

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
Monday, April 30, 2001  
7:30PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Kenneth B. Bennington at 7:36PM and opened with the Pledge of Allegiance.

Also present were: John S. Bender, Vice-Chairperson  
Betty P. Snyder, Supervisor  
Gregory J. Lippincott, Township Manager  
Tim Fulmer, Township Engineer's Office  
Francis X. Grabowski, Township Solicitor  
Lorraine E. Leslie, Township Treasurer

Chairperson Bennington announced the Board met in Executive Session prior to this meeting in order to discuss personnel, real estate, and legal matters. Further, Chairperson Bennington advised that the Berry Brow Farm proposal would not be discussed this evening.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the April 9, 2001 Supervisor's Worksession Meeting – Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the minutes of the April 9, 2001 worksession meeting, as written. There was no public comment.

C. APPROVAL OF CURRENT BILLING – Chairperson Bennington presented the Bills List dated May 1, 2001, with General Fund payments in the amount of \$91,010.38, Fire Fund payments in the amount of \$16,685.00, State Highway Aid Fund payments in the amount of \$844.14, and Escrow Fund payments in the amount of \$6,632.45; for a grand total of all payments in the amount of \$115,171.97.

Supervisor Bender questioned why computer software is posted to several different accounts. Mr. Lippincott explained that it depends which department the software goes to. If it is for the Police Department, it is charged to their accounts, and if it is for the Administration Department, it is charged to their accounts.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the Bills List dated May 1, 2001. There was no public comment.

D. CONFIRMED APPOINTMENTS:

1. Metro Development – Home Depot Project – No action was taken by the Planning Commission on the preliminary plan application, however the applicant was present at that meeting requesting that the Township forward correspondence to PennDot to commence review of the proposed frontage and off-site improvements. A motion was made by Mr. Fox, and seconded by Mrs. Snyder that since “egress/access is not sufficient for traffic flow, no approval to proceed with PennDot should be authorized prior to preliminary plan approval.” The motion was carried by a 5:2 vote with Mr. Rush and Mr. Miller opposed.

Mr. William Benner, the applicant’s legal counsel, was in attendance to request the Board’s authorization to make its Highway Occupancy Permit application to PennDot while the proposal is moving through the review process. Also present were Mr. Michael Grasso and Mr. David Grasso of Metro Development, and Mr. Mark Roth, the applicant’s traffic engineer. Mr. Benner explained that in the fall of 2000, representatives of Metro Development appeared before the Planning Commission for a courtesy sketch plan review. There, the applicant disclosed the plan for the development of the Hilltown Plaza Shopping Center with a newly proposed Home Depot and a 60,000 sq. ft. new retail space closest to Bethlehem Pike. The Planning Commission identified its major concern as being traffic, and asked the applicant to provide a plan by which this concern would be adequately addressed. The applicant then made revisions to the plan for the proposed off-site improvements and provided it to the Planning Commission at a second meeting. Initially, the applicant proposed various off-site improvements totaling approximately \$800,000.00. The Planning Commission, with the support of the Township Engineer and the Township Traffic Engineer, expressed their concerns about the design and suggested moving the main access way from Bethlehem Pike to Central Avenue, signalizing Central Avenue, and downsizing the entranceway from Bethlehem Pike. Concerns were also expressed about the intersection of Rt. 113 and Bethlehem Pike, and possible conflict with the main access from Rt. 113 into the shopping center itself. The applicant addressed those concerns by making additional design changes and agreeing to signalize and improve Central Avenue, agreeing to downsize the access from Bethlehem Pike, and agreeing to intersection improvements at Rt. 113/Bethlehem Pike. With regard to the main access, Metro Development’s problem was that the Giant Food Store has a 25-year lease, and under the terms of that lease, they have effective control over any interior traffic circulation. There was a suggestion that perhaps the main access should be extended back to the main stores and Metro Development agreed that there was some merit to that suggestion, however they felt that there were safety issues that would expose pedestrians crossing the access in front of the store to greater traffic. Chairperson Bennington understood that the former Acme Store would be demolished. If that is the case, there would be no pedestrian traffic in front of the stores since the throat would go back to where the end of the Acme Store is presently located. Discussion took place.

Mr. Benner advised that Metro Development owns the existing shopping center and is the equitable owner of the undeveloped portion of the property. Mr. Benner admitted that the urgency to begin the process with PennDot is the developer's problem, not the Township's. Mr. Benner further noted that if the Township grants Metro Development the authorization to pre-file with PennDot, they would agree that any filing made to PennDot would also be filed with Hilltown Township. Metro Development would also agree that Hilltown Township, if it chooses, could be a full participant in the Highway Occupancy Permit approval process, with representation at all meetings with PennDot. If Metro Development must wait for preliminary plan approval before proceeding to PennDot, the process will be too time consuming and the applicant may have to withdraw from the project. Chairperson Bennington commented that if the Township agrees to the applicant's request, every point that Mr. Benner made earlier must be specifically documented in a contract so that PennDot understands that there is no preliminary plan approval, and that Hilltown Township will be a full, participating member throughout the process. If at preliminary or even final plan approval, the Township is not satisfied with the results, Chairperson Bennington wished to make it clear that the Township could deny and reject the plan.

Supervisor Bender asked if it was possible that the ultimate design inside the shopping center itself could impact what PennDot's opinion of the application might be. Mr. Benner replied that PennDot is concerned primarily with the impact that a specific land use has on public highways and that PennDot has little interest in what happens on-site. Mr. Benner believes that PennDot's primary concern is whether an access way brings vehicles onto the site efficiently, and whether vehicles leave the site efficiently. In that respect, Mr. Benner feels very confident that the proposed design addresses those concerns. He believes that there is little likelihood that PennDot would get involved in the interior traffic circulation and how the interior parking lots work. Mr. Roth, the applicant's traffic engineer, stated that PennDot's main focus would be the operation of the intersection of Rt. 113 and the main entrance to the site. Whatever concerns the Township would have with the internal intersection and how it affects the Rt. 113 intersection would certainly be taken into account by PennDot. Mr. Benner feels that the people who have looked at this intersection most critically are Metro Development and Home Depot because if their patrons cannot get to and leave the stores efficiently, they would suffer. Supervisor Bender is most concerned with the increased tractor-trailer delivery traffic to Home Depot and how that will negatively impact the intersection. At present, Mr. Roth stated that the Rt. 113 intersection is the only access to the Hilltown Plaza Shopping Center, and is the only access for tractor-trailer traffic to service Giant Food Store and the other existing stores. Mr. Roth believes that the number of trucks making deliveries to Home Depot over the course of their operating hours would be approximately one per hour. Discussion took place.

Supervisor Bender asked Solicitor Grabowski if something should be required in writing, perhaps in the form of a contract, to insure that Hilltown Township's rights are protected. Solicitor Grabowski agreed that a contract or a letter of understanding should be executed, along with the actual Highway Occupancy Permit application itself, to insure that the various conditions and qualifications are suitable to the Township.

Discussion took place concerning the two proposed egress/ingress points and the proposed traffic patterns both on and off-site. Chairperson Bennington felt it made better sense to improve all of Central Avenue so that the Home Depot traffic exits there, rather than the traffic winding through the interior drive aisles to the two proposed shopping center exits.

Discussion took place concerning the proposed hours of operation for Home Depot. Chairperson Bennington suggested that non-peak hour truck deliveries be made, and if the Home Depot will be open 24-hours per day, that truck deliveries take place during the overnight hours.

Solicitor Grabowski suggested that the applicant provide a Memorandum of Understanding listing all the conditions for possible approval for Home Depot to make application to PennDot prior to preliminary plan approval. This document should be available for the Board to consider at their May 14<sup>th</sup> Worksession meeting.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to authorize the Township Solicitor to review a Memorandum of Understanding prepared by the applicant for consideration of Home Depot making Highway Occupancy Permit application to PennDot prior to preliminary plan approval, which is to be discussed at the May 14, 2001 Board of Supervisor's meeting.

2. Heritage Building Group – Longleaf Estates II – Mr. Paul Abdalla of Heritage Building Group was in attendance to request a change in their reserved lot status for Longleaf Estates II. Currently, Lots #1 through #14, and Lot #38 are reserved due to lack of EDU's. As per their subdivision agreement, Heritage is requesting the Township's permission to amend the list of 15 reserved building lots by having Lots #1, #4, #6 and #9 released for building permit purposes, and to be replaced with Lots #16, #18, #21, and #33.

Chairperson Bennington noted that it was the developer's right to choose which particular 15 lots would be reserved for EDU's at the time the Development Agreement was signed. Further, the developer still has a great deal of outstanding issues to be completed in Longleaf I. Mr. Lippincott replied that there is still a walking path outstanding, grading and seeding of Longleaf I open space, and vacant lots to be graded and seeded. Mr. Fulmer noted that Lots #1 through #14 and #38, were essentially blocked out in the

development, and are all isolated to one area. It is the Township Engineer's recommendation that the applicant be responsible to prepare, stabilize and put the lots that will not be developed at this time in lawn condition until such time as the lots are sold and the homes are constructed. Solicitor Grabowski stated that there is also non-compliance with property monumentation requirements, as well as a request by the developer to increase the financial security on the Letter of Credit for Phase I still outstanding.

The Supervisors tabled this request and unanimously agreed that all of the outstanding issues for Longleaf I must be addressed satisfactorily before they will consider the applicant's latest request for Longleaf II.

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

1. Mr. Wynn has prepared a draft Ordinance to revise the Subdivision/Land Development Ordinance relative to major subdivision procedures/application requirements, lot configuration, residential subdivision access, street signage, sidewalks, standards, landscaping, and stormwater management.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to authorize advertisement of a Public Hearing for the consideration of the revision to the Subdivision/Land Development Ordinance as noted above. There was no public comment.

2. Calvary Church Ambassadors Class has requested waiver of Scout Cabin rental fees for use of the facilities on Sunday, May 20, 2001 for their yearly picnic. The Church is willing to provide a \$100.00 refundable security deposit.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to waive Scout Cabin rental fees for the Calvary Church Ambassadors yearly picnic, with the requirement that a \$100.00 refundable security deposit be provided. There was no public comment.

3. At the last Pennridge Area Coordinating Committee meeting, Chairperson Bennington advised that discussion took place concerning the possibility of permitting those property owners who own large parcels of land or who agree to put their land up for development rights either to a municipality or the County, to have a tax break from the Pennridge School District. Supervisor Bender recently spoke to several farmers who expressed concern that if they sell their property or development rights to Bucks County, they would get much less monetary compensation than they could get from a developer. They are concerned for their future, and the future of the families.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to authorize the Township Solicitor and Township Manager to draft a Resolution for consideration by the PACC, recommending that landowners who enter into development rights have their Pennridge School District, local and County taxes frozen. There was no public comment.

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

1. Draft correspondence has been prepared to be sent to Representative Kathy Watson concerning PennDot's Road Turnback Program. The letter will be available for Supervisor's signatures following this meeting.

2. Correspondence was received from Chief Trauger commending Mr. John Snyder and the fire police from various local fire companies for their assistance during the recent violent storm of April 9<sup>th</sup>. Chief Trauger's letter notes that due to the numerous calls being dispatched to the police department, they would not have been able to respond in an expeditious manner if it was not for the assistance received from the fire police.

3. Correspondence was received from Senator Conti thanking Mr. Lippincott for his testimony regarding Senate Resolution 35 with the Intergovernmental Affairs Committee on Thursday, April 19<sup>th</sup>. Senate Resolution 35 requests that DEP submit a formal request to the U.S. Environmental Protection Agency to waive the oxygen content requirement from gasoline sold in Pennsylvania. This proposed Resolution also asks DEP to immediately develop a response plan for MTBE pollution incidents.

4. A letter was received from Mr. Norman White addressing what he feels is a safety problem existing at the intersection of Diamond Street and Orchard Road. Mr. White requests that PennDot install a stop sign at Diamond Street and also requests a traffic survey of that area.

The Supervisors directed Mr. Lippincott to respond to Mr. White's correspondence, advising him of the progress with speed surveys and traffic studies that are currently taking place on Diamond Street and other roads throughout Hilltown Township.

Supervisor Snyder recently learned that warrants for stop signs are not only based on traffic; but that geometry, sight distance, etc. also impact warrants. She asked if that type of information is available for certain intersections in the Township. To Mr. Lippincott's knowledge, that information is not available. Mr. Fulmer explained that accident history would also come into play, which is something he is certain the Township would have for reportable accidents. The issue of geometry would be reviewed on an intersection-by-intersection case basis, particularly for multiple-way stops. This additional information

would have to be gathered on an intersection-by-intersection basis for future consideration by the Board and by PennDot. Supervisor Snyder suggested that information be gathered so that the Supervisors can be aware of the different issues for possible multiple-way stop signs. Chairperson Bennington and Supervisor Bender agreed and authorized Mr. Wynn's office to compile that information.

G. SOLICITOR'S REPORT – Mr. Francis X. Grabowski –

1. Solicitor Grabowski reminded the Board that there is a very minor Zoning Ordinance amendment advertised for consideration at the May 29<sup>th</sup> meeting concerning floodplain requirements with regard to the new Floodplain Maps being released by FEMA, which will take effect as of June 20, 2001.

Mr. Joe Marino, a resident, asked if the Township uses one particular newspaper for advertisement of proposed Ordinance revisions for Public Hearings. Solicitor Grabowski replied that he normally advertises in the Doylestown Daily Intelligencer.

H. PLANNING – Mr. Tim Fulmer, Township Engineer's Office

1. Harleysville National Bank – Mr. Rick Mast, the applicant's engineer, and Ms. Mary Lou Dietz, vice-president of Harleysville National Bank, were in attendance to present the plan. This land development plan located on Rt. 113 adjacent to the proposed CVS Land Development, was unanimously recommended for final plan approval by the Planning Commission, subject to the following conditions:

- The proposed discharge point for the underground detention facility will direct concentrated discharge onto lands of TMP #15-1-44, which currently receives diffused drainage sheet flow from the site. In accordance with Section 516.6.E of the Land Development Ordinance, the developer shall indemnify and/or hold harmless the Township against any claim of damage from any downstream property owners that may result from the proposed development, including the change of characteristic of runoff from the site. Indemnification must be provided in a manner satisfactory to the Township and the Township Solicitor.
- Rear property monumentation must be installed and be certified in writing by the responsible surveyor prior to plan recordation.
- An "ingress, egress, and regress easement" for the common driveway access between the CVS land Development and Harleysville Bank Land Development must be executed and recorded, to guarantee right of access to the Bank parcel through TMP #15-1-43.

- Development/Financial Security Agreements must be executed between the applicant and the Township to guarantee installation of required improvements.
- Minor engineering/drafting details as noted in the March 23, 2001 engineering review must be addressed satisfactorily.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant final plan approval to the Harleysville National Bank Land Development Plan, pending completion of all outstanding items as noted above. There was no public comment.

2. Pileggi Land Development Waiver – Mr. Scot Semisch, the applicant's legal counsel, was in attendance to present the plan. The Planning Commission unanimously recommended approval of the land development waiver requested by Joseph Pileggi for a 2,500 sq. ft. building expansion at the site located on Rt. 313 in the PC-2 Zoning District. The applicant received special exception approval from the Zoning Hearing Board for the expansion of the non-conforming specialty/cultural shopping center. Mr. Wynn's review letter of April 24, 2001 notes that the Zoning Ordinance was revised to delete Use E15, specialty/cultural shopping center, as a use permitted within the PC-2 Zoning District for approval of the Pileggi Land Development plan.

Within correspondence dated January 3, 2001, Mr. Wynn provided a review of the request for waiver of land development, which included comments regarding revisions to the approved land development plan. In response to that correspondence, the applicant submitted a revised plan. The following comments must be addressed as part of the land development waiver consideration:

- Plan has been revised to remove the concrete low flow channel within the detention basin, which was approved on the initial land development application. The basin has been redesigned as a "wetland habitat," which is one of the Best Management Practices within the current Stormwater Management Ordinance #2000-5 adopted on May 22, 2000. Sheet 4 of 8 includes a wetland habitat-planting list, which appears satisfactory, however the same sheet still contains a detention basin landscaping note providing a grass mixture for planting within the detention basin. Plans should be revised to clearly indicate vegetation proposed for the basin area outside of the wetland habitat.
- Landscaping plan has been revised to conform to minimum landscaping requirements of the Zoning Ordinance and the Subdivision/Land Development Regulations and appears satisfactory.



- Plans should include a note identifying the recordation plan book and page number for the previously approved land development plan.
- Note on sheet 1 of 8 which states "Dumpsters will be enclosed by 'trash enclosure' see details sheet 7 of 7" should be revised to "...sheet 7 of 8." Additionally, the trash enclosure detail identifies a dumpster that is 10 ft. wide by 15 ft. deep while the dumpster pad shown on sheet 1 of 8 is 15 ft. wide by 10 ft. deep. Plans should be revised to be consistent between sheets 1 and sheet 7.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant waiver of Land Development submission for the Pileggi Land Development plan. There was no public comment.

3. Heritage Executive Campus – Ms. Beverly Curtin and Mr. Mark Shagena of Heritage Building Group, Mr. Dave Miller, the applicant's engineer, and Ms. Peg Prizer, the applicant's landscape architect, were in attendance to present the plan. This preliminary plan was recommended for approval by the Planning Commission at their last meeting by a 6-1 vote with Mr. Kachline opposed. The motion made by Mr. Fox and seconded by Mr. Miller recommended approval conditional upon completion of outstanding items contained within the April 9<sup>th</sup> engineering review, resolution of daycare buffering issues in accordance with requirements of the stipulation and resolution of traffic impact/frontage improvements design in accordance with requirements of the Township Traffic Consultant, Township Engineer, and PennDot.

The Planning Commission further recommended granting the following waivers:

- SALDO - Section 512.3 – The use of Belgian block curb internal to the site as may be authorized pursuant to Section 512.4.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant approval to the waiver of Section 512.3 of the Subdivision/Land Development Ordinance requirements to permit use of Belgian Block Curb for the Heritage Executive Campus. There was no public comment.

- SALDO - Section 515.A - The applicant proposes installation of Class A deciduous and evergreen trees along the site frontage (12 deciduous trees along the frontage and 8 evergreens grouped on the southeast corner adjacent to the neighboring single-family dwelling). Additional street trees (8 deciduous trees) are offered for installation on Township open space along Rt. 152 opposite the site.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant approval to the waiver of Section 515.A of the Subdivision/Land Development Ordinance as noted above for the Heritage Executive Campus. There was no public comment.

- SALDO - Section 515.I – The applicant requests authorization to install trees approved by PP&L within portions of the Class C buffer located within the PP&L easement area. The plan note “No plantings permitted in PP&L easement.” must be revised accordingly.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant approval to the waiver of Section 515.I of the Subdivision/Land Development Ordinance as noted above for the Heritage Executive Campus. There was no public comment.

- Stormwater Management Ordinance Section 305.J.4 – Increased basin storage depth as requested by the applicant, and as may be permitted pursuant to Section 305.J.4 of the Stormwater Management Ordinance. Both fencing and landscaping are proposed around the perimeter of the wetland basin.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant waiver of Stormwater Management Ordinance Section 305.J.4 and to require fencing and landscaping around the perimeter of the wetland basin, as noted above for the Heritage Executive Campus. There was no public comment.

Chairperson Bennington would like to see photographs of the proposed fencing and landscaping around the wetland basin prior to final plan approval. The applicant was agreeable.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to grant conditional preliminary plan approval to the Heritage Executive Campus Land Development, pending completion of all outstanding items as noted in Mr. Wynn’s engineering review dated April 9, 2001. There was no public comment.

I. ENGINEERING – Mr. Tim Fulmer, Township Engineer’s Office –

1. Rt. 313 Self Storage Land Development – The Silverman Self Storage Land Development has successfully completed the 18-month maintenance period including punchlist items, such as replacement of landscaping, replacement of deteriorated curb, seam sealing paving, and line striping. Mr. Fulmer advised that Mr. Wynn recommends acceptance of the 18-month maintenance period.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to accept the 18-month maintenance period for the Rt. 313 Self Storage Land Development. There was no public comment.

2. Hilltown Plaza Outparcels – Mr. Fulmer provided a status report of land development construction requirements for Wendy's Restaurant and the bank. A revised as-built plan was received on April 25, 2001. Mr. Fulmer advised that the Land Development Agreement time frame for completion would expire shortly. The only outstanding issue is some minor landscaping issues along the frontage of the site nearest to the bank. The Township has retained a cash escrow in excess of \$9,000.00 as well as a bond for this project. In Mr. Wynn's opinion, the amount of funds retained by the Township in cash would be more than sufficient to guarantee that those remaining items be accomplished.

3. Kunkin Truck Terminal – Improvements have not been completed and no response has been received from Mr. Kunkin. Mr. Wynn's correspondence to the applicant dated April 9, 2001 was discussed. The improvements were to be completed by the middle of April, however that has not yet occurred. It is Mr. Wynn's recommendation to authorize the Township Solicitor to pursue the matter with the applicant.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to authorize the Township Solicitor to pursue the outstanding improvements for the Kunkin Truck Terminal with the applicant. There was no public comment.

4. Chairperson Bennington explained that there is an Agriculture Preservation Ordinance being considered by the Township. Notification was received on April 26, 2001 from Mr. Wynn stating that the office of Lynn Bush of the Bucks County Planning Commission advised that the soils mapping prepared by the Bucks County Planning Commission based upon the 1999 Soils Delineation continues to contain discrepancies and is not authorized for use at this time. Pending receipt of a revised map and a review by the Profession Planner and the Engineer, Chairperson Bennington is willing to table the Agriculture Preservation Ordinance at this time. Supervisors Bender and Snyder agreed that until accurate information is received, this Ordinance should be tabled. Therefore, effective immediately, the Agriculture Preservation Ordinance is tabled indefinitely.

J. MYLARS FOR SIGNATURE: None.

K. PUBLIC COMMENT:

1. Mr. Jack McIlhinny of Broad Street, who is a member of the Hilltown Landowner's Association, was happy to hear that this proposed Agriculture Preservation Ordinance has been tabled, and asked what exactly "tabled" means. Chairperson Bennington explained that the issue would not be pursued until such time as a viable map is available to make an accurate determination.

Mr. McIlhinny asked when the proposed amendment to the Zoning Ordinance that was authorized for advertisement this evening was reviewed by the Planning Commission. Mr. Lippincott advised that the Planning Commission will review it at their next meeting. The proposed revisions, such as plan document sizes, were suggestions made by the Planning Commission over a long period of time. While the Planning Commission has not yet actually seen the proposed Ordinance, it was taken from their suggestions. Mr. Fulmer advised that the proposed Ordinance will be reviewed by both the Hilltown Planning Commission and the Bucks County Planning Commission prior to the Public Hearing before the Supervisors, at which time residents can review the proposal itself and make comments or suggestions.

2. Mr. Joe Miketta Jr. of Hilltown Pike, asked what the Supervisor's goals and objectives are for supporting the Neshaminy River Resource Plan. Supervisor Snyder explained that DCNR is attempting to draft a plan to restore, protect and enhance watersheds. The Neshaminy River was selected because it is one of the most severely impacted in the State of Pennsylvania. The Delaware Riverkeepers has been the lead agency in trying to establish a river conservation plan for the Neshaminy. The southern half of Hilltown Township is located in the Neshaminy Watershed. The goals for the conservation plan are very widespread, by attempting to restore, enhance and protect the watershed, by enhancing business opportunities related to the Neshaminy River, and by promoting recreational opportunities. The ultimate end is for DCNR to provide grant monies to implement projects in the participating municipalities for accomplishing various projects.

Mr. Miketta is especially concerned with the Delaware Riverkeeper Network, because he considers them environmental fanatics. He has difficulty inviting this organization into Hilltown Township, which he believes will create problems later on, such as Zoning Ordinances that ultimately cost landowners money and effort. Mr. Miketta feels that he is a good land steward, as are other landowners in Hilltown Township. He does not want to see Zoning Ordinances or any other kind of Ordinances that limit property owner options or force property owners to do things that they do not want to do. Over the years, Mr. Miketta has watched the Supervisors support these types of issues without resident's knowledge. Supervisor Snyder strongly disagreed, and noted that no one is pushing anything on anybody. This is simply an opportunity for the Township to

complete projects using grant monies. Mr. Miketta is afraid that supporting this organization will cost Hilltown Township landowners money. He believes that eventually, farming operations will be found to cause run-off, and will be curtailed. Mr. Miketta feels that landowners in this Township are in the minority and are intentionally kept "out of the loop." Supervisor Snyder is frustrated that she does not know how to make residents more a part of the process and noted that there are public meetings, educational meetings, newspaper advertisements, questionnaires, the website, and Township newsletters, etc. available now to keep the public informed. She feels that Hilltown Township has done everything humanly possible to try to involve its citizens in the municipal process. Chairperson Bennington asked Mr. Miketta to make suggestions as to how the Township could make information more readily available to residents than it already does. Mr. Miketta stated that property owners should be permitted to be more involved throughout the decision making process. Supervisor Snyder feels that citizens also have a responsibility to pay attention, and if they don't, they may suffer the consequences. She noted that she was once guilty of not paying particular attention to municipal issues, however once she realized it, she never missed attending public meetings again. Supervisor Snyder suggested that residents should also make that commitment to become more involved in their community. A lengthy discussion took place.

3. Mr. Joe Marino of 519 Redwing Road noted that the Supervisors admonished residents for not getting more involved, however he advised that residents trust that elected officials will do what is best for the community as a whole. Mr. Marino was upset that he was not permitted to participate in the drafting of the Agriculture Preservation Zoning Ordinance.

L. SUPERVISOR'S COMMENTS:

1. Several weekends ago, the annual road inspection took place. In attendance were the three Supervisors, the Township Manager, the Director of Public Works, and State Representative Kathy Watson. Supervisor Bender commented that it was very refreshing to be in the company of a State official who, because of her past experience as a Township Supervisor, was really aware of what was going on. It was apparent that Representative Watson clearly understands the challenges faced by local municipalities. The Board of Supervisors look forward to working with Representative Watson in the future.

2. Supervisor Bender recently visited the new Hilltown Water and Sewer Authority offices located on Highland Park Road. He encouraged residents and ratepayers to visit the office, and commented that the Authority has done a great job of revitalizing an older home for their new office.

3. On Saturday, May 12, 2001, Chairperson Bennington advised that State Representative Kathy Watson will be holding an open house here at the Township building from 1:00PM to 4:00PM in the former Tax Collector office.

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

N. ADJOURNMENT: Upon motion by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously, the April 30, 2001 Hilltown Township Board of Supervisors meeting was adjourned at 10:11PM.

Respectfully submitted,

  
Lynda Seimes

Township Secretary

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