

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, June 14, 2004  
7:30PM**

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

Also present were: Richard F. Manfredi, Supervisor  
Gregory J. Lippincott, Township Manager  
Christopher Engelhart, Chief of Police  
Daniel Jenkins, Fire Marshal/Asst. Code Enforcement Officer  
Lorraine E. Leslie, Township Treasurer

Chairperson Bennington announced that Supervisor Egly would not be present as he was attending his grandson's graduation. The Board met in Executive Session prior to this meeting in order to discuss real estate and personnel matters. Chairperson Bennington requested a moment of silence to recognize the passing of former President Ronald Reagan.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the May 10, 2004 Supervisor's Worksession Meeting – Motion was made by Supervisor Manfredi, seconded by Chairperson Bennington, and carried unanimously to approve the minutes of the May 10, 2004 Supervisor's Worksession meeting, as written. There was no public comment.

C. APPROVAL OF CURRENT BILLING – Chairperson Bennington presented the Bills List dated June 15, 2004, with General Fund payments in the amount of \$116,374.23, and State Highway Aid Fund payments in the amount of \$5,072.44, for a grand total of all payments in the amount of \$121,446.67.

Motion was made by Supervisor Manfredi, seconded by Chairperson Bennington, and carried unanimously to approve the Bills List dated June 15, 2004. There was no public comment.

D. TREASURER'S REPORT AS OF APRIL 30, 2004 – Chairperson Bennington presented the Treasurer's Report with the following balances as of April 30, 2004:

General Fund Checking	\$ 165,572.99
Payroll Checking	\$ 377.65
General Reserve Fund	\$ 4,636.11
Open Space Fund	\$ 99,676.24

Fire Fund Checking	\$ 73,576.73
Debt Service Checking	\$ 238,884.26
State Highway Aid Checking	\$ 260,175.29
Escrow Fund Checking	\$ 830,009.91
Capital Projects Fund	\$ 68,759.71

Motion was made by Supervisor Manfredi, seconded by Chairperson Bennington, and carried unanimously to approve the Treasurer's Report dated April 30, 2004, subject to audit. There was no public comment.

TREASURER'S REPORT AS OF MAY 31, 2004 – Chairperson Bennington presented the Treasurer's Report with the following balances as of May 31, 2004:

General Fund Checking	\$ 164,565.82
Payroll Checking	\$ 395.84
General Reserve Fund	\$ 4,640.70
Open Space Fund	\$ 206,265.32
Fire Fund Checking	\$ 100,790.38
Debt Service Checking	\$ 292,300.65
State Highway Aid Checking	\$ 252,048.16
Escrow Fund Checking	\$ 1,164,347.09
Capital Projects Fund	\$ 68,827.81

Motion was made by Supervisor Manfredi, seconded by Chairperson Bennington, and carried unanimously to approve the Treasurer's Report dated May 31, 2004, subject to audit. There was no public comment.

E. PUBLIC WORKS REPORT – In Mr. Buzby's absence, Mr. Lippincott read the Public Works Report for the month of May 2004; a copy of which is on file at the Township office.

F. POLICE REPORT – Chief Christopher Engelhart – Chief Engelhart presented the Police Report for the month of May 2004; a copy of which is on file at the Township office.

Chief Engelhart advised that the speed board is being deployed throughout the Township at numerous locations.

The Hilltown Police Department recently applied for a Pennsylvania Liquor Control Board Grant to combat underage drinking. A part of that would be the purchase of a bicycle so that a bicycle patrol could be instituted, and would also entail overtime, which would be compensated through the grant.

The Department recently purchased a new non-lethal weapon called a taser. The officers have been trained in its use and Chief Engelhart is presently drafting a policy for use of the taser.

As the Board is aware, two of the three members of the Upper Bucks Emergency Situation Team have resigned and have now joined the Central Bucks Emergency Situation Team. Chief Engelhart recommended that Hilltown Police also do the same, and sought approval for the Township Solicitor to begin review of the necessary documentation to do so. Discussion took place. The Board tabled action on this request until Supervisor Egly has an opportunity to review the information.

Supervisor Manfredi requested a copy of the contract to provide police protection to Silverdale Borough.

With regard to Move-In/Move-Out Permits, Supervisor Manfredi asked if the Patriot Act has any affect, and if the receipt of those permits is still meaningful. Chief Engelhart believes the information gleaned from the Move-In/Move-Out Permits is very beneficial to the Township. Discussion took place.

G. FIRE MARSHAL INTRODUCTION – Chairperson Bennington introduced the new Hilltown Township Fire Marshal, Mr. Dan Jenkins, who is very well qualified and who has the full support of all seven fire companies. Mr. Jenkins thanked the Board for the opportunity to serve the Township. He had the pleasure of meeting representatives of the Fire Prevention Bureau at their meeting last week.

H. HILLTOWN AUTHORITY REPORT – Mr. Groff was not present at this time. Mr. Lippincott read the Hilltown Authority Report for the month of May 2004; a copy of which is on file at the Township office.

Supervisor Manfredi asked if the Authority would be providing a report with respect to their review of plans for the Oskanian Tract Subdivision and the Estates at Cinnabar Farm Subdivision, prior to plan approval. Mr. Lippincott will contact Mr. Groff for the answer to that question.

I. HILLTOWN FIRE COMPANY REPORT – Mr. Jim Walter – Mr. Walter read the Hilltown Fire Company Report for the month of May 2004.

The Hilltown Fire Company also thanked the Board of Supervisors for the additional resource for public safety by hiring a Fire Marshal.

Supervisor Manfredi has noticed the increase in EMT calls. Mr. Walter agreed that the system is something that municipalities will certainly have to address. At present, all

local municipalities rely on Chalfont, Duhlin, Perkasio, or Grand View Ambulance services, which are being stretched to their limits. Chairperson Bennington suggested that the Fire Prevention Bureau, at their next meeting, should make this issue an agenda item.

J. SILVERDALE FIRE COMPANY REPORT – Mr. John Gillespie, Chief – Mr. Gillespie presented the Silverdale Fire Company Report for the month of May 2004.

On behalf of the Silverdale Fire Company, Mr. Gillespie also thanked the Board for hiring Hilltown's first Fire Marshal, and stated that their department looks forward to working with Mr. Jenkins.

Mr. Gillespie commented that the Silverdale and Hilltown Fire Companies have two of the last active QRS units in Bucks County, with just two others still surviving.

The Silverdale Fire Company recently received their fifth FEMA Grant, this one in the amount of \$24,000.00 to replace all existing hose.

K. PLANNING COMMISSION REPORT – Mr. D. Brooke Rush, Chairperson – Mr. Rush read the Planning Commission minutes from their worksession meeting of June 7, 2004; a copy of which is on file at the Township office.

While reading the minutes, Mr. Rush made a statement that the extension of public sewer is prohibited in the RR Zoning District, however Supervisor Manfredi noted that prohibition is not found in the Zoning Ordinance, rather the Act 537 Plan states where sewers are permitted and where they are not. Discussion took place.

Discussion took place concerning the McGrath Homes proposal for an age-restricted community in the RR Zoning District, although no further information or applications from the developer have yet been received.

The Planning Commission is currently reviewing the following:

- Well Ordinance
- Cluster Ordinance
- Lot Area Ordinance
- Impervious Surface Ordinance
- Farmstead Ordinance
- Business Zoning Ordinance
- Historic Preservation (Barn) Ordinance
- Retirement Village

Mr. Rush asked the Supervisors for their direction in prioritizing the Ordinances they feel the Planning Commission should be reviewing.

L. PARK AND RECREATION REPORT – Mr. Jon Apple, Chairperson – Mr. Apple presented the Park and Recreation Report for the month of May 2004. At the June 10, 2004 meeting, a representative of Spotts, Stevens, and McCoy was in attendance to present the proposed Phase I development plan for the Forest Road Park, which includes all site grading, the baseball and softball fields, and associated parking for those fields.

Due to lack of requested insurance and EIN information by the organization that runs Theater Camp, it has been cancelled for this year. The Park and Recreation Board intends to actively institute the camp next year, with or without that organization's assistance.

The Memorial Day event this year was very well attended. The details for the Fall Festival at the Pearl S. Buck Foundation will be discussed in the near future to discuss details.

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

O. ZONING HEARING BOARD REPORT – No one was present. The Zoning Hearing Board Report for the month of May 2004 is on file at the Township office.

P. CONFIRMED APPOINTMENTS:

1. Mr. Andy Heinrich, Township Traffic Engineer – Mr. Heinrich was in attendance to discuss the County Line Road upgrade project for which a committee was established. The recommendation by that committee is to extend the entire road corridor width. PennDot would only support widening the road from Rt. 202 east to Rt. 611, with the feeling that the westward section at Rt. 309, where it is one lane in and one lane out would be cost prohibitive. As a result, a spin-off committee began to convene to review what opportunities might be available to expand and improve the area around where County Line Road enters opposite Line Lexington Road. One of the biggest problems is that the intersection with County Line Road and the intersection of Hilltown Pike are so close together. Mr. Heinrich advised that the new alignment would bring County Line Road to roughly follow an existing utility corridor, which would require some condemnation of property in Hatfield Township. The idea is to construct a new roadway that could be expandable to four or five lanes to provide enough turning movements at the intersection with Rt. 309, and the elimination of the traffic light at Line Lexington Road. Traffic counts were conducted at Line Lexington Road, supplemented with information obtained from the Hilltown Pike intersection.

Mr. Heinrich made a software presentation animating the results of those studies. The first showed the morning peak hour (7:00AM to 9:00AM), with a back-up at the Hilltown Pike intersection, and along the section of Rt. 309 between Line Lexington Road and Hilltown Pike, where the left turn lane tends to back-up, thereby taking out one of the through lanes on southbound Rt. 309. This in turn causes back-ups southbound at the traffic light. Chairperson Bennington asked if this computer model was done taking into consideration the potential improvements at the Sunoco station at the corner of Rt. 309 and Hilltown Pike, where a third lane is proposed. Mr. Heinrich commented that the computer model was done based on existing conditions, although the traffic counts came from the Sunoco Land Development Traffic Impact Study. The computer model then showed the afternoon rush hour (4:30PM to 5:30PM), with another back-up at the Hilltown Pike intersection, just like the morning rush hour, as well as a back-up on northbound Rt. 309. Further, the left turn lane into County Line Road once again experienced congestion. With the proposal of connecting the roadway with one lane in each direction and the installation of turning lanes at the major intersections and removal of the two stubs of Line Lexington Road and County Line Road, the afternoon rush hour traffic then shows no back up at County Line Road, or along Rt. 309. The left turn spacing also vastly increases, with the installation of a left turn lane as long as possible to accommodate the turning movements. Therefore, the through traffic would no longer be congested, and the back up on Hilltown Pike would disappear as well. This computer model has been shown to the representatives of Bucks and Montgomery Counties who have shown some support. Montgomery County, in particular, has indicated their willingness to provide funding to further the studies to be taken to PennDot prior to formal engineering on the plan.

Mr. Heinrich advised that the volume of left turn traffic from Rt. 309 onto County Line Road presently exceeds 600 or 700 vehicles per hour, and that two lanes are really needed to clear that effectively. Another alternative that will be considered is to take Old Bethlehem Pike and realign it to a four way intersection at the same location, then take out the left turn movement directly from Rt. 309. In that fashion, southbound traffic traveling onto County Line Road immediately south of Zoto's Restaurant would run down past Line Lexington Road, and around the corner, instead of turning left off Rt. 309, which would entail crossing traffic.

Chairperson Bennington asked if the proposed properties for condemnation were located in Hilltown Township. Mr. Heinrich replied that all those properties are located in Hatfield Township.

Public Comment:

1. Mrs. Judy Greenhalgh asked if this proposal would be eliminating the access for the bank or other businesses presently located at Line Lexington Road. Mr. Heinrich advised

that the computer model has taken out that section of road, however what has been discussed and an issue that PennDot has raised, is that those commercial properties that require a certain amount of access would be limited to a right-in/right-out with the median along Rt. 309 being closed. These were concerns, however, that would have to be reviewed in greater detail further in the process.

At present, Mr. Heinrich advised that this project has a very limited scope, since the connector is proposed in one lane in each direction, however the idea is to provide a right-of-way wide enough to go four or five lanes. In the future, there is a much larger project proposed to extend County Line Road to make it four or five lanes all the way up to Rt. 202, and/or Rt. 309 going north to Unionville Pike, as well as for the so-called Piedmont Corridor bypass to Lansdale. There is some concern, however, that it would attract more traffic to the area. A lengthy discussion took place.

While Chairperson Bennington realizes this is only a concept, he asked what the completion date might be. Mr. Heinrich replied that a completion date has not yet been discussed, however he has been informed, through funding processes alone, that the proposal is striving to be placed on the County's Transportation Plan immediately. They have just completed the PennDot 12-year program, and it is two years away from the next time it is updated. This project is by no means imminent.

If this can be done for the County Line Road project, Chairperson Bennington suggested that the same sort of computer model could be generated for the Blooming Glen and the Skunk Hollow Quarry sites. Mr. Heinrich acknowledged that was correct, however he noted that the computer model does have faults. It is more accurate where there are closely spaced, signalized intersections. The impact one intersection has on the next intersection and the timing of the traffic signals provide for the best progression and the greatest benefits.

Q. MANAGER'S REPORT – Mr. Gregory J. Lippincott, Township Manager -

1. The National Association of Towns and Townships Conference will be held in Washington, DC from September 8<sup>th</sup> through 10<sup>th</sup>.

2. Mr. Lippincott has been invited by Congressman Greenwood to attend a grant workshop to acquaint local government and non-profit organizations with conservation, preservation, and land easement grant opportunities.

3. Three bids for road materials and in-place work were opened on Wednesday, June 9, 2004, and have been advertised for award this evening. With the absence of Supervisor Egly, Chairperson Bennington stated there would be a problem with awarding bids this evening since the winning bidder on most of the projects was

H & K Quarry, which would preclude Supervisor Manfredi from voting on the issue.

Motion was made by Supervisor Manfredi, seconded by Chairperson Bennington, and carried unanimously to reject all three bids for road materials, and re-advertise for bid opening and award at a future meeting when Supervisor Egly was in attendance. There was no public comment.

4. Upon recommendation by Solicitor Grabowski, Scwagc Maintenance Agreements for Lots #2, #3, and #5 of the Johnson Subdivision were available for the Board's signature following this meeting.

5. Mr. Lippincott provided the Supervisors with correspondence prior to this meeting regarding a junkyard in the RR Zoning District – TMP #15-18-12 located at Blue School Road and Rt. 313. A Notice of Violation was issued on March 22, 2004, with a follow up letter sent on May 4, 2004. Mr. Taylor, the Code Enforcement Officer, is requesting authorization for the Township Solicitor to review the case in preparation for taking possible legal action. Discussion took place. The Supervisors authorized review by the Township Solicitor for further discussion at the June 28, 2004 meeting.

R. CORRESPONDENCE – Mr. Gregory J. Lippincott, Township Manager –

1. Correspondence was received from McGrath Homes, inviting members of the Planning Commission, Board of Supervisors, Township officials and consultants, and all interested Hilltown residents to attend a bus tour of the Villas at Flowers Mill and the Villas at Shady Brook in Middletown Township on Wednesday, June 23, 2004. The bus would depart the Hilltown municipal building at 6:00PM, arrive at Flowers Mill at 7:00PM for a 10-minute driving tour, and then depart for Shady Brook for a 10-minute driving tour and a 35-minute walking tour of the model center and clubhouse. A buffet dinner would then be served in the clubhouse great room from 8:00PM to 8:30PM, followed by a short question and answer session. The bus would depart Shady Brook at 8:45PM and return to the municipal building at approximately 9:30PM. Supervisor Manfredi suggested that the June 23, 2004 tour be for Township officials, and that the applicant then schedule another date and time for neighboring residents to go on the tour. Discussion took place. The various Township boards and commissions will be notified of the June 23, 2004 tour.

S. MYLARS FOR SIGNATURE:

1. Fedele Tract Subdivision
2. Johnson Subdivision
3. Nickel Tract Subdivision



T. PUBLIC COMMENT:

1. Mrs. Marilyn Tced of Mill Road asked if the Board has had the opportunity to review previous meeting minutes with regard to their final decision concerning applicants for vacancies on various boards having to reapply each time there is a vacancy. Supervisor Manfredi recalls that the Supervisors decided that residents must re-apply for each board vacancy as they become available, which he believes had been determined at a meeting in the beginning of this year. Mr. Lippincott was directed to research the previous meeting minutes.

2. Mrs. Judy Greenhalgh of Blooming Glen Road asked what the latest DEP regulations are with regard to resident's wells and the impact on them by neighboring quarries. Supervisor Manfredi replied that DEP is presently working on well construction standards, which is how wells are constructed and how individual wells are regulated. One topic of discussion is the licensing of well drillers. They are attempting to create a statewide water plan. DEP is also holding hearings throughout the State on well water impacts from mining.

U. SUPERVISOR'S COMMENTS:

1. Supervisor Manfredi requested that Mr. Lippincott forward correspondence and photographs of the ditch along Dublin Road, just before the bridge at Pearl Buck to PennDot. The ditch is severely eroded, enough so that the telephone is beginning to tilt, with an approximate 3 ft. drop. Discussion took place. Chairperson Bennington would also like PennDot reminded of the problem along Hilltown Pike, which he and Mr. Miketta have been complaining about for years.

2. On Saturday, Chairperson Bennington and Supervisor Manfredi, along with the Silverdale Fire Company, attended the Pearl Buck International Day, which was a great event. Next year is Pearl Buck's 50<sup>th</sup> anniversary.

3. At the next meeting, the Roman Delight Restaurant is seeking the approval of transfer of an existing liquor license from Wrightstown Township to Hilltown in order to open their business at the former Dembrosky's Restaurant at the intersection of Rt. 113 and Telegraph Road. The purpose of their request is to comply with the Pennsylvania Liquor Control Board requirements that all restaurants, eating establishments, and clubs, which are under the regulations of PLCB obtain licenses, which may then be transferable from one location to another within the same county.

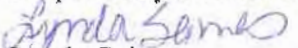
4. Chairperson Bennington advised that the Bucks County Commissioners enacted a Resolution to change the established pre-determined taxation ratio on January

1, 2005. The change of ratio is from 25% to 100% of the 1972 market values. He is under the impression that this will not change actual assessments, rather it opens the gap so that the municipalities in Bucks County can, without going to court when they meet the upper limits of taxation, increase rates. For the first year, the rate is only permitted to be raised 10%. Mrs. Alice Kachline, Hilltown Tax Collector, advised that there really is no change in the dollar amount being paid by residents in a given year. Supervisor Manfredi commented that if a property were assessed at \$100,000.00, presently the property owner would be paying taxes on the first \$25,000.00 times the present millage rate. Supervisor Manfredi advised that under this plan, for a property assessed at \$100,000.00, the property owner would pay taxes on the full \$100,000.00. Further, the law requires that no more than 10% is paid, so therefore, the tax rate must be rolled back so that the total dollar amount paid by the taxpayer is no greater than it was before by 10%. A very lengthy discussion took place, with a great deal of comment from the public that was inaudible and therefore, could not be transcribed. Discussion also took place concerning the proposed legislation by State Representative Kathy Watson to allow rolling reassessment.

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

W. ADJOURNMENT: - Upon motion by Supervisor Manfredi, seconded by Chairperson Bennington, and carried unanimously, the June 14, 2004 Hilltown Township Board of Supervisors Worksession meeting was adjourned at 9:24PM.

Respectfully submitted,

  
Lynda Seirnes

Township Secretary

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