertinent facts," which appears to have been totally removed from this Ordinance. While it was the responsibility of the Township Manager to prepare the agenda in the previous Ordinance, Supervisor Manfredi explained that it has actually

been done by the Township Secretary, who is the clerk to the Board of Supervisors under the Second Class Township Code.

There was no further public comment. Motion passed unanimously.

**\*Vice-Chairperson Egly adjourned the Public Hearing at 8:07PM and reconvened the regularly scheduled meeting of the Hilltown Township Board of Supervisors at 8:07PM.**

I. FIRE MARSHAL REPORT – Mr. Dan Jenkins, Fire Marshal – Mr. Jenkins presented the Fire Marshal Report for the month of September 2005. He advised that a meeting was held with the residents of Longleaf Estates, Heritage Building Group, and a representative of the Bucks County Office of Consumer Protection regarding sprinkler issues. The Township presented its final report to the residents and provided an opportunity for the residents and representatives of Heritage to converse and attempt to resolve outstanding issues.

Fire Protection Week is October 9<sup>th</sup> through 15<sup>th</sup>. This year's main focus is on candle safety. Mr. Jenkins noted that the number of candle fires has tripled since 1990. In 2002, there were 18,000 house fires, 130 deaths, 1,350 injuries, and approximately \$333 million dollars worth of property damage that was attributed to candle fires.

J. WATER AND SEWER AUTHORITY REPORT – Mr. James C. Groff, Authority Manager – Mr. Groff read the Authority Report for the month of September 2005; a copy of which is on file at the Township office.

Mr. Groff announced that the water main in South Perkasie Road beginning at Moyer Road and heading toward Blooming Glen will be shut down on October 26, 2005 from 10:00PM to 4:00AM. Those customers affected by the shut down will be those along that portion of South Perkasie Road, Blooming Glen Road, Spring Hill Lane, Blooming Glen Mennonite Church and Harvest Lane. Further, the Authority will be flushing the water distribution system during the last two weeks of October 2005. Flushing will be conducted from 9:00PM to 5:00AM Monday through Thursday.

Discussion took place concerning a request from Mr. Olesky of Crestwood Auto Sales. Supervisor Manfredi directed Mr. Bennington to look into the matter.

K. ZONING HEARING BOARD REPORT – Mr. John Snyder, Chairperson – Mr. Snyder presented the Zoning Hearing Board Report for the month of September 2005; a copy of which is on file at the Township office.

Supervisor Manfredi directed Mr. Bennington to forward the recommended Zoning Ordinance changes as presented by the Zoning Hearing Board to the Hilltown and Bucks County Planning Commissions for review.

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

The Silverdale Fire Company has been fortunate enough to be awarded another 3-year Federal grant in order to recruit firefighters.

M. PLANNING COMMISSION REPORT – Mr. D. Brooke Rush, Chairperson – Mr. Rush presented the Planning Commission Worksession meeting minutes of October 3, 2005; a copy of which is on file at the Township office.

Lengthy discussion took place concerning the proposed Zoning Ordinance amendments.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to advertise the postponement of the October 20, 2005 Zoning/Land Use Forum with a date to be determined in the future. There was no public comment.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to direct the Bucks County Planning Commission to create a mark-up Ordinance using strike-throughs or bold/italicized print to clearly differentiate those sections as recommended for revision via official action of the Hilltown Township Planning Commission to this date; and also to direct the Bucks County Planning Commission to prepare a second document showing the substance of all other amendment considerations by the Planning Commission for which no formal action was taken, such as changing the name of the RR District to the CMD District. There was no public comment.

N. PARK AND RECREATION BOARD REPORT – Mr. Nick Lupinacci, Member – Mr. Lupinacci announced that the third annual Halloween Fest will be held at the Pearl S. Buck International site on Dublin Road on October 22, 2005 from 2:00PM to 7:00PM.

O. ZONING REPORT – Mr. Nick Lupinacci, Zoning Officer – Mr. Lupinacci presented the Zoning Officer Report for the month of September 2005. He noted that there continues to be a backlog of permit applications, though he and Mr. Jenkins are doing their best to address them in a timely manner.

There continues to be an outstanding zoning violation for a property located on Rt. 313 near Upper Stump Road, where trash and miscellaneous items have been collected, and

for which numerous complaints have been received. Mr. Lupinacci visited the property on two occasions, where he met the tenant, Mr. Bill Birk, who has been informed that he is violating the Junkyard Ordinance and was told to begin immediate clean up of the property. Mr. Lupinacci visited the site exactly one week later and witnessed that nothing had changed and had actually gotten worse. An enforcement letter was then sent to the property owner, Mr. Richard Coluccio, who indicated that he has every intention of rectifying the problem by October 31, 2005.

Mr. Lupinacci met with Mrs. Meg Bennett concerning the longstanding junkyard issues that continue to exist on the Bennett property. It appears that Mrs. Bennett, as the property owner, recognizes the urgency of cleaning up the property, though she also feels that the tenant of the site must bear some responsibility. A Zoning Enforcement Notice was sent to the property owner in May of 2005, though no action has been taken to date. Therefore, Mr. Lupinacci recommended that the Township take immediate action to have the junk that has been accumulating on the Bennett property removed, with the cost involved charged to the property owner. Discussion took place. Supervisor Manfredi requested additional information as to what "junk" exists on the site, and to have the Township Solicitor review the file before any action is taken. Mr. Bennington suggested that Mr. Lupinacci photograph the site and provide the file for review and comment by the Township Solicitor for further discussion at the October 24, 2005 Supervisor's Meeting.

Supervisor Manfredi asked the status of the Custer property zoning violation. Mr. Lupinacci visited the site last week and found no farm animals. There were, however, indications that farm animals were once on site, and the property owner did seek Mr. Lupinacci's assistance in determining whether the property was "grandfathered" to permit the keeping of livestock and/or farm animals.

Public Comment:

1. Mr. Bill Halbeck of 526 Middle Road commented that apparently Mr. Lupinacci was not given the information about the problem he is experiencing with the neighboring Betancourt property. The former Zoning Officer had reported that the Betancourt property would be cleaned up by the end of August, however nothing has been accomplished. Vice-Chairperson Egly noted that Mr. Lupinacci would be investigating the problem and visiting the site after he has reviewed the file.

O. OPEN SPACE COMMITTEE REPORT – Mr. John Wietecha, Chairperson – Mr. Wietecha presented the Open Space Committee Report for the month of September 2005. Mr. Wietecha requested that the Open Space Committee receive copies of subdivisions as they are submitted.

P. MANAGER'S REPORT

1. The Board of Supervisors held a Public Hearing on Monday, September 26, 2005 to obtain resident's views and proposals for the 2006-2008 Community Development Block Grant Funding. The amount of funding available is \$102,000.00 over the three-year time frame. Mr. Buzby, Director of Public Works, requested funding for paving work, and Mr. Tony Luna of Pearl S. Buck International, requesting funding to replace doors and windows at the historic site. Discussion took place.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to **adopt Resolution #2005-34, authorizing the distribution of Community Development Block Grant Funding for the 2006-2008 time period in the amount of \$82,000.00 to Hilltown Township for paving work.** There was no public comment.

2. Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to **adopt Resolution #2005-35, affirming and adopting the official seal of Hilltown Township.** There was no public comment.

3. At a previous meeting, the Board authorized the advertisement of 2006 board and commission vacancies, inadvertently directing the deadline date of submission for Sept. 23<sup>rd</sup>. Therefore, Mr. Bennington suggested that the Board re-advertise for the 2006 board and commission vacancies, with the exception of the three Emergency Management positions, until the end of the year in order to obtain additional applications.

4. Motion was made by Supervisor Manfredi, Seconded by Vice-Chairperson Egly, and carried unanimously to authorize the re-advertisement for the position of Code Enforcement Officer. There was no public comment.

5. Mr. Bennington requested authorization to advertise Requests for Proposals for the services of Township Engineer, Solicitor, Auditing, Traffic Engineer, and Planner for 2006 to insure the Township is being represented by the best firms possible.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to authorize advertisement of Requests for Proposals for services of Township Engineer, Solicitor, Independent Auditor, Traffic Engineer, and Planner for 2006, as noted above. There was no public comment.

6. Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to authorize advertisement of the 2006 Budget

Worksession meeting, once a date is determined by the Board of Supervisors. There was no public comment.

7. Mr. Wynn was previously directed to review installation and placement of street trees at various locations throughout the Township, including 4 trees within the Country Roads Subdivision, as specifically requested. Proposals were sent to Contemporary Landscaping, Heritage Nursery, Bucks County Nursery, and Linke Nursery. Only one proposal was received from Heritage Nursery in the amount of \$5,780.00 for the installation/replacement of 17 trees. If approved, Heritage Nursery has advised that trees would be replaced within the next five weeks. Funds for this work will come from the Tree Replacement Fund.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to accept the proposal from Heritage Nursery in the amount of \$5,780.00 for the installation/replacement of 17 trees, as noted above. There was no public comment.

8. At a previous meeting, Mr. Wynn requested authorization to respond to the February 18, 2006 request from DEP to provide a status report of the Sewage Facilities Wastewater Treatment Plan for Hilltown Township.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to authorize Mr. Wynn to review and respond to the PADEP's request for a status report regarding the Sewage Facilities Wastewater Treatment Plan, as noted above. There was no public comment.

Q. MYLARS FOR SIGNATURE:

1. Baker Tract Subdivision
2. Miller Tract Subdivision
3. Patel I Subdivision

R. PUBLIC COMMENT:

1. Mr. Mark Funk of Broad Street asked if the 150 acres of Township open space on the former Berry Brow Farm property can be accessed by Township residents. Vice-Chairperson Egly explained that research must first be done to determine that the Township did indeed take ownership of that open space. Mr. Funk suggested that the property remain in woods and meadow, instead of being mowed by the Township. A New Britain Township resident (name was not audible on tape recording), who is a neighbor of the Berry Brow property, requested that the open space be mowed, mainly because Canadian Thistle is running rampant on the site, and for safety reasons due to the

possibility of a brush fire. Mr. Bennington will review the Stipulation Agreement for the Berry Brow property tomorrow.

2. Ms. Karen Long of Township Line Road thanked Supervisor Manfredi for meeting with the residents of Township Line Road following the recent fatal accident. She requested that the Board consider implementing traffic calming measures as discussed in the meeting with Supervisor Manfredi, and suggested that additional enforcement of the posted speed limit be pursued in order to help prevent any future tragedies.

3. Mrs. Jean Bolger of Rt. 152 asked the status of a replacement for Mr. Bennington on the Board of Supervisors.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to authorize the advertisement and scheduling of a special meeting to be held on Monday, October 17, 2005 at 6:00PM here at the Township Building to consider the appointment to the vacancy of the Board of Supervisors or any other business that comes before the Board. There was no public comment.

S. SUPERVISOR'S COMMENTS:

1. Supervisor Manfredi recently spoke to Mr. Mark Fazio who asked the status of a petition that had been sent to the Board of Supervisors several years ago with respect to the issues of traffic and safety, and economic development within Hilltown Village. Discussion took place. Mr. Bennington and Chief Engelhart will meet with Mr. Fazio and provide a report to the Board of Supervisors.

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

U. ADJOURNMENT: Upon motion by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously the October 10, 2005 Worksession Meeting was adjourned at 9:11PM.

Respectfully submitted,

*Lynda Seimes*

Lynda Seimes  
Township Secretary

(\*These minutes were transcribed from tape recordings taken by Mrs. Lorraine E. Leslie, Township Treasurer).



**COMMENDATION  
HILLTOWN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

The Township of Hilltown, Bucks County, Pennsylvania, does hereby recognize and commend two members of the Hilltown Township Volunteer Fire Company – Joshua Overholt, Battalion Chief, and Firefighter Tim Metzler, former chief of the Perkasie Volunteer Fire Company, who recently spent two weeks providing assistance to local emergency personnel in Pass Christian, Mississippi, a Gulf Coast city ravaged by Hurricane Katrina.

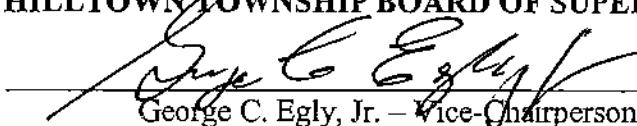
WHEREAS, Mr. Overholt and Metzler, utilizing Hilltown Fire Company's 3,000 gallon water tanker to provide water suppression support, joined firefighters from twelve other Pennsylvania fire departments to provide emergency medical response, rescue operation assistance in conjunction with the United States Army Reserve Teams, battled structure fires, and conducted equipment repair; and

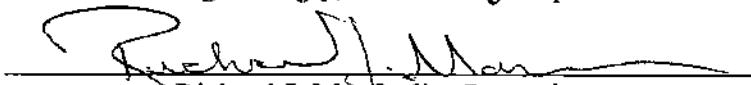
WHEREAS, Mr. Overholt and Mr. Metzler devoted countless hours and significant effort, under very extreme conditions and working side-by-side with emergency personnel from the crippled Pass Christian community, in an amazing volunteer operation to do whatever was necessary to help bring some semblance of normalcy to the devastated region; and

WHEREAS, recognition is hereby given to Mr. Overholt and Mr. Metzler for their tireless efforts and exemplary service, and for their tenacity and bravery in the face of great adversity, while proudly representing Hilltown Township in the true spirit of volunteerism.

SO BE IT RESOLVED this 10<sup>th</sup> day of October, 2005, with sincere appreciation on behalf of the residents of Hilltown Township, the Hilltown Township Board of Supervisors does hereby thank you both, Mr. Overholt and Mr. Metzler, and commend you on a job well done!

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS**

  
George C. Egly, Jr. – Vice-Chairperson

  
Richard J. Manfredi – Supervisor