

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, January 24, 2005
7:30 PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Kenneth B. Bennington at 7:30 p.m. and opened with the Pledge of Allegiance.

The Following were also present:

Richard J. Manfredi, Supervisor
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
Chris Engelhart, Police Chief
Lorraine E. Leslie, Township Treasurer

Absent: George C. Egly, Jr., Vice Chairman

Mr. Bennington announced that the Board of Supervisors met in Executive Session on Saturday, January 15, 2005 to discuss personnel, real estate and legal issues which involved H&K (Richard Manfredi abstaining from discussions) and Telford Borough Authority.

Prior to this meeting the Board of Supervisors met in Executive Session to discuss personnel.

Public Comment on Agenda Items Only:

Jack McIlhinney asked about the SLDO Amendment under 8.c. on the agenda. Mr. Wynn explained that it was the SLDO Amendment the Board has been working on and will address comments received from the Bucks County Planning Commission. Further, Mr. Wynn explained that the Planning Commission will have another opportunity to review it after it has been reviewed by the Board of Supervisors.

Approval of Minutes –

On motion of Mr. Manfredi, seconded by Mr. Bennington, the minutes of the November 27, 2004 budget work session meeting, the December 13, 2004 Board of Supervisors work session meeting, the December 27, 2004 Board of Supervisors meeting, and the January 3, 2005 Reorganization meeting were approved as submitted. The motion was passed by a vote of 2 to 0. There was no public comment.

Approval of Current Billing: Mr. Bennington presented the bills dated December 15, 2004 to January 19, 2005 with a due date of January 25, 2005, as follows:

General Fund	\$153,748.24
Fire Fund	\$ 13,505.63
State Highway Air Fund	<u>\$ 16,442.10</u>
TOTAL ALL FUNDS:	<u>\$183,695.97</u>

On motion of Mr. Manfredi, seconded by Mr. Bennington, the Board of Supervisors approved the bills list dated December 15, 2004 to January 19, 2005 with a due date of January 25, 2005, as submitted, subject to audit review. This motion passed by a vote of 2 to 0. There was no public comment.

Confirmed Appointment:

Ordinance Request for Open Space at Endslo Lane/West Creamery Road: Bill Longo addressed the Board and explained that he and Mr. Manfredi grew up in the same small town in Pennsylvania which was a neighborhood where the residents for the most part knew everyone and took care of everyone. This is a different type of living from development type living. Our development is now a community. The reason he is addressing the Board is that Dave Scanlon has drafted an ordinance request for open space for the Board's consideration at Endslo Lane and West Creamery Road. Mr. Longo explained that directly across from the development is a large open field. A turkey tournament was held on this field a few years ago and conditions were imposed at that time which included, among other things, cars could not block the driveways of their development, the tournament organizers would be responsible for clean up, etc. Mr. Longo said that the first year the tournament was held the conditions imposed were not met. He requested that the Board designate this land in accordance with the Hilltown Township Zoning Ordinance No. 534.1.3 be permanently designated "Terminal Vistas" meaning that this land be maintained as a visual amenity only and not be used for organized sporting events and/or practices.

Mr. Longo said that while the residents are for organized sports in the Township and many have children associated with Deep Run Soccer Association there is no parking available at this location and therefore events impact negatively on the residents in the area.

William E. Benner – Guttman Tract Cluster Development: Mr. D'Angelo, equitable owner of the Guttman property, Scott Millner, Van Cleef Engineering and William E. Benner, Esquire, were present to discuss with the Board of Supervisors zoning criteria to implement a cluster option for the development of this property. Mr. Benner reminded the Board of prior discussions and stated that the property consists of approximately 80 acres in the RR district of the Township. He said that under the existing zoning criteria this property can yield 45 single family homes on 50,000 square foot lots. However, a cluster development provides for 20,000 square foot lots. Currently there is no zoning to allow for a cluster development in Hilltown Township. Discussions have been held concerning how to implement a cluster concept, as follows:

1. Amending the RR zoning ordinance to authorize a cluster concept.
2. Moving forward with a more site specific mechanism by applying to the Zoning Hearing Board to reduce the minimum lot size regulations in the RR district to authorize 20,000 square foot lots.
3. Rezoning the property to either the CR-1 or the CR-2 classification.

Mr. Benner said that the applicant has evaluated whether rezoning the property would constitute spot zoning and Scott Miller has developed a sketch plan utilizing the cluster options. Mr. Benner said that having evaluated several factors he does not believe that a change in zoning would constitute spot zoning would be an issue on this particular property.

Mr. Benner said that the density for this project would be the same under the cluster provision as the current zoning, i.e., 45 homes on 50,000 square foot lots or 45 homes on 20,000 square foot lots.

He asked the Board if they would endorse the cluster concept for this property and if so to provide some direction for them to proceed to finalize the sketch plan.

Mr. Manfredi said that he believes zoning should be done in a comprehensive way rather than incrementally. He said he would prefer to think of conservation planning rather than clustering believing that there is a distinction, paying attention to natural features and incorporation of natural features. He said he would be willing to look at amending the RR zoning ordinance to authorize a cluster concept.

Mr. Grabowski said he believes there is a rational basis for amending the zoning ordinance. If this were to go forward there would have to be a petition for zoning changed filed by the applicant, review of the proposed ordinance change by the Bucks County Planning Commission and the Township Planning Commission and public hearings.

Mr. Wynn commented that the Planning Commission liked the idea of preserving open space but wanted lots to be larger than 20,000 square feet which would push the lots beyond the stream channel on the property. In answer to Mr. Bennington's question he said that 3 members liked the cluster lot concept whereby more open space would be achieved; 2 liked the larger size lots and 2 did not like the entire concept.

Mr. Wynn said he much preferred the cluster plan than the larger lot size plan which divides the entire parcel into 50,000 square foot lots with no open space, more roadways, yards that will end up being developed in the forest area, and streams will be on private lots and less likely to be protected.

Mr. Bennington said he was in favor of the plan with 20,000 square foot lots and the open space.

Mr. Manfredi suggested that the applicant meet with the Township professionals and Bucks County Planning Commission to see how this plan can tie into the general area so it is not so site specific.

Public Comment: Mr. Jack McIlhinney, Broad Street, stated that he is not sure that in prior discussions everyone was in agreement that this plan should utilize 45 lots were by right. He asked if with the cluster proposal the same amount of area was being retained by the Township or is some of that area being given back to the owner of the property in larger lots or existing buildings? It appears that they may be retaining 4 or 5 acres around the existing buildings.

Mr. Wynn said that he believes this is being designed based upon the existing amount of open space requirement. For example, if there is 60% of open space required there is 40% of the property allowed to be developed with lots and roads.

Mr. Benner responded that there is a point where it does not make economic sense to move forward with a cluster development if, as a result of clustering, the consequence is a penalty of less homes than could be built by right.

Mr. McIlhinney asked if the applicant is entitled to 45 lots on a 20,000 square foot plan but when a 45 lot layout was sketched does the existing home still have a 50,000 square foot lot around it or is the owner taking some of that land back?

Mr. Benner said that in the cluster sketch plan each lot would be 20,000 square feet rather than 50,000 square feet and the 30,000 square feet that would otherwise be owned by the owner of the existing building now gets built back into open space.

Mr. Bennington clarified the discussion by saying if the applicant receives cluster approval to have the zoning changed from RR to CR with this particular lot configuration of 20,000 square foot lots there would be 45 lots, each being 20,000 square feet with the remainder of the property comprising 53 acres of open space with the exception of the size to be determined.

John Clozer said he liked the idea of the preserved open space. He asked if the zoning for this property would be considered spot zoning. Mr. Manfredi said that based on what has been presented it would not be spot zoning.

Mr. Manfredi explained to the applicant that he is partial to berms that would give a natural looking effect and would like the open space to be dedicated in such a way that it would be in perpetuity.

Mr. Benner assured the Board that the applicant is dedicated to preserving the open space.

Charles S. Gambino, Jr. – Home Occupation: Mr. Charles Gambino told the Board that he is a licensed landscaper in the State of Pennsylvania and owns a business at his residence in Hilltown Township and has lived in Hilltown for almost 10 years. He said that his neighbors, the Marshalls, have asked him to be neighborly and wait until 8:00 a.m. to load the ATV onto his truck because they like to sleep in. The Marshalls have complained subsequently about the noise involved in his getting his truck loaded and ready to go to work all of which he starts about 6:50 a.m. He said the situation has become somewhat serious and his children are being affected in that they are concerned that they are being video taped while playing outside. He said that he has spoken to the

Chief of Police about the Marshalls video taping his family. The Chief spoke with Mr. Marshall and Mr. Marshall denied ever video taping the Gambino family. He said he was issued a home occupancy permit on December 10, 2004 by Mr. Lippincott. I received a letter on January 7, 2005 from Mr. Taylor in which he revoked the home occupancy permit citing "at the public request of the Township resident and the direction of the Board of Supervisors" he reviewed the home occupancy ordinance with reference to the allowable square footage usage for home occupancy. Another reason cited for the revocation of the permit was that he has two lettered vehicles, one parked in his garage and one parked in his driveway. Another issue is the fence. He was told the Marshalls want the fence painted.

This issue was addressed at length with Mr. Lippincott during the original application. Now the interpretation of the ordinance is different than what it was on December 10, 2004 when the original permit was issued by the Township. Mr. Gambino was told during the permit process that after a permit was issued if anyone wanted to challenge it then a hearing would be held before the Zoning Hearing Board. This has not been done. Mr. Gambino asked how Mr. and Mrs. Marshall could have his home occupancy permit revoked without going to the Zoning Hearing Board.

Mr. Gambino said that the Marshalls complain about everything he does and he believes this is not an issue that should come up before this Board. Simply put he said this is an unhappy neighbor.

Mr. Manfredi said that the Marshalls coming before us is why we are here. Any resident is welcome. The Marshalls brought up the fence issue as well as what was painted on the fence. It is not this Board's duty to hear civil cases or neighbor disputes and we told the Marshalls the same thing.

With respect to the home occupancy application for a permit, the Marshalls presented facts and asked questions of this Board. The action this Board took based on the facts presented by the Marshalls was not to order the permit revoked. He did not say that the permit should be re-examined but we instructed the Zoning Officer to review the facts presented. Based upon Mr. Taylor's review of the facts and site inspection Mr. Taylor reached a different conclusion than Mr. Lippincott concerning the appropriateness of the home occupancy permit being issued.

Mr. and Mrs. Marshall were present and in response commented that they have never video taped any member of the Gambino family doing anything and in fact they do not own a video camera. Mrs. Marshall said she feels they have been slandered by Mr. Gambino.

Public Comment: Walter Gerail, 2515 Hilltown Pike, has listened to the testimony of both Mr. Gambino and the Marshalls in previous meetings. He said it is his understanding that Mr. Gambino has been running this business for approximately 5 years but the permit has just been applied for and issued in the past few months. Therefore, is he not in violation of having a home business without a permit for years?

Mr. Bennington said yes, but there was no complaint filed. We only respond to complaints. We are not going to check every house in Hilltown Township. When a complaint is filed we make an investigation.

Ms. Marilyn Teed, Mill Road, suggested that a possible solution to this kind of situation would be the issuance of an "after permit". If a permit cost \$30.00 before the business exists then charge a fee of \$60.00 after the business has been established. She said she does not believe there is a procedure in the Township allowing for revoking a permit. She said she knows there is a procedure for enforcing a permit but not revoking one.

Mr. Manfredi said that the Board will review what Mr. Taylor did but he believes that if a permit was issued in error then it can be revoked. Mr. Grabowski said he believes that if a zoning officer makes a mistake and issues a permit erroneously it can be revoked.

Ms. Teed asked that Mr. Grabowski research if the procedure to revoke a permit that has been issued is in writing in any Township Ordinance of the MPC and give this information to the Township employees.

Solicitor's Report: Mr. Grabowski said that there were no development agreements during January but there will be some agreements submitted in February.

Mr. Grabowski gave a status report with respect to the tactical team previously discussed with the Board of Supervisors. The Doylestown Township Board of Supervisors and Police Chief White are taking the lead on the creation of the documents and agreements for the Central Bucks Tactical/Special Response Team and the documents are in the process of being drafted.

Within the last month the Township has received a revised Petition from the McGrath Group for a requested zoning change and copies of this Petition are available for inspection at the Township Building.

Revocation of Permits: Mr. Wynn said he looked at the Zoning Ordinance – paragraph 160-83(b)(9) states "that it shall be the duty of the zoning officer who is hereby given the power and authority to revoke any order or zoning permit issued under a mistake of fact or contrary to the law with the provisions of this chapter."

PLANNING:

Smith Tract Subdivision (The Preserves) Final Plan Approval - Rickert Road TMP # 15-28-1: Mr. Wynn explained that a review letter has been issued dated January 11, 2005 and the Board has a copy of the reduced scale plan. This plan previously received preliminary plan approval by the Board of Supervisors on March 22, 2004 and has now been recommended for final approval by the Planning Commission for the proposed 24 lots on Rickert Road. The Planning Commission recommended approval of the plans subject to the satisfactory completion of all the conditions outlined in the Township Engineer's review letter dated January 11, 2005 together with the requirement to provide an easement for a future walking path through the development site along the side

property of lots 11 and 12 to the proposed roadway and then between lots 6 and 7 to Shirley Lane. The path would not be constructed but the easement would be reserved for the future development of the walking path.

David Shafkowitz was present on behalf of the applicant Hill Smith Investment Company. He explained that the applicant is proposing a 24 lot subdivision off Rickert Road served by a "P" loop cul-de-sac style street. He explained that the Planning Commission at their December 20, 2004 meeting recommended final plan approval subject to the conditions outlined in Mr. Wynn's review letter. Mr. Shafkowitz said that they would be willing to grant the above mentioned easement. He said that the applicant is granting a future right-of-way for Mr. Antunes' property and suggested that the applicant meet with the staff to make certain that the location of the proposed easement is the most viable for this project.

Mr. Manfredi said that a note on the plan would be sufficient indicating that the Board of Supervisors has the right to make a final determination as to the exact location of said easement. Further he said he would not be in favor of granting any easement that would impact negatively on a homeowner's privacy.

Mr. Wynn explained that the project proposes an on-site package treatment plant. The site will be served by public water. A fee in lieu of recreational use will be deposited with the Township in the amount of \$47,088 which will be paid to the Township prior to the plan being recorded. Mr. Shafkowitz explained that if the Board of Supervisors is able to acquire the necessary rights across the O'Neill property the applicant will provide sufficient funds for the Township to build the sidewalks.

After further discussion, on motion of Mr. Manfredi, seconded by Mr. Bennington, the Board of Supervisors granted conditional final approval of the Smith Tract Subdivision (The Preserves) - Rickert Road TMP #15-28-1 subject to the conditions outlined in Mr. Wynn's January 11, 2005 review letter. This motion passed by a vote of 2 to 0.

Mr. Shafkowitz explained to the Board of Supervisors that he represents an applicant/owner of property at the corner of Route 113 and Telegraph Road. In connection with exploring another use on that property, he asked if he could get the Board's consent to engage the Township's consultants to discuss that tract and if there is any comprehensive potential for a different use than 50,000 square foot lots with single homes. Mr. Shafkowitz said the applicant would pay any costs associated with these discussions. Mr. Manfredi asked that Lynn Bush, or her designee, be included in the discussions.

Public Comment: Jack McIlhinney, Broad Street, addressed the Board of Supervisors, stating that any discussion about a possible zoning change for that property should be held at a public meeting.

The Board responded by saying that at this point the applicant is looking for feedback only from the professionals and that any other discussions will be held at a public meeting.

Myers Tract (a/k/a Ashland Meadows) Subdivision Final Plan (TMP Nos. 15-28-99, 15-28-111 and 15-18-117): Mr. Gundlach representing the Barness Organization. This subdivision is located on 95.042 acres within the Rural Residential zoning district and is proposed to be subdivided into 49 single family lots (Use B1). The property is located at the intersection of Telegraph Road, Rickert Road and Telegraph Road/West Creamery Road (the site also has frontage on Callowhill Road). The site contains several existing structures. Public water is proposed via connection to an extension of Hilltown Township Water and Sewer Authority facilities from the intersection of Route 152 and Rickert Road by the developer of the Smith Tract. The existing home would be serviced by a well and there is an existing lot on Callowhill that would have a well. The Planning Commission recommended final plan approval subject to remaining conditions as outlined in the Township Engineer's review letter dated January 10, 2005. There was open space that was required to meet recreational land requirements and this Board directed the applicant to have that land owned and maintained by a Homeowners Association either as lawn or meadow. The applicant has agreed to pay into the recreational fund for the cost of improvements that would otherwise have been required for the open space in the amount of \$33,660+-. There is also an offer of \$8,920 for sidewalks which are not proposed to be built on Callowhill Road.

After further discussion, on motion of Mr. Manfredi, seconded by Mr. Bennington, the Board of Supervisors approved the Myers Tract Final Subdivision plan subject to compliance with the conditions outlined in the Township Engineer's review letter dated January 10, 2005. This motion passed by a vote of 2 to 0.

Kirk Tract Subdivision Final Preliminary Plan – 28 lots – Upper Stump Road/Skunk Hollow Road: Robert Gundlach was present on behalf of the applicant and asked that this matter be removed from the agenda.

Mr. Wynn said that the reason this matter was on the agenda was because the Planning Commission recommended a traffic impact study be completed and must be authorized by the Board of Supervisors.

After further discussion, on motion of Mr. Manfredi, seconded by Mr. Bennington, the Board of Supervisors approved authorizing that a traffic impact study be completed for the Kirk Tract Subdivision. This plan passed by a vote of 2 to 0.

County Cork Builders – Split Acres Farms Subdivision (Baskin) Final Plan (TMP No. 15-35-78) The applicant is proposing a 13 lot subdivision located on Broad Street and Stump Road with each lot being 3 acres in size. The Planning Commission recommended final plan approval based upon completion of the conditions outlined in the January 6, 2005 engineering review letter. Mr. Wynn explained that a fee in lieu of recreation must be contributed to the Township prior to recording the plan in the amount of \$25,506. All the lots in the subdivision are served by on-lot water supply and on-lot sewage disposal.

After further discussion, on motion of Mr. Manfredi, seconded by Mr. Bennington, the Board of Supervisors approved the County Cork Builders – Split Acres Farms Subdivision (Baskin) Final Plan subject to compliance with the conditions outlined in the

Township Engineer's review letter dated January 6, 2005. This motion passed by a vote of 2 to 0.

Oskanian Tract Subdivision Final Plan – Hilltown Pike/Route 152 (TMP 15-34-82 and 15-24-78-1): Mr. Wynn explained that the applicant proposes a 34 lot subdivision located on Route 152 and Hilltown Pike. The lots will be served by public water and all lots have sewage disposal systems. There are 30 lots that have sand mounds and 4 that have AB systems. The Planning Commission recommended final plan approval on December 20, 2004. This project has a fee in lieu of recreation land in the amount of \$66,708 which must be paid prior to the plan being recorded and a fee in lieu of recreational facilities in an amount yet to be determined. The Planning Commission recommended that additional buffering be planted around the cemetery.

A lengthy discussion was held concerning buffering, the amount and type. Mr. Tobin said that he believed the applicant agreed in addition to the existing buffering to add additional screening to it.

Mr. Manfredi asked if the homeowner's association failed to maintain the detention basin did the maintenance then become the responsibility of the Township? Mr. Grabowski said that this issue is addressed in the homeowner documents. If this situation were to occur the Township has the right to file liens against the properties in the development.

Public Comment: Sandy Williamson asked if the Kirk Tract has obtained an easement from the Oskanian Tract for public water to the Kirk Tract. Mr. Bennington said that the easement does not appear on the plans for the Oskanian Tract.

After further discussion, on motion of Mr. Manfredi, seconded by Mr. Bennington, the Board of Supervisors approved the Oskanian Tract Subdivision Final Plan – Hilltown Pike/Route 152 (TMP 15-34-82 and 15-24-78-1) subject to the conditions outlined in the Township Engineer's review letter dated December 13, 2004 and that the applicant will escrow enough money with the Township to berm the entire frontage or cut back to buffering and/or berm the entire frontage which determination will be at the discretion of the Board of Supervisors. All plantings will be deferred until the start of construction of the homes at which time a decision will be made. This motion passed by a vote of 2 to 0.

Mr. Tobin asked that the Board authorize the execution of planning modules for the Oskanian Tract.

On motion of Mr. Manfredi, seconded by Mr. Bennington, the Board of Supervisors approved the planning modules for the Oskanian Tract and for the adoption of **Resolution for Plan Revision No. 2005-13**. This motion passed by a vote of 2 to 0.

Engineering:

Brittany Estates Subdivision: This is a four lot subdivision with a cul-de-sac street located on Rickert Road. The improvements within the development have not yet been completed and cannot be completed at this time of year. The developer has requested an extension until July 14, 2005 to complete the work. On motion of Mr. Manfredi,

seconded by Mr. Bennington the Board of Supervisors granted an extension for completion of the road work at Brittany Estates Subdivision until July 14, 2005. This motion passed by a vote of 2 to 0.

Village of Dorchester: On motion of Mr. Manfredi, seconded by Mr. Bennington the Board of Supervisors granted an extension for completion of required improvements, the detention basins and paving of internal streets until August 1, 2005. This motion passed by a vote of 2 to 0.

SLDO Amendment: Mr. Wynn referred the Board to a draft of the SLDO Amendment which has been revised in response to comments from the Bucks County Planning Commission and the Hilltown Township Planning Commission. Mr. Manfredi explained that he would like an opportunity to review this amendment in greater detail before it is advertised for a public hearing. The consensus of the Board was to table this matter.

Planning Modules for Coventry Meadows Subdivision: On motion of Mr. Manfredi, seconded by Mr. Bennington the Board of Supervisors approved **Resolution No. 2005-14** Planning Modules for Coventry Meadows to allow this to be forwarded to DEP. This motion passed by a vote of 2 to 0.

White Chimney Farm Subdivision. Mr. Wynn explained that the White Chimney Farm Subdivision received preliminary plan approval from this Board. He explained that PennDOT's initial review was that they preferred no curbs along the frontage but rather they wanted a 12' lane with a 10' paved shoulder at Schwenkmill Road and Blue School Road. Because the Township requires curbs in accordance with the Ordinance, PennDOT subsequently advised the Township Engineer that they want a 12' travel lane, a 12' paved shoulder and 2' for curbs, widening the roadway from the center of the road 26' feet to the curb line. Mr. Wynn then advised PennDOT to forward this request in writing to the Township which they have not done to date. They have now agreed to allow a 17' widening from the center of the roadway to the curb instead of the 14' that the Township approved.

Supervisors Report: Mr. Grabowski directed the Board's attention to the Fire Protection Agreement.

Correspondence: None

Mylars for Signature: None

Public Comment:

Marilyn Teed, Mill Road, said that she received a letter from Dave Taylor and asked if the Board had a copy of the letter which they did not. She said that she would think that they would be copied on everything in connection with the law suit. Mr. Manfredi explained that the Board of Supervisors is charged with supervision of the Township but to see every letter that goes out from the Township would be excessive. Ms. Teed said that the Board must know what is going on with the employees in order to evaluate them and compensate them accordingly. A discussion was held concerning public administration and what the duties of various personnel in the Township involve

including supervision by the Board of Supervisors. Mr. Manfredi discussed accountability in the Township, goals and objectives. Ms. Teed talked about the Gambino/Marshall situation and explained that she believes this situation was not handled with responsibility and sensitivity.

Ms. Joan Gbur, 358 Conestoga Way, Telford, addressed the Board relative to the posting of no parking signs on one side of the street. She explained that this was a hardship in that many people's cars do not fit in their garage and therefore they are left no alternative but to park on the street. There is no off street parking available to them as is the case with residents further down the street. She asked for a revision of this policy by the Board of Supervisors.

Chris Engelhart said that the Township received a request several months ago for continuing the posting of Conestoga Way for southbound traffic continuing through the Green Meadows with no parking signs. He said that the traffic officer agreed that this was a good idea considering the narrow streets in that area and that an ordinance passed is still in effect prohibiting parking on both sides of narrow streets. In order to reverse this decision a new ordinance would need to be passed. He said that he believes no parking should be enforced on one side of the street on the southbound traffic side. The problem has occurred because since the development was constructed the number of cars per residence has increased as well as the fact that there are commercial vehicles parking there.

A resident complained about the speed of cars in the area and that cars use this street as a cut through. He said that if cars are traveling 20 mph two cars can pass each other on the street even with cars parked along the street.

A resident said that if the parking is taken away the residents will have no options but to park in front of other residents' homes and then people will be complaining about that.

Mr. Manfredi suggested that Chris Engelhart and Tom Buzby meet with the residents at the site to discuss the parking concerns and determine what, if any, solution can be achieved and report back to the Board.

Jeff Ogle, 356 Conestoga Way, referenced 381 Washington Avenue, where there is excessive junk, including cars on his property which Mr. Ogle said he believes has resulted in fines in the past. He has simply moved the approximately 15 junk cars and trailers to the back of his property as a solution but now Mr. Ogle is forced to look at this from his property. The Board requested that Ms. Leslie take this information and pass it to the appropriate Township official to resolve this problem.

Mr. Hans Sumpf, Beverly Road, asked concerning whether or not the Board was aware of people in West Rockhill who had failing systems and had to pay \$30,000 to \$40,000 to have them remediated. He said that he believes this is a reason people should hook into the public water and sewer systems when available.

Henry Rosenberger, 113 Blooming Glen Road, referred the Board to a report from the Transportation Study of the 113 Corridor, wherein there was a grant in the amount of \$275,000. It projects that the population of Hilltown Township is to increase by 45%

and therefore traffic is to increase by 50%. He asked that the Board and residents be at the meeting at the Souderton Borough Hall on January 27, 2005.

Joe Schreiner, 919 East Walnut Street, which is located on the other side of the Heritage Orchard Hill Development. He explained that water crosses his driveway from the development. He explained that the grade of the development does not allow it to retain much water when it rains and therefore it spills across his driveway. Mr. Wynn said that he looked at the property and because there is a disagreement between Mr. Schreiner and Heritage with respect to the cause and effect there has been no resolution. Mr. Wynn stated further that he believes the position of Heritage Builders concerning the drainage issues. Mr. Wynn explained that Heritage's current position is that they will only deal with this issue if contacted by Mr. Schreiner's attorney because Mr. Schreiner told Heritage that he did not want them on his property in the future.

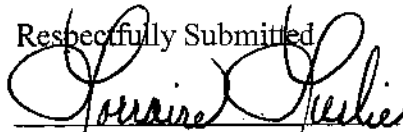
A discussion was held concerning piping and whether it would solve the drainage problem on Mr. Schreiner's property including restoning his driveway.

The Board asked that the Township Solicitor look into this situation to ascertain what, if any, solution can be worked out with Mr. Schreiner and Heritage and report back to the Board concerning this issue. Mr. Manfredi asked that any report that is sent to the Board be copied to Mr. Schreiner as well.

Supervisors Comments: None

Press Conference: No comment.

Adjournment: On motion of Mr. Manfredi, seconded by Mr. Bennington, the Board of Supervisors voted to adjourn the January 24, 2005 Board of Supervisors meeting at 10:23 p.m. This motion passed by a vote of 2 to 0.

Respectfully Submitted

Lorraine Leslie
Assistant Township Secretary

(These minutes were transcribed from tape recordings taken by Lorraine Leslie, and transcribed by Jean Deckert.)