

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED PUBLIC MEETING
Monday, November 26, 2001
7:30PM

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

Also present were: John S. Bender, Vice-Chairperson
Betty P. Snyder, Supervisor
Gregory J. Lippincott, Township Manager
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
Lynda S. Seimes, Township Secretary

Chairperson Bennington announced the Board met in Executive Session prior to this meeting in order to discuss legal and real estate matters.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the November 12, 2001 Supervisor’s Worksession meeting – Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the minutes of the November 12, 2001 Supervisor’s Worksession meeting, as written. There was no public comment.

C. CONFIRMED APPOINTMENTS:

1. Penridge Senior Center – On behalf of the residents of Hilltown Township, Chairperson Bennington presented representatives of the Penridge Senior Center with a check in the amount of \$12,402.00 for their new building fund, which represents \$1.00 per person based upon the latest census figures of Hilltown Township.

E. MANAGER’S REPORT – Mr. Gregory J. Lippincott, Township Manager –

1. Spotts, Stevens and McCoy presented a Proposal for the preparation of the Forest Road Park Construction Plans and Specifications, and would like to meet with the Board to discuss this issue further. The Supervisors directed Mr. Lippincott to advertise a joint meeting with the Supervisors, the Park and Recreation Board, and Spotts, Stevens and McCoy to be held on December 13, 2001.

2. Mr. Lippincott presented a Resolution for adoption this evening for the Bucks County Municipal Land Acquisition Grant for the joint purchase of open space with Dublin Borough. This Resolution is required as part of the grant application.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to **adopt Resolution #2001-28, for the Bucks County Municipal Land Acquisition Grant Application for the joint purchase of open space land with Dublin Borough.** There was no public comment.

3. Mr. Lippincott presented a draft Fee Schedule for the Board's consideration and review prior to the January 7, 2002 Reorganization Meeting.

4. Judge Gaffney has agreed to attend the Supervisor's Reorganization Meeting in order to swear in the two newly elected Supervisors, Tax Collector, and Auditor.

5. The Telford Fire Company Fire Protection Agreement will be available for the Board's signature following this meeting.

6. There are four escrow releases for the Board's consideration, all of which are bank held:

A&T Subaru	Voucher #06	\$ 917.18
Longleaf Estates Phase I	Voucher #65	\$ 17,144.10
Longleaf Estates Phase II	Voucher #24	\$287,336.71
Pileggi Land Development	Voucher #05	\$ 41,159.25

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the four escrow releases as noted above. There was no public comment.

7. The Seylar Elementary School mylars for signature were submitted late last week, after the most recent Planning Commission meeting was held, and therefore, the Planning Commission did not sign them.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to authorize two representatives of the Planning Commission to sign the Seylar Elementary School mylars expeditiously, in order to facilitate their land development process. There was no public comment.

8. At the last election, there were two vacancies on the Board of Auditors, however only one individual, Joan Ferry, ran for office. Mr. Lippincott is seeking authorization to advertise the vacancy on the Board of Auditors. Chairperson Bennington explained that anyone who serves on the Board of Auditors is only required to attend one meeting per year, since the Township has contracted for auditing services with Dunlap and Associates.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to authorize the advertisement of the vacancy on the Board of Auditors of Hilltown Township. There was no public comment.

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

1. Correspondence was received from Mr. Mark Phipps of the Deep Run Valley Sports Association, requesting a waiver of all application and permit fees associated with their proposed building project, which was submitted on November 19, 2001. Mr. Wynn explained that most recently, the Township requested that the Romanowski field organization establish a \$500.00 escrow to pay for any direct costs to the Township during the permit approval process, such as costs of labor and materials for inspections, etc.

Supervisor Bender suggested that the building permit fees for Deep Run be reduced by the percentage of participating members who are also Hilltown residents. For instance, if 40% of Deep Run members are Hilltown residents, the fee could be reduced by 40%. Discussion took place.

Mr. Jon Kutzner, president of Deep Run, advised that the Township served the organization with a Cease and Desist Order because they had begun construction on the site prior to being issued a permit. A building permit application was then submitted to the Township on Wednesday, November 21, 2001, with not only what Deep Run intends to do in this phase of construction, which includes field improvements such as construction of dugouts and press boxes, but also the proposal for lights in the future. Mr. Kutzner wished to make it clear that Deep Run is not ready, by any means, to apply for a permit to erect lights on the site, and assured the neighbors that they would meet with them to discuss the issue of lights prior to applying for a permit.

Motion was made by Supervisor Snyder to waive the fees for Deep Run Valley Sports Association, as requested, with the caveat that a \$500.00 escrow is established for actual costs incurred by the Township during the building permit process. There was no second to the motion. Motion failed.

A lengthy discussion took place concerning the amount of Deep Run members who are Hilltown residents. Chairperson Bennington recently spoke with a member of Bedminster Township Board of Supervisors regarding their contributions, either in funding or in providing playfields to Deep Run, and was advised that Bedminster Township intends to consider providing facilities for Deep Run in their long range planning, however there was no definitive answer at this time. The Supervisors agreed to table the request from Deep Run Valley Sports Association for fee waiver, pending further discussion.

2. Correspondence was received from Sgt. Robert Miller advising that speed surveys were recently completed and speed limits recommended on the following roadways – Central Avenue at 25 mph, Maron Road at 35 mph, Fairhill School Road at 45 mph, and Highview Road at 35 mph.

The Supervisors directed Mr. Lippincott to advise Telford Borough of Hilltown Township's intention to lower the speed limit on Central Avenue, in the event that they wish to lower the speed limit on Telford's portion of the roadway.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to authorize the Township Solicitor to prepare an Ordinance for consideration of lowering the speed limits on Central Avenue, Maron Road, Fairhill School Road, and Highview Road, as noted above. There was no public comment.

G. SOLICITOR'S REPORT – Mr. Francis X. Grabowski, Township Solicitor –

1. Solicitor Grabowski presented the Land Development and Financial Security Agreements, as well as the Drainage/Retention Basin Easement Agreements for Seylar Elementary School.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to accept the Seylar Elementary School Land Development and Financial Security Agreements. There was no public comment.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to **adopt Resolution #2001-29, to accept the Drainage/Retention Basin Easement Agreement for Seylar Elementary School.** There was no public comment.

2. The applicant for Maple Properties has withdrawn their re-zoning request for the possible construction of a CVS Pharmacy at the property located at the northwest corner of the intersection of Rt. 113/Rt. 313.

3. A Zoning Hearing application has been received from Telvil Corporation, owner of the former Longacre Tract, advising that they are filing a substantive challenge against the Hilltown Township Zoning Ordinance with regard to impervious surface ratio and public sewer issues.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to authorize Solicitor Grabowski to represent the Township at the Zoning Hearing for Telvil Corporation, as noted above. There was no public comment.

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

1. A&T Chevrolet – Mr. Bruce Allen was present at the Planning Commission meeting to request a waiver of land development submission for a proposed 468 sq. ft. addition to be located on existing stone and asphalt. However, the plans submitted by the applicant indicate that the proposed addition will encroach within the required minimum side yard. The Planning Commission unanimously recommended waiver of land development submission provided that the setback issue is resolved with the Zoning Officer and/or Zoning Hearing Board, as applicable.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant waiver of Land Development submission to A & T Chevrolet, provided the setback issue is resolved with the Zoning Officer and/or Zoning Hearing Board, as applicable. There was no public comment.

2. Summer Lea Subdivision – Hillcrest Road Improvements – The conditional approval of the Summer Lea Subdivision required resolution of improvements along Hillcrest Road frontage of the site. Along a majority of the site, improvements include cartway widening/overlay, curb, sidewalk, and storm sewer. Heritage Building Group has submitted a sketch plan of the proposed improvements at the existing bridge structure. Mr. Wynn noted that the bridge structure is skewed from the roadway resulting in an awkward alignment if curb/widening is to be extended across the bridge. The applicant proposes to terminate the cartway widening and curb on the north side of the existing bridge, extending the pedestrian access across the creek via construction of a 75 ft. long pedestrian bridge similar to the recently installed pedestrian bridge along Orchard Road. The concrete walkway would extend to the intersection of Steeplechase Drive/Hillcrest Road where a painted pedestrian crossing would interconnect the sidewalk system in Pleasant Meadows with the proposed sidewalk of the Summer Lea Subdivision. Mr. Wynn recommended that the painted crossing be revised to patterned concrete. The pedestrian bridge also can be located between the existing highway bridge structure and a 42” sycamore tree in a manner to allow the tree to remain undisturbed. The Planning Commission unanimously recommended that the bridge/roadway improvements be finalized as submitted, with Mr. Wynn’s recommendation of patterned concrete instead of the painted crossing.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to authorize finalization of the bridge/roadway improvements for the Summer Lea Subdivision as noted above, with patterned concrete instead of the painted crossing as suggested by Mr. Wynn, and with the addition of “Pedestrian Crossing” signs. There was no public comment.

3. Orchard Hill and Summer Lea Planning Modules – Both of these subdivisions were approved subject to Planning Modules being approved by DEP. Mr. Wynn explained that these Planning Modules took quite some time with the Hilltown Authority because they were awaiting signature of certain agreements by the developer prior to signing the modules. That has now occurred, and the Hilltown Authority has enclosed correspondence noting that they have approved the modules for both developments with the following conditions:

- The developer must execute a Sewer Service Agreement with financial security for the project, as approved by HTWSA.
- An interim “Pump and Haul Agreement” executed by PWTA, the developer, Hilltown Township, and the Hilltown Authority to allow anticipated pump and haul to begin not earlier than six months before the substantial completion of the new treatment plant.
- The developer shall pay all Authority-required sewer access fees, tapping fees, and other fees.

The Modules have also been recommended for approval by the Bucks County Health Department, with a requirement for Act 537 Revision. The Bucks County Planning Commission, and the Hilltown Planning Commission, who had no objections from a planning standpoint, have also approved both Modules.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to **adopt Resolution #2001-30 to accept the Orchard Hill Planning Modules**. There was no public comment.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to **adopt Resolution #2001-31, to accept the Summer Lea Planning Modules**. There was no public comment.

***8:15PM – Chairperson Bennington adjourned the regularly scheduled Board of Supervisors meeting of November 26, 2001 in order to enter into an advertised Public Hearing to consider the adoption of an Ordinance authorizing the incurring of non-electoral debt by the Township via the issuance of a General Obligation Note to provide funds for refinancing the Township’s General Obligation Note of 2000, to finance various capital improvements, and to pay costs of issuance of the 2001 Note to be issued.**

A summary of the provisions of this proposed Ordinance approves the refunding of the Township’s outstanding General Obligation Note of 2000 to reduce debt service, the

financing of capital improvements in constructing a Public Works Maintenance facility, and the payment of the costs of issuing the 2001 Note for which the Township desires to incur non-electoral debt. It also authorizes the incurring of non-electoral debt to be evidenced by the Township's issuance of its 2001 Note in the principal amount of \$3 million dollars, and provides for the acceptance of the commitment of Quakertown National Bank for the purchase of the 2001 Note at 3.90% for the initial five years of the Note, which shall thereafter incur interest of 60% of Quakertown National Bank's prime rate with a maximum interest rate of 5.5% for the remaining term of the Note. The Ordinance also provides for an amortization schedule indicating the payment schedule for the first five years of the 2001 Note.

Solicitor Grabowski explained that approximately two months ago, the Township solicited proposals from various area banks to consider the possibility of refinancing its outstanding debt. The debt of the Township at present is approximately \$1,900,000.00. The debt of the Township essentially began with the construction of this building, with a bond issue in 1994 that was refinanced in 1999. The 1999 loan had an interest rate of 4.85% for the first five years, and thereafter, it was a percentage of prime with Union National Bank, with the ability to go as high as 8%. The Township was also interested in considering borrowing additional money for the construction of a new Public Works building to be located behind the present Township building. The existing maintenance facility located at Rt. 113 and Diamond Street is very small and antiquated, and does not lend itself to being rehabilitated or expanded. Further, with the salt storage building and pole barn presently located behind the municipal building, it made sense to centralize all the Public Works facilities in one location. Once loan proposals were received, the Supervisors awarded and accepted a commitment from Quakertown National Bank to borrow funds at a rate of 3.9%, which is close to a 1% difference in what is presently being paid. There were other favorable factors involved as well, including the fact that the rate is 3.90% for the first five years, and then the loan will go to 60% of Quakertown National Bank's prime rate, but with a maximum of 5.5%, versus the 8% the Township could face under the existing loan. This also provides the Township the ability to borrow additional funds without having to raise taxes. The savings the Township will obtain by refinancing the former loan will allow borrowing of approximately another \$1 million dollars over what is now owed. Therefore, the Township could borrow \$3 million dollars at the same cost as what is being paid at present. The proposed Ordinance allows the Township to borrow \$3 million dollars with an interest rate of 3.9% for the first five years, and thereafter, a percentage of 60% of prime, with a maximum of 5.5%. The term of the loan has also not been lengthened and taxes will not have to be increased.

In order to do this type of financing as a municipality, there is a specific law in Pennsylvania called the Unit Debt Act, with strict regulations to be followed. The first step is to prepare and advertise an appropriate Ordinance. There are special advertising requirements under the Unit Debt Act, which requires that the Ordinance must be

advertised before it is adopted, and if it is adopted, a second advertisement must be made. The first proposed Ordinance advertisement appeared last Tuesday in the Doylestown Intelligencer, setting forth the exact same terms Solicitor Grabowski has explained this evening. If the Ordinance is adopted this evening, it will be advertised once again, and copies of the adopted Ordinance, the newspaper notices, and other documents will be sent to Harrisburg to the Department of Economic Development, who must review all of the documentation. The Department of Economic Development's main purpose is to insure that the municipality is not borrowing any more money than it can afford to. By law, a Township can borrow up to 250% of their average revenues over a three year-basis. By that approach, Hilltown Township could borrow over \$7 million dollars if it wanted to.

Public Comment –

1. Mr. Joe Marino of Redwing Road asked if Union National Bank had the opportunity to counter the proposal from Quakertown National Bank. Solicitor Grabowski explained that the Township had decided the fairest way to do the proposals was to give each bank one opportunity to bid. Ten banks in the area were approached to provide proposals, and out of those ten, five proposals were received.

2. Mrs. Marilyn Teed of Mill Road asked if the present Public Works property located at Rt. 113 and Diamond Street will be sold to directly pay off this loan. Mr. Lippincott explained that no formal decision has been made regarding the disposition of that property, however it is presently shown in the Open Space Plan as a walking trail linkage and a picnic grove.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to **adopt Ordinance #2001-3, authorizing the incurrence of non-electoral debt by the Township via the issuance of a General Obligation Note to provide funds for refinancing the Township's General Obligation Note of 2000, to finance various capital improvements, and to pay costs of issuance of the 2001 Note to be issued.** There was no public comment.

***8:25PM – Chairperson Bennington adjourned the 8:15PM Public Hearing and reconvened the regularly scheduled Board of Supervisors meeting of November 26, 2001 at 8:25PM.**

H. PLANNING (Continued) –

4. Village at Dorchester – Mr. Rob Gundlach, legal counsel for the applicant, along with Mr. Mike McCloskey of W.B. Homes, and Mr. Kirk Klaus, the applicant's engineer, were in attendance to present the plan.

The Village at Dorchester preliminary plan was recommended for denial by the Planning Commission at their meeting on October 15, 2001 due to non-compliance with Section 535.8 of the Zoning Ordinance, which provides that no detention basin may be included within the minimum required open space area. At the Planning Commission meeting held on November 19, 2001, the applicant presented a revised plan removing the detention basin area from the required minimum open space area. This was accomplished by the applicant purchasing approximately 0.64 acres of additional land from the adjoining owner thereby increasing the site area, and eliminating four dwelling units.

Mr. Klaus advised that the proposal is for an age-restricted community, age 55 and older, with private roadways. There is a very complete network of walking trails proposed throughout the site for the benefit of the residents of the development. In addition, a community center, bocce courts, and shuffleboard courts are proposed for the benefit of the residents of the development. Mr. Klaus noted that the detention basins will be naturalized, not the traditional grass covered bottom basins.

Off-site roadway improvements are proposed, including an extension of improvements on Keystone Drive from the site to the intersection with Bethlehem Pike. In addition, extensive drainage improvements are proposed, as well as improvements to the far side of Keystone Drive to channelize the traffic to improve the turning radius, and traffic control via a traffic control rumble strip to identify turning lanes. Chairperson Bennington asked if the applicant will be responsible for the installation of a traffic signal. It is Mr. Klaus's understanding that the warrants for a signal at that location are borderline and that it is a matter of interpretation. At the last Planning Commission meeting, Mr. Wynn advised that the applicant had offered to make a fair-share contribution toward the installation of a traffic signal. Mr. Klaus believes that a post-development traffic study was discussed, with the actual amount of that fair-share contribution to be determined at that time. Discussion took place concerning the cost of a traffic signal. With the impact of this 84 home private community on the Township, Chairperson Bennington feels that at least one half or two-thirds of the funding should be escrowed by the applicant for the future installation of a traffic signal. Mr. Wynn's recollection of the discussion at the Planning Commission meeting is that the fair-share amount would be determined at the final plan stage, based upon the impact the development would have on the intersection. Mr. Gundlach commented that the applicant would defer to the Township Traffic Consultant to make a recommendation on the dollar amount of the "fair-share contribution," which would be discussed and hopefully agreed upon prior to final plan approval.

Chairperson Bennington asked if a berm would be installed between the site and the Hartzel-Strassburger historical property, which is located adjacent to the development. Mr. Klaus met with Mr. Jack Fox of the Historical Society at the site, where either a berm or a fence was discussed. The applicant proposed a 4 ft. post and rail fence, however it

was Mr. Fox's opinion that that type of fence would not be secure enough. Therefore, the plan was revised to show a 6 ft. shadow box style fence. Due to drainage concerns, the applicant and Mr. Fox determined that berming would not be appropriate.

The Planning Commission unanimously recommended conditional preliminary plan approval of the Village at Dorchester Subdivision, based on satisfactory completion of the following:

- Revision of the final plan and confirmation of open space numbers as shown on the Open Space Plan No. 2 prepared by Schlosser and Clauss dated November 5, 2001, latest revision date of November 9, 2001.
- Resolution of waivers as requested by the applicant and recommended by the Planning Commission as follows:
 - The Planning Commission approved a motion (4:3) to permit the private streets within the development. The applicant advised that they will grant police powers, if possible, to permit Hilltown Police to enforce no parking regulations. Additionally, they indicated that it will be clearly noted within their homeowners' documentation that the streets are private and are not to be offered for dedication in the future to the Township.
 - By a 5:2 vote, the Planning Commission approved a motion to permit a cartway width of 28 ft., rather than the minimum required 32 ft., pursuant to the Subdivision Ordinance. The applicant indicates there will be no parallel parking permitted on either side of the street.
 - The applicant's request to permit a cul-de-sac street length of 998 ft. in excess of the 500 ft. maximum permitted by Section 507.3 of the SALDO was approved by the Planning Commission (6:1).
 - The Planning Commission unanimously approved the street p-loop design, which requires a waiver of Section 508.2 of the SALDO. It is noted that the Sellersville Fire Company found the street design acceptable within correspondence dated August 23, 2001. This waiver is no longer applicable based on the revised layout.

- The Planning Commission unanimously approved a motion to waive Section 511.8 of the SALDO permitting the driveway for Unit 19 to be located closer than 60 ft. from a street intersection.

Discussion took place. Supervisor Snyder suggested that perhaps Lot #19 should be relocated, perhaps to the proposed cul-de-sac street. The applicant was agreeable.

- A motion was unanimously approved to waive Section 512 of the SALDO to allow rolled concrete curb and gutter within the development, in lieu of the 8-inch high concrete curb required by the Ordinance.

- The Planning Commission approved a motion to waive all street improvements along Bethlehem Pike frontage of the site, noting that the applicant is extending street improvements on Keystone Drive off-site to the intersection of Bethlehem Pike, and making additional improvements at the intersection.

- A waiver was unanimously approved to allow the detention basin to be deeper than 3 ft., noting, however that the applicant's request indicates that the basin is "to become an integral part of the open space."

Mr. Klaus noted that the basin will no longer be considered an integral part of the open space

- A partial waiver of Section 515.1.B was unanimously approved to allow street trees to be planted in groupings rather than 40 ft. on-center.
- A partial waiver was granted from Section 505.J.7.C of the Stormwater Management Ordinance to allow an informal arrangement of required plantings in the detention basin.
- Item #1 of correspondence dated Oct. 8, 2001 notes that the majority of the open space area is less than 100 ft. in width, which is not desirable, pursuant to Section 534.1 of the Zoning Ordinance. The applicant advised that this design provision is not a requirement, as Section 534.1 states "Long, thin strips of open space (less than 100 ft. wide) should be avoided unless necessary to connect other significant areas, or

when they are designed to protect lineal resources such as streams or trails.” The Planning Commission approved a motion by a vote of 4:3 indicating that they agree with the applicant’s interpretation.

- The Planning Commission unanimously approved a motion disagreeing with the applicant’s interpretation that a detention basin is permitted within required minimum open space area. This item is resolved with the revised layout as presented to the Planning Commission on November 19, 2001, subject to final confirmation.
- The applicant advised that they do not believe that Article VIII requiring public recreation land or fee-in-lieu-of is applicable to this type of development, or in the alternate, they request a waiver of the recreation land and fee based upon recreational facilities they are providing onsite. A motion to direct the applicant to the Supervisors regarding this issue did not pass (3:3:1). No further motion by the Planning Commission regarding the recreation land use.

Chairperson Bennington advised that other developments have provided both private and public recreational facilities, which is not the case in this instance, and therefore, he believes that this development should be required to provide a \$1,500.00 fee-in-lieu of park and recreational land as required by the Ordinance. Supervisors Snyder and Bender agreed.

- Completion of all other outstanding items as contained in the October 25, 2001 engineering review.
- Resolution of a fair share contribution by the applicant at the final plan stage for a future traffic signal at the intersection of Bethlehem Pike and Keystone Drive. The fair share contribution is to be based upon the increase in traffic due to the proposed development.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant conditional preliminary plan approval to the Village at Dorchester Subdivision, pending completion of all outstanding items as noted in Mr. Wynn’s engineering review dated October 8, 2001, including the requirement of \$1,500.00 per unit fee-in-lieu-of recreational facilities, review of the revised plan by the Sellersville Fire Company, resolution of the “fair-share” contribution escrow toward the installation of a traffic signal with the Township Traffic Consultant, and the waivers as recommended for approval by the Planning Commission. There was no public comment.

I. ENGINEERING – Mr. C. Robert Wynn, Township Engineer –

1. Our Lady of Sacred Heart Church Land Development – Correspondence dated November 6, 2001 has been received from Father McBride requesting acceptance of completion of the maintenance period and return of remaining escrow funds. Although the 18-month maintenance does not expire until early next spring, since all of the improvements guaranteed by the Development/Financial Security Agreement are on-site, Mr. Wynn recommends approval of this request.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to accept completion of the maintenance period and return of the remaining escrow funds for Our Lady of Sacred Heart Church Land Development, as noted above. There was no public comment.

2. Hilltown Plaza (Giant) Land Development – Improvements at the site have been satisfactorily completed. Mr. Wynn recommends acceptance of the improvements and commencement of the 18-month maintenance period.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to accept completion of improvements and commencement of the 18-month maintenance period for the Hilltown Plaza (Giant) Land Development. There was no public comment.

3. Hilltown Plaza Outparcels – Improvements at the Hilltown Plaza Outparcels (Wendy's Restaurant and Quakertown National Bank) along the frontage of the Hilltown Plaza site are complete. Mr. Wynn recommends acceptance of the improvements and commencement of the 18-month maintenance period.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to accept completion of improvements and commencement of the 18-month maintenance period for the Hilltown Plaza Outparcels, as noted above. There was no public comment.

J. MYLARS FOR SIGNATURE:

1. St. Phillips Church Cemetery
2. Seylar Elementary School Land Development

K. PUBLIC COMMENT:

1. Mrs. Jean Bolger of Rt. 152 asked how large the Deep Run Valley Sports Association property is. A member of the audience replied that the site is approximately 17.7 acres in area. Mrs. Bolger believes that there should be a capacity limit for use of

the Deep Run property. If Deep Run does not have enough land to provide for their members, they should not accept additional memberships. A lengthy discussion took place. While Mrs. Bolger agrees that the Deep Run Valley Sports Association provides a wonderful service for the children of the community, she reminded the Supervisors that they are a private organization, and feels that they are taking advantage and encroaching upon the Township in ways that they should not.

2. Mrs. Marilyn Teed of Mill Road commented that she was in favor of additional walking trails, which she believed would be a series of separate, paved loops that would be constructed in various areas of the Township. Mrs. Teed was not aware that walking trails would interconnect all areas of the Township, as well as neighboring municipalities, boroughs, and communities. She did not think that a walking trail would stretch from one end of the Township to the other, and that you could only travel in one direction. Chairperson Bennington explained that the Board was not looking to construct trails that were a series of "dead-ends" all over the Township. Rather, if a resident wanted to walk from here to another part of the Township or even to New Britain Township, they would be free to do so.

3. Mr. Bill Godek of 206 Broad Street understood that there had been a fire at the Skunk Hollow quarry a few weeks ago, and asked for details of what transpired. Mr. Lippincott was not aware personally of that fire. Supervisor Snyder believes that the fire was in their asphalt tank, but she does not know specifics. Mr. Godek expressed concern that there was a great deal of black smoke that might be toxic and asked if DEP was notified. Mr. Lippincott is sure that a police report, a Hilltown fire report, and possibly an Emergency Management report would be filed, and agreed to provide that information to Mr. Godek. Discussion took place.

4. Mr. John Perritt of Pleasant Meadows has noticed a tremendous amount of people walking and jogging along Hillcrest Road, which is a very heavily used pedestrian street, and is concerned with the traffic flow in that area. Mr. Perritt asked if speed limit signs or "Pedestrian Crossing" signs are posted on Hillcrest Road, and if not, requested that they be posted. Discussion took place.

5. Mr. Jackson Teed of Mill Road has spoken to Mr. Buzby, the Director of Public Works, several times in the past concerning the drainage problems experienced by residents along Mill Road. Mr. Buzby advised him that the Township approached the County several times about running storm pipes down the road with some sort of stormwater management, however nothing has been accomplished to date. Mr. Lippincott will speak to Mr. Buzby and provide Mr. Teed with a status report on this situation.

L. SUPERVISOR'S COMMENTS:

1. Supervisor Bender asked Mrs. Jean Bolger to provide information on the Civic Association's holiday food drive. Mrs. Bolger explained that boxes for collection of non-perishable food items will be placed in the municipal building lobby beginning next week in order to provide 25 Christmas dinners for local needy families. Volunteers are needed to pack the food boxes here at the Township building on Saturday, December 22, 2001. For further information, Mrs. Bolger can be reached at 215-257-8503.

2. Chairperson Bennington mentioned that normally, the Board of Supervisors cancel their normal worksession meeting in January because the annual Reorganization meeting is held the week before. The Supervisors agreed to cancel their worksession meeting in January of 2002. The Reorganization meeting will be held on Monday, January 7, 2002 at 7:30PM.

3. Chairperson Bennington noted that correspondence had been received from a resident suggesting that bike paths be constructed along Central Avenue in anticipation of the Home Depot construction. Chairperson Bennington asked if it would be feasible to paint a white line down the far right hand side of Central Avenue to designate that area as a bike path. Mr. Wynn explained that Central Avenue is only 18 ft. wide, and typically, 10 ft. for a travel lane on each side of the road is required.

4. Chairperson Bennington wished to make it clear that the Township was not aware of the Archdiocese purchasing the Kevin Carney property on Rt. 152 for the possible construction of a Catholic high school. Representatives of Lansdale Catholic did meet with Mr. Lippincott several months ago when they were researching various properties in Hilltown Township, however they did not make the Township aware of the actual purchase when it took place. At this time, the Archdiocese has not made any formal decision as to what they intend to do with the property in the future.

M. PRESS CONFERENCE: No reporters were present at this time.

N. ADJOURNMENT: Upon motion by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously, the November 26, 2001 Supervisor's Meeting was adjourned at 9:20PM.

Respectfully submitted,



Lynda Seimes
Township Secretary