

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, March 24, 2003
7:30PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Betty P. Snyder at 7:32PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairperson
John S. Bender, Supervisor
Gregory J. Lippincott, Township Manager (arrived at 8:25PM)
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
Lynda S. Seimes, Township Secretary

Chairperson Snyder requested a moment of silence in honor of the United States military and their allies who are in combat in the war in Iraq.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPOINTMENT OF NEW POLICE CHIEF: Chief Kerry L. Trauger advised that he will be retiring effective March 30, 2003, and next week at this time, he will be a civilian, something he hasn't experienced in over 29 years. Chief Trauger is proud of the fact that he has been a lawman for over half of his life. He is also proud of the Hilltown Township Police Department, which he believes is the finest in the state of Pennsylvania. Chief Trauger wished his successor, Lt. Christopher Engelhart, all the best in future endeavors. He wished to thank the Police Department staff including Alice Munn, Donna Moyer, and Kathy Lindsay, as well as the Administrative employees including Greg Lippincott, Lynda Seimes, Lorraine Leslie, Lisa Faust, and Dave Taylor, and the professional staff including Bob Wynn, who Chief Trauger worked with when he was Township Coordinator, and Frank Grabowski. Chief Trauger noted that his job was made a great deal easier due to the assistance of the abovementioned individuals. Chief Trauger also thanked the Board of Supervisors, whom have been extremely pleasurable to work for and with.

The Supervisors presented Chief Trauger with a Resolution commending his 29 years of service with the Hilltown Township Board of Supervisors.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to **adopt Resolution #2003-19, recognizing and commending retiring Police Chief, Kerry L. Trauger, for his 29 years of service on the Hilltown Township Police Department.** There was no public comment.

Supervisor Bennington stated that Chief Trauger is the consummate police officer, and commented that everything he has done in law enforcement service to this community has been very professional. Supervisor Bennington advised that Chief Trauger has always done his job well and noted that he will be missed.

Chief Trauger announced that Lt. Engelhart has been accepted to participate in classes next January at the very prestigious FBI Academy in Quantico. Chief Trauger believes that Lt. Engelhart will be a real asset to the Hilltown Police Department and to the municipality as a whole.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to appoint Lt. Christopher Engelhart as the next Police Chief and Director of Public Safety in Hilltown Township effective March 30, 2003. There was no public comment.

Judge Robert Gaffney administered the oath of office for Christopher Engelhart, who was appointed as Hilltown Township Police Chief effective March 31, 2003. Lt. Engelhart's wife, Sandy, participated by holding the Bible during the ceremony.

C. APPROVAL OF CURRENT BILLING: Chairperson Snyder presented the Bills List dated March 25, 2003, with General Fund payments in the amount of \$144,386.29, and State Highway Aid Fund payments in the amount of \$1,069.73; for a grand total of all payments in the amount of \$145,456.02.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to approve the Bills List dated March 25, 2003. There was no public comment.

D. CONFIRMED APPOINTMENTS:

1. Ms. Carla James -- Parking on Rt. 113 in Village of Blooming Glen – Ms. James of 1272 Rt. 113 was present to discuss the safety issues involved with parking on Rt. 113 in the village of Blooming Glen. The street measures 30 ft. wide through the village, with curbing and sidewalk on either side. If a delivery truck, or personal vehicles are parked along the roadway, it presents a major safety hazard for anyone pulling out of their driveways. Ms. James is aware that Rt. 113 is a State highway, and wondered if a "no parking restriction" could be imposed. With the increase in traffic through Hilltown Township, Ms. James is concerned that there might be a serious accident due to the parking along the street. Most residents of the village have very long driveways that can accommodate up to 6 vehicles, however there are those times when a resident has a yard sale or a party, where vehicles do park along Rt. 113. Ms. James is very concerned about the safety issue and appealed to the Township for assistance. Discussion took place.

Supervisor Bennington advised that the Township Manager would be arriving at approximately 8:15PM this evening, and he will be directed to investigate the matter further.

E. SOLICITOR'S REPORT – Mr. Francis X. Grabowski, Township Secretary –

1. Solicitor Grabowski presented Resolution #2003-20, the Declaration of Easement of Green Street for the VanThuyne Subdivision for the Board's consideration.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to **adopt Resolution #2003-20, the Declaration of Easement of Green Street for the VanThuyne Subdivision.** There was no public comment.

2. Solicitor Grabowski presented the Subdivision Agreement, Financial Security Agreement and Pedestrian Path Access Easement Agreement for the Pompei Subdivision for the Board's consideration.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to accept the Subdivision, Financial Security, and Pedestrian Path Access Easement Agreements for the Pompei Subdivision. There was no public comment.

3. Solicitor Grabowski reminded those in attendance that the first Public Hearing for the request by Haines and Kibblehouse for Request of Change of Zoning Petition will be held on Tuesday, March 25, 2003 at 7:30PM at the Middle School on Walnut Street in Silverdale Borough. He explained that the representatives of Haines and Kibblehouse will first present their request to the Supervisors as to why they feel they should be permitted to expand the two quarries. Their first witness will be Mr. John Ross, a staff engineer for Haines and Kibblehouse. Solicitor Grabowski has no idea how long his presentation will be, but noted that time will be critical because the Penridge School District has insisted that the building must be vacated by 10:30PM. Solicitor Grabowski suggested that the witness testimony by H & K should cease by 9:30PM in order to allow questions from the audience, which should be related specifically to the testimony that Mr. Ross provided to that point. A question and answer period will be in effect from 9:30PM until 10:15PM, at which time the meeting will be adjourned in order to meet the 10:30PM deadline imposed by the School District. Solicitor Grabowski has no idea how many witnesses the applicant intends to produce. The second Public Hearing has been tentatively scheduled for the fourth Tuesday of April, also to be held at the Middle School in Silverdale Borough. Unfortunately, after that second Public Hearing, the Supervisors will have to give serious consideration as to time and place for the third Public Hearing in May, since the fourth Tuesday of the month will be a Township Supervisor meeting due to the Memorial Day holiday. Further, from late May

on, the school year ends and we will no longer be permitted to use the Middle School building for Public Hearings.

4. Solicitor Grabowski noted that the proposed B-7 Retirement Village Amendment to the Zoning Ordinance has been advertised, and the Public Hearing will be held at the April 28, 2003 Supervisor's meeting at 8:00PM.

5. There were discussions at prior meetings regarding the proposed Stormwater Management Ordinance, which Mr. Wynn had prepared. Solicitor Grabowski and Mr. Wynn met with a representative of the Hilltown Landowner's Association and their attorney several months ago to discuss this issue. Supervisor Bender asked if revisions were made to the proposed Ordinance based upon those discussions. Mr. Wynn replied that there were changes proposed to one section of the Ordinance, which were forwarded to the Landowner's attorney in February, however no response has been received.

Public Comment:

1. Mr. Jack McIlhinney of the Hilltown Landowner's Association advised that the proposed changes were received near the end of February, but was not aware that a response had not yet been forwarded to Mr. Wynn. He will contact their attorney in the morning to determine status. Discussion took place.

2. Mrs. Jean Bolger of Rt. 152 asked why the Township is holding all these Public Hearings for the H & K Quarry Zoning Change Request. If the entire issue could have been addressed in one meeting, Supervisor Bender believes everyone would be happy, but unfortunately, the extent of what is being proposed will determine the amount of testimony required. Therefore, the Supervisors are attempting to plan ahead in the event that three or four meetings are required in order to hear the entire testimony presented, and to allow sufficient time for resident's comments. Mrs. Bolger felt that more time should be provided for resident's comments and questions, and that the time frame should be earlier than 9:30PM, since many people have young children to put to bed. Solicitor Grabowski commented that the Township has no control over how many witnesses H & K might provide, and they are entitled to present their case so that the Board can make a very intelligent, and informed decision. Solicitor Grabowski is aware that Our Lady of Sacred Heart Church has retained an attorney to represent their parishioners, and assumes that there will be a Public Hearing where he will present testimony as well. Solicitor Grabowski agreed that the Township has to be sensitive to residents as well as H & K, however if we are going to allow questions on testimony that has been presented, the applicant must be permitted time to present it. A lengthy discussion took place. The Board agreed to take Mrs. Bolger's comments under advisement.

F. PLANNING – Mr. C. Robert Wynn, Township Engineer –

1. Lynrose Estates Subdivision – This lot line adjustment subdivision to convey 9,000 sq. ft. of area from Lots #1 and #2 within the Lynrose Estates Subdivision to the adjoining lands of David and Anne Smith was unanimously recommend for preliminary/final plan approval by the Planning Commission conditional upon the following:

- The 9,000 sq. ft. parcel must be consolidated into a common deed with a common outboundary description to prevent creation of a new lot non-conforming to the Zoning Ordinance dimensional requirements.
- The southernmost existing concrete monument installed at the time of the initial Lynrose Estates Subdivision Plan approval must be identified on the plan to be removed as this monument is no longer a property corner.
- The waiver requested from installation of additional concrete monuments along the rear corners of Lots #1 and #2 is recommended for denial. The plan must be revised to identify placement of these concrete monuments prior to plan recordation.
- Waivers requested from identification of additional existing features and topographic information were unanimously recommended for approval by the Planning Commission.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to grant preliminary/final plan approval to the Lynrose Estates Subdivision, pending completion of all outstanding items as noted above. There was no public comment.

2. Calvary Church/Anders Carpets Land Development – The land development plan for construction of an access from Calvary Church to Bethlehem Pike at the intersection of Central Avenue, revision to the access to Anders Carpets, and revision to Anders Carpets stormwater management facilities was unanimously recommended for preliminary/final plan approval by the Planning Commission subject to completion of the outstanding requirements as contained within the February 6, 2003 engineering review, and noting that items contained within the Township Traffic Engineer's review have been accomplished.

Discussion took place concerning the attempt to coordinate the alignment with the Central Avenue Traffic Signal with the Home Depot project.

Mr. Wynn will be present at a pre-construction meeting with PennDot on Wednesday, March 26, 2003, to discuss all of the improvements at that intersection, including the traffic signal at Central Avenue and Bethlehem Pike.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to grant preliminary/final plan approval to the Calvary Church/Anders Carpets Land Development, pending completion of all outstanding items as noted in Mr. Wynn's February 6, 2003 engineering review. There was no public comment.

3. Moyer Subdivision – This minor subdivision located on Rickert Road was recommended for approval by the Planning Commission (6:1 vote with Mr. Beatrice opposed due to the Planning Commission recommendation requiring installation of a post lamp) subject to completion of outstanding items as noted in the February 7, 2003 engineering review, modified as follows:

- Waivers requested by the applicant as contained within Item #1 of the February 7, 2003 engineering review were recommended for approval (6:1 vote – Mr. Beatrice was opposed) subject to installation of a post lamp along the ultimate right-of-way at the driveway for the proposed dwelling on Lot #2.
- Modification of Stormwater Management Ordinance requirements was unanimously recommended for approval subject to the applicant providing a contribution to the Municipal Stormwater Management Capital Fund pursuant to Resolution #99-21.
- Item #7 references a Development/Financial Security Agreement for installation of driveway entrance improvement and stormwater management facilities. The Planning Commission was advised by the applicant's engineer that the applicant will comply with this requirement, however will request deferral to the building permit stage.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to approve the Moyer Subdivision, pending completion of all outstanding items as noted in Mr. Wynn's February 7, 2003 engineering review, and the comments as listed above. There was no public comment.

4. Oskanian Tract Sketch Plan – Mr. Wynn advised that the Planning Commission reviewed the sketch plan for the Oskanian Tract located within the Rural Residential Zoning District on Hilltown Pike at the intersection with Broad Street. The sketch proposes 33 Use B1 lots with a five-acre recreational area. Street design includes

two permanent cul-de-sac streets. All lots are proposed to be served by on-lot sewage disposal systems and public water provided by Hilltown Water and Sewer Authority. At the meeting, the applicant also presented a second sketch plan with only one access to Hilltown Pike and three permanent cul-de-sac streets. No action was taken by the Planning Commission on the sketch plan, however, the Planning Commission advised of their concerns relative to proposed cul-de-sac streets, protection of natural resources, inappropriate location of the recreation area because it is so far removed from the majority of the lots, and wet soil conditions on the site. The Planning Commission also indicated that they desire a conservation/growing greener type development, with smaller lots and open space; however this type of development is not currently permitted. The developer advised that they would consider preservation/growing greener type development, however they wished to discuss the sketch plan and the Planning Commission's concept of a growing greener development with the Board of Supervisors.

Mr. Michael Mackinage, the applicant's legal counsel, along with Mr. John Pagenkopf, the applicant's engineer, and Mr. Dave Anderson of Toll Brothers, the applicant, were in attendance to present the plan. Mr. Wynn's engineering review dated January 30, 2003 was discussed with the Planning Commission, however Mr. Mackinage noted that the review is no longer relevant based upon the revisions that have been made.

After presenting two sketch plans for development of a 64-acre tract to the Planning Commission and the Park and Recreation Board for comment, the applicant decided to present some additional sketches for the Supervisor's review.

Mr. Pagenkopf presented several sketch plans for the Board's consideration and discussion. A recreation area of approximately five acres was proposed on the southeast corner of the property, which is bound by the power lines. Further, a property that has been proposed for rezoning by H & K Quarry, which the applicant was not originally aware of also borders the tract. The applicant felt the proposed cul-de-sac streets on the first two sketch plans were justifiable, however after hearing the opinions of the Planning Commission, it was determined that other avenues would be pursued. An additional sketch plan with a through road with accesses on Hilltown Pike and Rt. 152, and a smaller recreation area of 2.6 acres on the southeastern corner of the site was also presented. The Park and Recreation Board and the Planning Commission were not certain if the recreational area should remain in the southeastern corner of the site in order to take advantage of what may be a future trail network through the power line right-of-way, or if it should be proposed in another area of the site. Therefore, consideration was given to proposing a 1.9-acre recreational area along Hilltown Pike, even though the existing Hilltown Civic Park is within close proximity. Mr. Pagenkopf is certain from the reaction of the Planning Commission that the two options showing cul-de-sac streets are no longer viable.

In addition to the two cul-de-sac street sketch plans reviewed by the Planning Commission, the sketch plans presented to the Supervisors include the following:

- Thru Road/Rec North – 1.9-acre recreational area along Hilltown Pike, with access to both Hilltown Pike and Rt. 152.
- Thru Road/Rec South – 2.6-acre recreational area located along power lines, with access to both Hilltown Pike and Rt. 152.
- P-Loop/Rec North – 2.2-acre recreational area located along Hilltown Pike with P-loop street with access to Hilltown Pike only.
- P-Loop/Rec South – 2.2-acre recreational area located along power lines, with P-loop street with access to Hilltown Pike only.

Supervisor Bender advised that he was on “information overload” with all the sketch plans presented this evening, and would be unable to provide any opinion. Due to the location of the site, Supervisor Bender suggested that the applicant might be interested in attending the H & K Quarry Request For Zoning Change meeting that is scheduled for Tuesday, March 25, 2003. Supervisor Bender asked who would be providing water service to the site. The applicant intends to request connection to public water from the Hilltown Authority. Currently, an existing public water line is located approximately 800 ft. north of the site along Hilltown Pike.

Supervisor Bennington heard rumors that Toll Brothers intends to construct some very expensive homes in this development. Mr. Anderson advised that the price of the homes would be approximately \$600,000.00. Supervisor Bennington was surprised at the price of the homes, considering that the quarry is looking to expand closer to this parcel. Mr. Pagenkopf advised that all potential homeowners would be alerted to the fact that an operating quarry is located very nearby via disclaimers in the Agreements of Sale. Supervisor Bennington noted that any complaints regarding quarry blasting from future homeowners of this development would be directed toward the Township, not toward the developer, who would be long gone at that point. A lengthy discussion took place.

Mr. Mackinage asked if the Board had any initial preference to the P-loop proposals versus the through street proposals. Chairperson Snyder commented that the P-loop street proposals contain a great deal of dwellings with only one access for emergency purposes. Further, there is a requirement in the Ordinance for the number of lots that are permitted on a P-loop street, and Chairperson Snyder believes that the number of lots proposed exceeds that requirement. Discussion took place. It was determined that the applicant was not in possession of the most current Ordinance, since the P-loop Ordinance was recently revised.

Since there is a public park located very close to the proposed site, Mr. Mackinage suggested that fees-in-lieu of the recreational requirements to be used in other areas of the Township be considered. Discussion took place.

Chairperson Snyder noticed that all the sketch plans show lots through wetlands and woodlands on the site. Mr. Pagenkopf explained that per the direction of the Planning Commission to eliminate those cul-de-sac streets, the applicant was forced to reconfigure the plans. Mr. Pagenkopf noted that other than the road connections, there would not be any woodland disturbances associated with Lots #13, #14, and #15. There would be woodland disturbances for Lots #11 and #12, however. Lot #22, which is located right above Lot #11, would have a woodland disturbance, and the land to the left of the stream, would be proposed as open space with a tot lot. Lot #26 would have woodland disturbance, however Lot #25, though the aerial photograph shows trees and woodlands, the foliage does not meet the requirements of "woodlands" per the Ordinance, due to the caliber of trees, etc. A lengthy discussion took place.

Chairperson Snyder recalls that the Planning Commission asked the applicant to consider a cluster option for this site. Mr. Pagenkopf noted that the applicant considered the cluster option, however since the current Ordinance does not permit a bonus provision for clustering, they felt it was not financially feasible. Mr. Anderson commented that there would be no guarantee that the Supervisors would be willing to compromise on density or grant waivers that might be required with a cluster option. Chairperson Snyder reminded Mr. Anderson that Hilltown Township has been known, under the right circumstances, to stipulate agreements, such as with the Berry Brow Subdivision, where there was particular gain to the Township in receiving a large parcel of contiguous open space. She asked the applicant to consider flexibility and compromise with regard to the plan proposal. A lengthy discussion took place.

Public Comment:

1. Mr. Hans Sumpf of 9 Beverly Road does not feel that a recreation area is necessary for this development due to its close proximity to the Hilltown Civic Park, and felt that a fee-in-lieu of recreational facilities might be appropriate for this subdivision. Further, Mr. Sumpf prefers the P-loop street proposal as presented this evening.
2. Mrs. Marilyn Teed of Mill Road questioned the fate of the existing dwelling and barn on the site. Mr. Andersen replied that both structures would be demolished since neither is salvageable.

Mrs. Teed is curious as to what the Park and Recreation Board might recommend for recreational facilities for the site.

Supervisor Bender asked if the applicant has contacted any neighboring residents, including the Sacred Heart Church, regarding the proposed subdivision. Mr. Anderson replied that no neighboring residents have been contacted, and noted that typically notification is not something Toll Brothers does unless directed to acquire additional land.

The proposal was tabled. The applicant was directed to present the additional sketch plans shown this evening to the Planning Commission for their comments.

5. Balmer Subdivision – The lot line adjustment subdivision located on Township Line Road was unanimously recommended for conditional preliminary/final plan approval by the Planning Commission, and the following waivers were unanimously recommended for approval:

- From Section 505.16, where a subdivision abuts an existing street, drainage improvements shall be made to the existing street.
- From Section 506, cartway widening of existing public streets.
- From Section 512.1, curbs along all existing streets, where deemed necessary by the Township.
- From Section 513.1, sidewalks along all existing streets unless waived by the Supervisors.
- From Section 522, concrete monuments are required to be set at changes in direction along ultimate right-of-way lines.

The following additional conditions were also recommended by the Planning Commission to be met prior to plan recordation:

- The plan is recommended to be revised to eliminate eight concrete monuments along the right-of-way, which will interfere with agricultural use of the property.
- Dedication of the ultimate right-of-way must be accomplished as offered on the plan.
- Graphic scale must be added to the location map.
- Township Engineer acknowledgement block must be removed from the plan.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to grant preliminary/final plan approval to the Balmer Subdivision, pending completion of all outstanding items as noted above, and with the following waivers granted as noted above. There was no public comment.

6. Peruzzi Toyota Land Development Waiver Request – This request to waive land development submission for a proposed 5,100 sq. ft. building addition to the rear of the Peruzzi Toyota structure was unanimously recommended for approval by the Planning Commission conditional upon the following:

- The applicant must pay a fee in the amount established by Resolution #2003-6 to the Township Stormwater Management Capital Fund (\$3,050.00).
- The applicant provides contribution to the Township Park and Recreation Fund for development of recreational facilities within the Township (\$5,100.00 @ \$1.00/sq. ft.).

Mr. Ed Murphy, the applicant's legal counsel, was in attendance to present the plan.

Supervisor Bennington asked the status of the complaints the Township received from neighboring property owners regarding lighting on the site. Mr. Murphy explained that an agreement has been executed, and the lights are on a timer to be shut off at 9:30PM during the week and 6:30PM on weekends.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to recommend waiver of Land Development to Peruzzi Toyota, pending completion of all outstanding items as listed above. There was no public comment.

7. Reckner Subdivision – This lot line adjustment subdivision located on Fairhill Road was unanimously recommended for preliminary/final plan approval by the Planning Commission subject to the following:

- Waivers requested by the applicant as contained within Item #1 of the March 5, 2003 engineering review are recommended for approval, noting that Item #1.A is not applicable, and therefore, a waiver is not required.
- Items #2 and #3 regarding installation of property monumentation and addition of site capacity calculations must be accomplished.

- Items contained within the Bucks County Planning Commission review regarding identification of tax map parcel number and an existing building must be included on the plan.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to grant preliminary/final plan approval to the Reckner Subdivision, pending completion of all outstanding items as noted in Mr. Wynn's engineering review dated March 5, 2003. There was no public comment.

8. The Ridings of Hilltown Subdivision – Mrs. Theresa Craig, the applicant, was in attendance to present the plan. This 10-lot subdivision located with frontage on both Broad Street and Upper Stump Road was unanimously recommended for preliminary approval by the Planning Commission subject to completion of all outstanding requirements as contained within the March 7, 2003 engineering review, with the following noted:

- Regarding Item #1 of the engineering review, plan will be revised to provide a 100 ft. setback from the barn to permit the owner to utilize the barn for livestock in accordance with Use A1 of the Zoning Ordinance.
- Waivers from Subdivision Ordinance requirements as contained within Item #3.A, B, D, E, and the last paragraph under Item #3 regarding lot lines and depth to width ratio are recommended for approval. The waiver of street improvements limited to cartway widening, curb and sidewalk. The plan must identify installation of stabilized shoulder and appropriately designed drainage swale along the edge of road as well as full width cartway leveling and overlay. Waiver of street trees as contained within Items #3.C is not applicable.
- Street names Mathias Lane and Griffith Court as noted in Item #11 are subject to verification by the post office that the names are not duplicated elsewhere in the Township and approval by the Board of Supervisors.
- In accordance with Item #14 of the engineering review, the applicant proposes to donate a \$15,000.00 fee-in-lieu of dedication of recreation land.

Public Comment:

1. Mr. Chuck Kulesza of Diamond Street wondered why the Planning Commission did not recommend widening the cartway of Upper Stump Road. Mr. Wynn explained

that there are no driveway accesses proposed to Upper Stump Road from this development, and therefore, no widening is required. Mr. Kulesza understands that there is a neighboring property proposed to be subdivided as well, and he is concerned that no street improvements are proposed from the site out to Rt. 313. Mr. Wynn explained that there are a number of existing dwellings located between these proposed developments and Rt. 313. Presently, there is no curbing along Upper Stump Road. There is, however, curbing located along a portion of Broad Street on the west side. One of the considerations for waiver of curbing along Broad Street was the drainage since the roadway is very flat and sits a bit lower than the ground on both sides of it. A majority of the Planning Commission expressed concern that by installing curbing, stormsewer and underground piping would need to be installed, and there was a question as to where the water would drain and flow along the curb line, as opposed to the swales or the improvement of existing swales. Mr. Kulesza asked if the Planning Commission follows a policy with regard to where curbing is required and where it is not. Mr. Wynn commented that the only "policy" is the Ordinance itself. Generally, in a development district such as Country Residential I or II, or Industrial/Commercial, or for smaller lots, curbing is typically not waived. In the more rural portion of the Township or where are larger lots are proposed, Mr. Wynn noted that it is more common for some of these roadway improvements to be recommended for waiver by the Planning Commission. To Mr. Wynn's recollection, the other subdivision that is proposed next to the Ridings of Hilltown does not propose any lots fronting on Upper Stump Road either.

Since curbing, sidewalk, and installation of stormsewer issues are being waived, Chairperson Snyder suggested that the Township request a contribution to the Stormwater Capital Improvement Fund.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to grant approval of the waivers as specified above for the Ridings at Hilltown Subdivision, in accordance with the March 7, 2003 engineering review. There was no public comment.

9. Seylar Elementary School – Mr. Wynn advised that the Seylar Elementary School Land Development Agreement requires that improvements are to be complete by April 30, 2003. Since that is not feasible, the Pennridge School District has requested that the Supervisors allow them to extend that date until September 30, 2003 to complete those outstanding improvements.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to grant the extension of completion of improvements for the Seylar Elementary School Land Development until September 30, 2003. There was no public comment.

G. ENGINEERING: None.

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

1. The Hilltown Fire Company has provided the financial information as required by the contract. As of this date, the Telford, Perkasio, and Sellersville Fire companies have not yet submitted their financial reports as required.

2. After checking scheduling with Mr. Guttenplan, the second meeting to discuss the proposed Comprehensive Plan will be held at 8:00PM at the April 28, 2003 Supervisor's Meeting.

Chairperson Snyder reminded Mr. McIlhinney to provide the Hilltown Landowner's Association's comments and/or questions concerning the Comprehensive Plan to the Township prior to the April 28, 2003 meeting where the Plan will be discussed.

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

1. Correspondence was received from Mrs. Robert Whitehead, who is currently on vacation and will be unable to attend the first Quarry Re-Zoning Public Hearing, expressing her opposition to H & K's request for rezoning.

J. MYLARS FOR SIGNATURE: None.

K. PUBLIC COMMENT:

1. Mr. Jack McIlhinney of Broad Street noted that the Board did not announce its Executive Session meetings. Chairperson Snyder thanked Mr. McIlhinney for the reminder, which she intended to mention during the Supervisor's Comments section of the agenda.

L. SUPERVISOR'S COMMENTS:

1. Chairperson Snyder announced the Board of Supervisors met in Executive Session prior to the March 10, 2003 meeting in order to discuss real estate and personnel matters, and met this evening prior to the meeting in order to discuss legal and real estate issues, and also met on March 20, 2003 to discuss emergency management coordination procedures due to the increased safety alert issued by the Office of Homeland Security.

Mr. Bill Devlin, Hilltown Township's Emergency Management Coordinator, stated that he met with the Board of Supervisors on March 20, 2003 to review the current Hilltown Township Emergency Management Plan and the procedures involved in the event of a

terrorist attack or any other emergency that may befall the Township. Mr. Devlin commented that it is a good plan, which has been proven to work effectively in the past. Discussion took place.

(Those in attendance made several comments/questions, however they did not approach the podium, and therefore, their specific statements and/or questions could not be transcribed).

Mr. Lippincott explained that the Township participates in the Community Alert Network (CAN) System, which would alert residents via a computer generated telephone messaging system that would call each home located in the Township to advise of instructions in the event of an emergency. The CAN System is a tool to be used by emergency personnel, safety officials, and Township officials for delivering critical information to affected personnel and/or residents, thus saving valuable time and allowing officials to concentrate on response and recovery efforts in the event of an emergency.


2. Supervisor Bennington advised that the scheduled PennDot reconstruction of Rt. 309 from Church Road in Hilltown Township through the five points intersection in Montgomeryville began today, March 24, 2003 and will continue for the next 18 months.

3. Supervisor Bennington questioned the fact that Bucks County has been excluded from FEMA disaster relief funding for the President's Day snowstorm, while surrounding counties, including Montgomery, has been included. A lengthy discussion took place. The Supervisors directed Mr. Lippincott to send correspondence to Congressman Greenwood and State Representative Watson objecting to this exclusion and seeking their assistance in having Bucks County included in the disaster relief effort.

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

N. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously, the Hilltown Township Board of Supervisors meeting of March 24, 2003 was adjourned at 10:02PM.

Respectfully submitted,


Lynda Seimes
Township Secretary