

**HILLTOWN TOWNSHIP JOINT MEETING  
BOARD OF SUPERVISORS AND PLANNING COMMISSION  
Wednesday, April 7, 2004  
7:00PM**

The Joint Meeting of the Hilltown Township Board of Supervisors and Planning Commission was called to order by Supervisor Chairperson Kenneth B. Bennington at 7:04PM and opened with the Pledge of Allegiance.

Also present were: George C. Egly, Jr., Vice-Chairperson  
Richard J. Manfredi, Supervisor  
Gregory J. Lippincott, Township Manager  
C. Robert Wynn, Township Engineer  
D. Brooke Rush, Planning Commission Chairperson  
Mike Beatrice, Planning Commission Vice-Chairperson  
Denise Hermany, Planning Commission Secretary  
Kenneth Beer, Planning Commission Member  
William Bradley, Planning Commission Member  
Jack Fox, Planning Commission Member

- A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
- B. BUCKS COUNTY PLANNING COMMISSION SUPPORT FOR PLANNING COMMISSION: Discussion took place regarding a member of the Bucks County Planning Commission attending either the worksession or the regular meeting of the Hilltown Township Planning Commission as a professional planning resource. It was determined that Mrs. Lynn Bush of the Bucks County Planning Commission would attend the April 19, 2004 meeting of the Hilltown Planning Commission.
- C. ZONING ORDINANCE UPDATE – BCPC. INPUT FROM ALL GROUPS: Discussion took place. The Planning Commission, as well as all boards and committees of the Township were asked to fully cooperate with the Bucks County Planning Commission during the lengthy process of updating the current Zoning Ordinance.
- D. MAJOR SUBDIVISION WAIVERS – CURB, SIDEWALK, CARTWAY WIDENING, ETC.: The Supervisors and Planning Commission members had dialogue regarding the pros and cons of granting waivers for curb, sidewalk, and cartway widening. Mrs. Hermany suggested that a sidewalk plan be incorporated into the trail system plan. The Planning Commission was encouraged to use common sense in their approach to recommendations for granting or denying waivers for these improvements.
- E. RURAL RESIDENTIAL ZONING:
1. Cluster – Various points of view regarding cluster development was expressed by both the Planning Commission and the Board of Supervisors.

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2. Package Plants – On-lot versus Sewer Line Extension – The general philosophy of the Board of Supervisors and the Planning Commission on this subject was discussed.

3. Waterline Extension versus Individual Wells/Central Water System – Lengthy discussion took place as to when plans for waterline extension are approved by the Hilltown Authority versus the availability of water service capacity. It was determined that water service capacity is assumed until told otherwise.

4. DEP Approval of Individual Developer Requests – Discussion took place.

5. History of 50,000 sq. ft. Zoning in RR versus 1995 Zoning Ordinance – A brief history of the 50,000 sq. ft. lot zoning was presented.

F. AGE RESTRICTED ZONING: The Planning Commission was directed to make this revision to the Ordinance a low priority since other Ordinance amendments are considered more pressing.

G. STATUS OF OUTSTANDING ZONING ORDINANCE UPDATES: The Planning Commission sought direction on various outstanding Zoning Ordinance amendments that they have been reviewing at their worksession meetings. General discussion took place.

H. LAND USE SUMMIT: Supervisor Manfredi advised of the possibility of scheduling the Summit for either May or June of 2004. Discussion took place.

I. MISCELLANEOUS: The Planning Commission requested that the worksession meeting Planning Commission minutes be posted on the website. Mr. Lippincott will do so.

J. PUBLIC COMMENT:

1. Mrs. Marilyn Teed of Mill Road spoke about the issue of more restrictive development, and quoted sections of the Municipalities Planning Code.

2. Mr. Joe Marino thanked the Board of Supervisors and the Planning Commission for having this forum to discuss issues that are of importance to residents.

K. SUPERVISOR'S COMMENTS: The Supervisors thanked the Planning Commission for attending the joint meeting and for providing their views and concerns on various issues.

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

M. ADJOURNMENT: The April 7, 2004 joint meeting of the Hilltown Township Board of Supervisors and Planning Commission was adjourned at approximately 10:07PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

(\*These minutes were transcribed from notes taken by Mr. Lippincott, Township Manager, and by Planning Commission members).