

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED WORKSESSION MEETING
Monday, April 9, 2001
7:30PM**

The regularly scheduled worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Kenneth B. Bennington at 7:30PM and opened with the Pledge of Allegiance.

Also present were: John S. Bender, Vice-Chairperson
Betty P. Snyder, Supervisor
Gregory J. Lippincott, Township Manager
Thomas A. Buzby, Director of Public Works
Kerry L. Trauger, Chief of Police
Lorraine E. Leslie, Township Treasurer

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

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the March 26, 2001 Supervisor’s Meeting – Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the minutes of the March 26, 2001 Supervisor’s Meeting, as written. There was no public comment.

C. APPROVAL OF CURRENT BILLING – Chairperson Bennington presented the Bills List dated April 10, 2001, with General Fund payments in the amount of \$25,983.13, Fire Fund payments in the amount of \$3,277.50, and State Highway Aid Fund payments in the amount of \$305.76; for a grand total of all payments in the amount of \$29,566.39.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the Bills List dated April 10, 2001. There was no public comment.

D. TREASURER’S REPORT – Chairperson Bennington presented the Treasurer’s Report with the following balances as of March 31, 2001:

General Fund Cbecking	\$138,851.45
Payroll Checking	\$ 895.25
General Reserve Fund	\$220,452.66
Fire Fund Checking	\$ 6,762.49
Debt Service Checking	\$ 63,954.76
State Highway Aid Checking	\$ 2,166.68

Escrow Fund Checking	\$344,073.57
Capital Projects Fund	\$142,866.08

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the Treasurer's Report of March 31, 2001, subject to audit. There was no public comment.

E. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby read the Public Works Report for the period of March 12 – April 9, 2001; a copy of which is on file at the Township office.

Mr. Buzby presented bridge reports for four Township-owned bridges from the State. Chairperson Bennington asked how the State determines figures to repair the Township owned bridges, particularly the Hillcrest Road Bridge, which is slated for \$10,000.00 worth of repairs. Mr. Buzby explained that the report notes particular items that should be addressed within the next two years. Mr. Buzby was most concerned with the Mill Road bridge, since the State is suggesting total bridge replacement as soon as funds are available. Mr. Buzby advised that the Mill Road bridge, with a current 10-ton weight limit, is in very poor condition.

Mr. Buzby noted that recreational field users must exhibit common sense as to whether or not to use the fields following adverse weather conditions. This past Sunday, the field was used after heavy rains and subsequently required extensive maintenance. Discussion took place. Correspondence will be sent to all scheduled field users asking them to use better judgment regarding field use following inclement weather and advising that security deposits will be confiscated if damage occurs.

There are funds available in the budget this year for the purchase of a Trackless with a boom mower/snow blower at approximately \$68,000.00. Mr. Buzby explained that this is a piggyback item through PennDot, which does not require bidding procedures. He intends to place the order this week, with a 30-45 day delivery schedule.

F. POLICE REPORT – Chief Kerry L. Trauger – Chief Trauger read the Police Report for the month of March, 2001; a copy of which is on file at the Township office.

Chief Trauger announced that the Police Department is accepting applications for two police officers to begin employment on July 1, 2001.

April is National Child Abuse Prevention Month and Chief Trauger presented blue ribbons to the Supervisors to display on their vehicles in support of this effort.

With regard to the campaign to reinstate driver's education training in the Penridge School District, Chief Trauger and Supervisor Snyder will be drafting a letter and all the other police chiefs in the Penridge area will be supporting this drive as well. Individual letters will be sent to each School Board member. Chief Trauger is also seeking support from parents interested in bringing this very worthwhile program back into the Penridge curriculum. He believes that A & T Chevrolet is still committed to providing two vehicles for this use, however he has not yet confirmed that. Chairperson Bennington noted that it appears that the School District's opposition to reinstating driver's education was due to the cost of one or two certified driver's education teachers. A discussion took place.

Supervisor Bender thanked Chief Trauger for the Annual Police Report, and suggested that if any of the officers receive awards or commendations throughout the year, it be brought to the attention of the Board of Supervisors at the time.

G. BUILDING REPORT – Mr. David W. Taylor, Code Enforcement Officer – Mr. Taylor was not present. A copy of the Building Report for the month of March 2001 is on file at the Township office.

H. WATER AND SEWER AUTHORITY REPORT – Mr. James G. Groff, Operations Manager – Mr. Groff was not present. A copy of the Authority Report for the month of March 2001 is on file at the Township office.

Supervisor Bender noted that the Authority is moving to their new offices on April 16, 2001. Mr. Lippincott advised that the Tax Collector will be moving into the old Authority office, and Representative Kathy Watson is scheduled to move into the former Tax Collector's office on May 1, 2001. Representative Watson will be holding an Open House on Saturday, May 12, 2001 in her new office.

I. HILLTOWN FIRE COMPANY REPORT – No one was present.

J. SILVERDALE FIRE COMPANY REPORT – Mr. John Gillespie read the Silverdale Fire Company Report for the month of March, 2001; a copy of which is on file at the Township office.

Mr. Gillespie noted that two of their members, John Perritt and Bill Gartner completed a 16-hour advance course in fire police at the training school. Two weeks ago, two Silverdale Fire Company members participated in the Central Middle School Career Day, and gift certificates for books were awarded in the fire prevention essay contest.

Mr. Gillespie thanked the Hilltown Authority for keeping the Silverdale Fire Company abreast of situations where hydrants are out of service.

Supervisor Bender asked if Heritage Building Group has contacted the Silverdale Fire Company concerning the sprinkler situation, as directed by the Supervisors at their last meeting. Mr. Gillespie replied that they did speak with Heritage and the fire companies would like to meet with at least one Supervisor after the next Fire Prevention Bureau meeting to be held on Wednesday, April 11, 2001, because the Sellersville and Perkasio Fire Company will also be getting subdivisions where residential sprinkler systems are mandatory. Supervisor Snyder will attend the next Fire Prevention Bureau meeting on April 11, 2001.

K. PLANNING COMMISSION REPORT – Mr. John Kachline, Chairperson – Mr. Kachline read the Planning Commission Report for the month of March, 2001; a copy of which is on file at the Township office.

Discussion took place concerning the proposed Agricultural Zoning District. The Planning Commission agreed to hold a meeting with farmers and landowners.

Supervisor Bender thanked the Planning Commission for their Annual Planning Commission Report, and suggested that the issue of bed and breakfast zoning update be included in the priority list for the coming year.

L. PARK AND RECREATION BOARD REPORT – No one was present.

Chairperson Bennington announced that there would be a joint meeting of the Park and Recreation Board, the Open Space Committee, and the Planning Commission to discuss their recommendations for the two options for the open space of the Berry Brow Farm Subdivision on Thursday, April 12th.

M. OPEN SPACE COMMITTEE REPORT – Mr. Chuck Kulesza, Chairperson – Mr. Kulesza presented the Open Space Committee Report for the month of March, 2001.

***8:23PM – Due to a thunderstorm, the power went out and it took a few seconds for the emergency generator to power up. Some comments may have been missed due to malfunction of tape machine as a result of power failure.**

A majority of the Open Space Committee recommends that the open space in the proposed Berry Brow Subdivision remain as passive open space, not a golf course. Discussion took place.

Mr. Kulesza announced that the Open Space Committee meeting scheduled for Tuesday, April 10, 2001 has been cancelled due to lack of quorum.

N. CONFIRMED APPOINTMENTS: None.

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

1. Mr. Lippincott presented a copy of the 2000 Bucks County Planning Commission Annual Report of Review Activity for the Supervisor's perusal.

2. As a reminder, the regular Supervisors meeting originally scheduled for April 23, 2001 has been postponed until Monday, April 30, 2001, due to the staff's attendance at the PSATS convention.

3. The proposed Resolutions for the 2001 State Convention have been provided for the Board's review. The Board's wishes should be given to Supervisor Snyder prior to the convention, so that she, as Hilltown Township's voting delegate, will place our votes at the general session of the PSATS convention.

4. Mr. Wynn can prepare four Agricultural Zoning "build-outs" for \$600.00. Two of the build-outs will be actual properties in Hilltown Township and the other two will be the best case/worst case scenarios. Mr. Lippincott explained that what Mr. Wynn will do is take actual existing properties to show how the Agricultural Zoning District will affect an individual property. Supervisor Snyder feels this is the best way to demonstrate and understand how the Agricultural Zoning District will impact properties. Supervisor Bender would like Mr. Wynn to provide an example of how he would approach this issue and what his recommendation might be, and Supervisor Snyder agreed. Chairperson Bennington disagreed because he does not feel there is any fair way to decide which properties are used as an example, and which are not. Supervisor Snyder commented that Mr. Wynn could choose a representative property as long as it contains secondary or prime soils because that is where the issue is. A lengthy discussion took place as to how to determine which properties would be used for build-outs.

Motion was made by Supervisor Snyder, and seconded by Supervisor Bender, to authorize the Township Engineer to provide more information concerning the build-out proposal. Chairperson Bennington was opposed.

5. Mr. Lippincott has been called to present testimony at the Senate Intergovernmental Affairs Committee public hearing on the use of MTBE as an oxygenate in gasoline. This hearing will be held on April 19, 2001 at 11:00AM at council chambers of Doylestown Borough. The Committee is seeking comment on Senate Resolution 35, which requests that the DEP immediately petition for Pennsylvania's exemption from the liquid fuels oxygen content requirement. The resolution further requests immediate development of a response plan for MTBE pollution incidents.

6. Notification has been sent to all fire companies servicing Hilltown Township, advising of the U.S. Federal Emergency Management Agency \$100 million dollar Assistance to Firefighters Grants Program. Grants are available for training, wellness/fitness, vehicles, firefighting equipment, personal protective equipment and fire prevention programs. Fire departments serving areas with populations of 40,000 or less must match the federal grant with an amount equal to 10% of the total project cost. Applications must be submitted no later than May 2, 2001.

7. Mr. Lippincott has been asked to attend a meeting with Congressman Greenwood and the US Census Bureau regarding the Upper Bucks County undercount. The meeting will take place the week of April 16th.

8. Mr. Lippincott presented the Zoning Report for the month of March, 2001; a copy of which is on file at the Township office.

9. Hilltown Township has been awarded a grant under the Bucks County Airport Authority's 2001 Tree Donation Program. Lynda Seimes will be contacted to discuss the award and advise of the amount awarded.

10. There are six escrows for the Board's consideration this evening, two of which are cash held by the Township.

Frank Eckert Land Development	Voucher #03	\$ 6,505.92
Kunkin Truck Terminal	Voucher #04	\$ 100.72
Longleaf Estates Phase I	Voucher #55	\$ 15,000.00
Longleaf Estates Phase II	Voucher #13	\$ 23,077.00
Longleaf Estates Phase II	Voucher #14	\$229,425.00
Longleaf Estates Phase II	Voucher #15	\$ 1,838.09

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the release of the six escrows as noted above. There was no public comment.

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

1. Correspondence was received from Friends of Hilltown, requesting that Bill Rieser be appointed as their representative to the Comprehensive Plan Task Force in place of Sandy Seifert.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to appoint Mr. Bill Rieser as the Friends of Hilltown representative to the

Comprehensive Plan Task Force, in place of Sandy Seifert. There was no public comment.

2. Correspondence has been received from Mr. and Mrs. Mendson concerning the speed limit of Diamond Street. This letter was also forwarded to West Rockhill Township and Sellersville Borough. The Board directed Mr. Lippincott to forward a letter to Mr. and Mrs. Mendson advising of the status of this complaint.

3. Correspondence was received from Gilmore and Associates, representing the applicant for the Car Sense Land Development. The applicant submitted a preliminary plan on Friday, March 30, 2001, four and a half days after the March 26th noon deadline for submission of plans. The applicant is requesting that the Supervisors authorize the Planning Commission's acceptance of their plan at their April 16th meeting. Mr. Lippincott advised that the Subdivision/Land Development application, as well as the Subdivision/Land Development Ordinance, clearly state that plans must be submitted by noon 21 days prior to the Planning Commission meeting. This Ordinance revision was made in September of 2001 specifically to address submission date procedures in order to provide sufficient time for review by the Township Engineer and the Township Planning Commission. Further, neither the Planning Commission or Mr. Wynn has made no exceptions to this requirement in the past six months.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to deny the request of Gilmore Associates for the Supervisors to authorize the Planning Commission to review the Car Sense Land Development at their next meeting, as noted above. There was no public comment.

4. Correspondence was received from Heritage Building Group concerning the recreational fields proposed for the Orchard Hill Subdivision. The Township desires to accelerate the completion of the recreational fields within this development, although the developer had not intended to complete the fields until Phase II of the development, due to the planned construction sequence, the potential impact upon their soils balancing, and because they would not typically offer the site for public dedication until the remaining public improvements were complete in Phase II. In addition, Heritage cannot commence any of the work until the Developers Agreement, Sewer Service Agreements, and record plans are in place. Provided Heritage can quickly move the agreements and linens forward, they would agree to make the field work part of Phase I and to also make the fields a separate phase upon the record plan. This would allow the developer to dedicate the fields to the Township as soon as they are graded and seeded. If this is acceptable to the Township, the developer requested direction as to how to proceed with execution of the required Agreements. This request was tabled for further consideration.

Q. MYLARS FOR SIGNATURE: None.

R. PUBLIC COMMENT:

1. Mr. Chuck Kulesza of Diamond Street noted that the concept of age restricted housing was mentioned in the Planning Commission report, and that there appears to be a willingness of some Planning Commission members to award density bonuses for age-restricted housing because they believe that the future residents of those developments will not generate children for the public school systems. While that is true, Mr. Kulesza advised that those individuals who will be moving into age-restricted communities will be vacating homes that will be sold to others who do have children, and therefore, it does not really reduce the amount of children in public schools. Chairperson Bennington stated that unfortunately, in our case there is not a density bonus. The Ordinance itself currently permits the density, which is why the Planning Commission wants to consider revising the Ordinance.

Another issue that concerns Mr. Kulesza is the "fee-in-lieu-of" that is accepted by the Planning Commission and Supervisors, where the Township is willing to waive some of the required recreational facilities in a new development for cash. Mr. Kulesza feels that the Township must be extremely careful about that, because the people that will be moving into these new developments will be getting less, recreational-wise, than what is required by Ordinance. He does not believe that the Township should trade off recreational facilities for cash.

Mr. Kulesza reminded the Supervisors that the traffic on Diamond Street is not improving; and noted there was another accident today at the intersection of Diamond Street and Fairhill Road. Mr. Kulesza stated that this intersection has been identified by the Township as a dangerous and hazardous intersection. Chairperson Bennington disagreed, and commented that the Township has not identified any dangerous intersections at all and that there has been no study by Hilltown Township that identifies dangerous intersections. Chairperson Bennington explained that if a study were to be done, the Township would be wide open for future lawsuits. Mr. Kulesza stated that there have been some draft documents that show that Diamond Street and Fairhill Road is a dangerous intersection. Chief Trauger disagreed, noting that there are no documents, draft or otherwise, identifying dangerous intersections in Hilltown Township.

2. Mrs. Alice Kachline of Mill Road agreed with Mr. Kulesza that Diamond Street traffic is very dangerous, and she would like to see four-way stop signs placed at the intersections of Fairhill Road and Diamond Street, Rickert Road and Diamond Street, and Green Street and Diamond Street.

Chief Trauger explained that four-way stop signs in a Second Class Township are not enforceable. The one presently located at the intersection of Keystone and Fairhill Road was done because former Supervisor Betty Kelly pushed for it, however it is

unenforceable. It is also illegal to install four-way stop signs to reduce speed. A speed study was done on Diamond Street at three spots, between the West Rockhill Township border and Rt. 113, between Rt. 113 and Rickert Road, and between Rickert Road and Hilltown Pike. That study showed an average speed limit of 45 m.p.h. Once more housing developments are constructed in the area of Diamond Street, Chief Trauger believes that traffic will be even heavier and at that time, another speed study could be conducted. Chief Trauger reminded the Board that Diamond Street is a State road. The Township can provide PennDot with the results of our speed study, however it is PennDot's determination as to the speed limit of that road. Further, there are many Township roads that need to be addressed for speed limits that are not currently posted, such as Keystone Drive, etc. Supervisor Snyder asked how the time frames of the speed study are determined. Chief Trauger replied that peak hours are used, as well as non-peak hours, from which the average speed of motor vehicles is documented. Discussion took place.

Supervisor Bender suggested that the sign, owned by Bucks County, showing motorists how fast they are traveling be placed somewhere along Diamond Street, which he believes could be very effective. Chief Trauger will look into borrowing that sign for a week or two.

3. Mr. John Kachline of Mill Road, who is the chairperson of the Planning Commission, advised that the Planning Commission, by a vote of 7:0, recommended that three basketball courts be installed at the Papiernik Tract Subdivision, rather than accepting a fee-in-lieu of. It was the Park and Recreation Board who unanimously voted to accept a fee-in-lieu of construction of three basketball courts in that subdivision. Mr. Kachline commented that the Papiernik Subdivision and the Orchard Hill Subdivision, will be the highest density developments in Hilltown Township, and the previous Police Chief had stated that 80% of police calls were from the areas of highest density. Therefore, the more recreational facilities in those developments, the better off the Township will be.

With regard to Mr. Kulesza's comments concerning age-restricted communities, Mr. Kachline stated that there has never been a plan reviewed by the Planning Commission that was considered for more dwelling units just because it was an age-restricted community. The only difference between these types of developments and other developments is that no tot lots would be necessary in an age-restricted community.

Discussion took place concerning the soils maps from the Bucks County Planning Commission, which Mr. Lippincott recently learned are incorrect, and their affect on the proposed Agricultural Zoning District that is being considered.

4. As much as he respects Chief Trauger, Mr. Chuck Kulesza of Diamond Street disagrees with several of the statements he made earlier. Mr. Kulesza believes there are several issues that must be separated. One issue is the speeding problem on Diamond Street, which he feels will only be solved if there is a police presence 24 hours per day, seven days per week, along Diamond Street. Nor does Mr. Kulesza believe that installing 35 m.p.h. speed limit signs on a road will make much difference. The second issue is that of a dangerous intersection. Mr. Kulesza has spoken with Mr. Robert Trimble of PennDot, who stated that the issue of multi-way stop signs is a local issue that starts with petitions from the municipality, not from PennDot. In other words, it is not PennDot's responsibility to find dangerous intersections, it is the Township's responsibility to begin the process. If the process is pursued by the municipality with all of the procedures that PennDot sets forth, Mr. Kulesza stated that there is no reason that there would be a liability issue or that the violations of these stop signs cannot be enforced. Mr. Kulesza feels that Chief Trauger should contact Mr. Trimble of PennDot to resolve this issue.

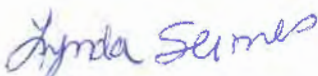
S. SUPERVISOR'S COMMENTS:

1. Supervisor Bender congratulated the News Herald for the excellent article in "Know Your Community" concerning Carson Helicopters, which is located in Hilltown Township.

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

U. ADJOURNMENT: Upon motion by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to adjourn the April 9, 2001 Hilltown Township Supervisors Worksession meeting at 9:00PM.

Respectfully submitted,



Lynda Seimes
Township Secretary

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