

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, July 14, 2003  
7:30PM**

The regularly scheduled worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Betty P. Snyder at 7:35PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairperson  
Gregory J. Lippincott, Township Manager  
David W. Taylor, Code Enforcement Officer  
Thomas A. Buzby, Director of Public Works  
Christopher Engelhart, Chief of Police  
Lorraine E. Leslie, Township Treasurer

Chairperson Snyder announced the Board met in Executive Session prior to this meeting in order to discuss real estate and legal matters concerning the quarry. Further, she advised that Supervisor Bender was on vacation and would not be present this evening.

- A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
- B. APPROVAL OF MINUTES – Action on the minutes of the June 23, 2003 Board of Supervisor's Meeting – Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to approve the minutes of the June 23, 2003 Board of Supervisor's Meeting, as written. There was no public comment.
- C. APPROVAL OF CURRENT BILLING: Chairperson Snyder presented the Bills List dated July 15, 2003, with General Fund payments in the amount of \$188,548.45, Fire Fund payments in the amount of \$16,000.00, and State Highway Aid Fund payments in the amount of \$13,787.46; for a grand total of all payments in the amount of \$218,335.91. Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to approve the Bills List dated July 15, 2003. There was no public comment.
- D. TREASURER'S REPORT: Chairperson Snyder presented the Treasurer's Report with the following balances as of June 30, 2003:

General Fund Checking	\$ 250,291.47
Payroll Checking	\$ 161.61
General Reserve Fund	\$ 4,588.10
Open Space Fund	\$ 625,826.13
Fire Fund Checking	\$ 95,410.37
Debt Service Checking	\$ 288,829.59

State Highway Aid Checking	\$ 225,761.68
Escrow Fund Checking	\$ 1,063,462.94
Capital Projects Fund	\$ 639,465.81

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to approve the Treasurer's Report dated June 30, 2003, subject to audit. There was no public comment.

E. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby presented the Public Works Report for the period of June 9 through July 14, 2003; a copy of which is on file at the Township office.

Mr. Buzby advised that there is an L & I inspection scheduled for Thursday, July 17, 2003 for the new Public Works building, and he is hoping to accept the new building on July 23, 2003.

F. POLICE REPORT – Chief Christopher Engelhart – Chief Engelhart presented the Police Reports for the months of May, 2003 and June, 2003; copies of which are on file at the Township office.

In cooperation with and being funded by the Green Meadow's Homeowner's Association, the Hilltown Police Department has begun additional patrols to help quell any problems in that neighborhood. Discussion took place.

The new police vehicles are in the process of being outfitted for use. Supervisor Bennington asked if the Township is still participating in the Seat Belt Grant. The Police Department is still in the process, and Chief Engelhart believes another blitz will be held over the Labor Day weekend. Supervisor Bennington asked how many DUI checkpoints have been conducted this year. Chief Engelhart stated that none have been conducted to date, however the Department is in the process of organizing some. When the State lowers the blood alcohol level, Supervisor Bennington suggested that a DUI checkpoint be established. Discussion took place.

Chairperson Snyder noted the increase in criminal arrests between the months of May and June. Chief Engelhart believes that much of that increase was due to underage drinking parties at the end of the school year.

G. BUILDING REPORT – Mr. David W. Taylor, Code Enforcement Officer – Mr. Taylor read the Building Report for the month of June, 2003; a copy of which is on file at the Township office.

Mr. Taylor advised that the only new stores moving into the Home Depot outparcel site that have been confirmed, other than Staples, include Pets Plus and Subway. Also, an establishment called the Steak and Hoagie Factory will be constructed at the former Oak Works site on Rt. 309 and a tearoom will be constructed next door to that. Discussion took place concerning the former Ames building at the County Line Plaza Shopping Center and the possible expansion of the Wal-Mart in the Hilltown Crossings Shopping Center.

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

I. HILLTOWN FIRE COMPANY REPORT – Mr. Bob Grunmeier, Fire Chief – Mr. Grunmeier presented the Hilltown Fire Company Report for the month of June, 2003; a copy of which is on file at the Township office.

Mr. Grunmeier requested time on the September 22, 2003 Supervisor's Meeting agenda for the Pennsylvania State Fire Commissioner to present 75% certification awards to members of the Hilltown Fire Company.

With regard to the Sunoco Land Development revised plan that were recently submitted, the Hilltown Fire Company will be forwarding correspondence noting additional concerns raised by the Fire Company for review by the Planning Commission at their next meeting. Discussion took place.

J. SILVERDALE FIRE COMPANY REPORT – Mr. John Gillespie, Fire Chief – Mr. Gillespie read the Silverdale Fire Company Reports for the months of May, 2003 and June, 2003; a copy of which is on file at the Township office.

Supervisor Bennington asked when and at which fire house the next Fire Prevention Bureau meeting would be held. Mr. Lippincott advised that a date has not yet been determined. The meeting will be held at the Telford Fire Company, perhaps in August.

K. PLANNING COMMISSION REPORT – Mr. John Kachline, Chairperson – Mr. Kachline read the Planning Commission Report for their worksession meeting of July 7, 2003; a copy of which is on file at the Township office.

The Planning Commission is concerned about the number of proposed developments in the RR District requesting to be serviced by public water, thereby reducing the lot size from 3 acres down to 50,000 sq. ft. lots. The Planning Commission suggested that a 6-month moratorium be placed on development in order to allow time for the Planning Commission to review and make recommendations on the Conservation Design/Growing Greener concepts.

Supervisor Bennington reminded Mr. Kachline that the 3-acre minimum is not defensible in court unless a caveat is provided to allow developers to run public water to allow for 50,000 sq. ft. lots. Mr. Kachline replied that an 80,000 sq. ft. lot size has presented no problems with being indefensible in court, and in fact, even a 2-acre minimum lot size is no problem. He advised that 80,000 sq. ft. is roughly 1.8+ acres in size. Discussion took place. This suggestion will be taken under advisement by the Board of Supervisors and presented to the Township Solicitor for review.

From what Mr. Kachline has read, the Hilltown Authority must make a written request to the Board of Supervisors seeking their approval to extend public water lines into the RR Zoning District, in order to determine if a proposed water line will interfere with any existing language in the Comprehensive Plan. In the eight years Mr. Kachline has been a Planning Commission member, he has never seen any correspondence from the Hilltown Authority requesting that the Supervisors authorize the extension of public water lines into the RR District.

L. PARK AND RECREATION BOARD REPORT - Mr. Jon Apple, Chairperson -  
Mr. Apple presented the Park and Recreation Board Report for the month of June, 2003.

The Park and Recreation Board, in conjunction with the Pearl Buck Foundation, has planned its first-ever Hilltown Halloween Fest, to be held in the barn on the Pearl Buck site on October 25, 2003 from 2:00PM to 7:00PM. Events would include hayrides, pumpkin carving contests, and storytelling, with a bonfire planned in the evening from 6:00PM to 7:00PM. The age groups targeted would be those children in elementary school up to junior high school age students. A \$5.00 per vehicle cost will be levied, which would be donated to the Pearl Buck Foundation to cover utility and maintenance costs. Pearl Buck representatives will also be providing house tours geared toward the holiday season, and their gift shop would remain open throughout the day. Crafters might be also be solicited to provide stands throughout the site.

Theater Camp was held last week with a great response. The students had their performance show this past Friday evening.

A request has been received to install benches at the Hilltown Civic Park. Mr. Lippincott advised that the benches were ordered today.

With regard to the proposed Forest Road Park, Mr. Apple advised that one-third of the total funding is now available. The Park and Recreation Board have begun making a list of the proposed amenities and improvements they feel should be considered for the park. With one-third of the funding available, Supervisor Bennington suggested that work on certain items begin, such as leveling of play fields that have already been designed.

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

N. ZONING HEARING BOARD REPORT - No one was present. A copy of the Zoning Hearing Board Report for the month of June, 2003 is on file at the Township office.

O. CONFIRMED APPOINTMENTS: None.

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

1. Mr. Lippincott presented the Zoning Report for the month of June, 2003; a copy of which is on file at the Township office.

2. Three letters of interest have been received from residents requesting connection to public sewer in the Orchard Road area to address the issue of failing systems as previously brought to light by Mr. Phil Bergey. The Township sent correspondence to 13 property owners in that area to determine their interest in public sewer connection asking them to respond by July 3, 2003. Discussion took place about other failing systems near the Keystone Drive area. Mr. Lippincott will be scheduling a meeting with the Telford Borough Authority to discuss this issue further.

3. The official administering the Bucks County Community Development Block Grant has asked the Township to delay the Public Hearing for this funding until late August or September, as they are still preparing new grant application forms.

Q. CORRESPONDENCE – Mr. Gregory J. Lippincott, Township Manager -

1. Follow-up correspondence has been received from the Bucks County Health Department regarding the third compliance inspection of Bunny Ammon's property located at 810 Middle Road. The most recent inspection on June 18, 2003 revealed no active rodent activity, and notes that exterminators continue to visit the property on a monthly basis. Chairperson Snyder suggested that the complainant property owners be mailed copies of this correspondence. Rather than copies of this particular correspondence, Supervisor Bennington suggested that Mr. Lippincott provide those residents with a status report regarding the site.

2. Correspondence was received from the legal counsel for the Estates at White Chimney Farms, the Watters Tract, requesting a sketch plan staff meeting. The applicant is willing to provide the required \$500.00 escrow.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to authorize a sketch plan staff meeting for the Estates at White Chimney Farms property, with the applicant providing the required \$500.00 escrow, as noted above. There was no public comment.

3. Correspondence was received from the legal counsel for the Myers Tract, requesting a sketch plan staff meeting. The applicant is willing to provide the required \$500.00 escrow.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to authorize a sketch plan staff meeting for the Myers Tract, with the applicant providing the required \$500.00 escrow, as noted above. There was no public comment.

R. MYLARS FOR SIGNATURE: Calvary Church/Anders Carpets.

S. PUBLIC COMMENT:

1. Mr. Hans Sumpf of 9 Beverly Road questioned the proposed Lighting Ordinance that is being considered as referenced in the Planning Commission report earlier in this meeting. Supervisor Bennington advised that this proposed Ordinance is being considered due to recent complaints concerning the Peruzzi Toyota site. Mr. Sumpf, a representative of Deep Run Valley Sports Association, noted that there is no lighting at the Deep Run site, and no lighting is planned for the immediate future. Mr. Sumpf asked if there are any plans for lighting the tennis courts at the Hilltown Civic Park. Supervisor Bennington replied that there was an original plan to install lights at the Hilltown Civic Park, however funding was not available, and those plans have since been discarded.

T. SUPERVISOR'S COMMENTS:

1. With profound regret, Chairperson Snyder submitted a written formal resignation from her Board of Supervisor's seat, effective September 8, 2003. Chairperson Snyder's resignation is necessary due to her husband's job relocation to southwestern Virginia.

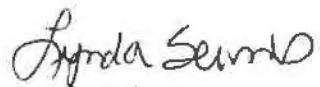
U. PRESS CONFERENCE: A conference was held to answer questions of those reporters present.

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V. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously, the July 14, 2003 Hilltown Township Board of Supervisors worksession meeting was adjourned at 8:27PM.

Respectfully submitted,



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