

**PUBLIC HEARING**  
**HILLTOWN FIRE COMPANY PROPOSED EQUIPMENT FINANCING**  
**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS**  
**Monday, December 11, 2000**  
**7:00PM**

A. CALL TO ORDER: A Public Hearing for the Hilltown Fire Company proposed equipment financing was held prior to the regularly scheduled Hilltown Township Board of Supervisors worksession meeting of December 11, 2000 and was called to order by Supervisor Chairperson Kenneth B. Bennington, Jr. at 7:00PM. Also present were John S. Bender, Supervisor Vice-Chairperson; Mr. Greg Lippincott, Township Manager; Mr. Francis X. Grabowski, Township Solicitor; Mr. Larry Woodward, president of Hilltown Fire Company; Mr. John Snyder, vice-president of Hilltown Fire Company; and Mr. Frank Buschman, legal counsel for the Fire Company.

B. HILLTOWN FIRE COMPANY PROPOSAL - Mr. Snyder presented a Proof of Publication of this Public Hearing, and a Resolution adopted by the Fire Company at their meeting of December 4, 2000, authorizing the officers of the Hilltown Fire Company to borrow.

Mr. Snyder advised that the Hilltown Township Volunteer Fire Company placed a Notice of Public Hearing in the Doylestown Daily Intelligencer on November 27, 2000, per the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, on a proposal that the Volunteer Fire Company enter into a lease-purchase agreement to finance certain equipment. By holding this hearing, Mr. Snyder stated that Hilltown Township does not acquire any legal liability or any fire liability, rather this Public Hearing is being held strictly to adhere to IRS requirements.

The full purchase price of the 2001 Pierce Pumper unit considered by the Hilltown Fire Company is \$253,524.00, with dealer discounts of \$8,847.00, for a final cost to the Fire Company of \$244,677.00. The Hilltown Volunteer Fire Company is holding this hearing to finance the costs of said unit and expenses incidental to the financing. The Fire Company proposes to enter into a lease-purchase agreement in the aggregate amount listed above and will be required to pay all rent for the equipment, to pay all expenses of operating, maintaining, and insuring the equipment; and to pay all taxes on the equipment. The Fire Company obligations under the lease purchase agreement will be secured by a security interest in the equipment. The pumper will be built on Pierce manufacturing saver chassis, with a fully enclosed cab, a 1500 GPM pump for 750 gallons of water. The engine will be housed at Station #60 located at 5 Hilltown Pike, Line Lexington, PA in Hilltown Township. This unit will replace the 1979 pumper, which has been out of service since the summer due to major mechanical breakdown. Delivery of this new unit is expected no later than September of 2001.

Mr. Snyder noted that the Hilltown Township Volunteer Fire Company is making a deposit of \$104,000.00, with the first payment of \$100,000.00 due on or about August 1,

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2001, with three payments remaining after that time over the next three years from the August, 2001 date.

Solicitor Grabowski has reviewed Section 147.F, discussed it with Attorney Buschman, who is representing the Fire Company, and noted that there is no obligation or liability on behalf of Hilltown Township. The sole purpose of this hearing is simply to provide the Supervisors with the opportunity to give their blanket approval by motion.

C. PUBLIC COMMENT: None.

D. APPROVAL: Motion was made by Supervisor Bender, seconded by Chairperson Bennington, and carried unanimously to approve the Hilltown Township Volunteer Fire Company proposed equipment financing, as noted above. There was no public comment.

The Hilltown Township Volunteer Fire Company Public Hearing was adjourned at 7:10PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

(\*These minutes were transcribed from tape recordings taken by Mr. Greg Lippincott, Township Manager).

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, December 11, 2000  
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  
Gregory J. Lippincott, Township Engineer  
Thomas A. Buzby, Director of Public Works  
Kerry L. Trauger, Chief of Police  
David W. Taylor, Code Enforcement Officer  
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 legal and personnel matters.

A. COMMENDATION PRESENTATION – The Board of Supervisors presented Mrs. Bea Waite with a Commendation recognizing her many years of service on the Hilltown Township Park and Recreation Board; a copy of which is attached to these minutes.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. TREASURER'S REPORT – Chairperson Bennington presented the Treasurer's Report with the following balances as of November 30, 2000:

General Fund	\$ 37,217.09
Payroll Checking	\$ 1,121.79
General Reserve Fund	\$ 361,373.00
Fire Fund Checking	\$ 62,458.71
Debt Service Checking	\$ 87,089.26
State Highway Aid Checking	\$ 29,054.48
Escrow Fund Checking	\$ 280,714.78
Capital Projects Fund	\$ 140,655.12

Motion was made by Supervisor Bender, seconded by Chairperson Bennington, and carried unanimously to approve the Treasurer's Report dated November 30, 2000, subject to audit. There was no public comment.

D. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works- Mr. Buzby read the Public Works Report for the period of November 5 through December 8, 2000; a copy of which is on file at the Township office.

E. POLICE REPORT – Chief Kerry L. Trauger – Chief Trauger read the Police Report for the month of November, 2000; a copy of which is on file at the Township office.

F. BUILDING REPORT – Mr. David W. Taylor, Code Enforcement Officer – Mr. Taylor read the Building Report for the month of November, 2000; a copy of which is on file at the Township office.

Mr. Taylor attended an Accessibility Seminar, addressing handicapped accessibility requirements for the state of Pennsylvania for public buildings and multi-family dwellings. Mr. Taylor has begun closing out permits that residents have neglected to schedule final inspections for. To date, 32 residential addition permits and 18 swimming pool permits have been closed.

At the Comprehensive Plan Task Force meeting last week, Supervisor Bender advised that a comment had been made that the new statewide BOCA Code will permit a substitute "green board" instead of concrete separators between apartments or townhouse dwelling units. Mr. Taylor explained that this green board is essentially a double layer of 1" sheet rock with one-inch air space in between. This has already been used in Hilltown Township in the Country Roads Development. Mrs. Jean Bolger of Rt. 152 asked if the BOCA Code has actually been revised to require that all builders will be utilizing this green board instead of the concrete separators. Mr. Taylor replied that the BOCA Code has been revised to require a 2-hour separation, and it is the determination of the designer as to how that requirement is reached, either via concrete block or green board. Discussion took place.

G. HILLTOWN FIRE COMPANY REPORT – No one was present at this time.

H. SILVERDALE FIRE COMPANY REPORT – Mr. John Gillespie – Mr. Gillespie read the Silverdale Fire Company Report for the month of November, 2000; a copy of which is on file at the Township office.

Mr. Gillespie advised that there will be two new officers of the Silverdale Fire Company – the Assistant Chief is Tom Loudon and the Lieutenant is Michael Hunt. The other officers will remain the same.

The Silverdale Fire Company discussed the Burning Ordinance (#99-11) that had been mentioned at the last Supervisor's meeting. The officers of the Fire Company feel that

adding the definition of CR-I and CR-II from the Subdivision/Land Development Ordinance into Article III, C.2.A of the Burning Ordinance, to state "There will be no open burning in any CR-I and CR-II areas, including domestic refuse or yard waste." Mr. Gillespie explained that two of the reasons for this are the close proximity of the dwellings in those areas, and also the pulmonary problems that some individuals experience with smoke. The Fire Company also suggested the consideration be given for Mobile Home Parks, Planned Commercial areas, and Village Center areas, due to the close proximity of dwellings.

I. PLANNING COMMISSION REPORT – Mr. John Kachline, Chairperson – Mr. Kachline read the Planning Commission Report for the month of November, 2000; a copy of which is on file at the Township office.

The Planning Commission discussed the Agricultural Zoning Ordinance draft at their last worksession meeting. One area of concern was that there seemed to be no way in the present wording to keep non-building area in one parcel after subdivision. The Planning Commission feels that this is the main premise of Agricultural Zoning and feels it must be corrected before the Ordinance can be approved. Mr. Wynn is aware of the Planning Commission's concerns and is correcting the wording at this time.

Supervisor Bender may not have reviewed the most recent draft of the Agricultural Zoning Ordinance, however the one he did see included exclusion of municipal use in that district, and wondered if that still remained in the proposed Ordinance. Supervisor Bender is concerned as to whether municipal use would be permitted in the Agricultural Zoning Area in the event the Township presently owns or intends to purchase open space for a park or walking trail, or for the use of a municipal well in that Zoning District. For instance, he is aware that the Authority currently owns a municipal well in that area of the Township. Mr. Kachline recalls that the Planning Commission did discuss that, however he does not remember what the resolution of that discussion was. Mr. Kachline asked the Supervisors to keep in mind that the land in this area is to be used for farming only, and he does not believe it is an area that the Township would want to construct parks in. Discussion took place. Mr. Kachline stated that this issue could be discussed further when a Public Hearing is held to consider adoption.

J. PARK AND RECREATION REPORT – No one was present at this time.

K. OPEN SPACE COMMITTEE REPORT - No one was present at this time.

**\*8:00PM – PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE IMPOSING A TAX ON EARNED INCOME AND NET PROFITS RECEIVED OR EARNED BY RESIDENTS OF HILLTOWN TOWNSHIP AT THE RATE OF .25% SPECIFICALLY FOR THE PURPOSE OF LAND**

**PRESERVATION PURSUANT TO ACT 153 OF 1996, THE OPEN SPACE LANDS ACT.**

At the General Election in November of this year, the Township placed a referendum question on the ballot to consider the possibility of adopting an Earned Income Tax for the purchase of open space. The referendum question passed by approximately 3 to 1 vote. At the regular meeting of the Board in November, the Supervisors authorized the advertisement of the Ordinance itself to provide for the enactment of an Earned Income Tax of .25%. This proposed Ordinance was appropriately advertised in the Doylestown Intelligencer Newspaper for three successive weeks, and has been on file at the Bucks County Law Library and at the Hilltown Township Municipal Office. The voters of Hilltown Township approved, via referendum, the Ordinance being advertised for adoption on November 7, 2000 during the General Election. Solicitor Grabowski advised the purpose of the tax is to provide for acquisition of open space, acquisition of agricultural conservation easements, acquisition of property development rights, and for the purpose of acquiring recreation or historical lands.

The first section of the Ordinance provides for the incorporation of two statutes – the Open Space Lands Act and the Local Tax Enabling Act. The second section of the Ordinance provides for the assessment of the tax at a rate of .25% upon salaries, wages, commissions, and other compensation earned or paid on or after April 1, 2001, by residents of Hilltown Township. Solicitor Grabowski noted that it was the decision of the Board of Supervisors in November not to attempt to assign an effective date of January 1, 2001 at the request of the current Earned Income Tax collector (Berkheimer Associates) of the Pennridge School District to allow sufficient time to notify all residents and employers in Hilltown Township accordingly. Another section of the Ordinance speaks to the payment and the forms that will be distributed by the Earned Income Tax collector, which will be collected at the source, namely the employer. There is also a provision in the Ordinance for interest and penalties for failure to file the returns or pay the tax.

Public Comment: None.

Motion was made by Supervisor Bender, seconded by Chairperson Bennington, and carried unanimously to **adopt Ordinance #2000-11, imposing a tax on earned income and net profits received or earned by residents of Hilltown Township at the rate of .25% specifically for the purpose of land preservation pursuant to Act 153 of 1996, the Open Space Lands Act.** There was no public comment.

\*Chairperson Bennington adjourned the advertised Public Hearing and reconvened the regularly scheduled worksession meeting of the Hilltown Township Board of Supervisors of December 11, 2000 at 8:08PM.

L. CONFIRMED APPOINTMENTS:

1. Mr. Mark Fazio – Hilltown Village Historical District Designation – Mr. Fazio of 1026 Green Street was in attendance representing himself and other business owners and residents of Hilltown Village to express their vision and concerns about the village. Mr. Fazio owns two buildings and a business in the village of Hilltown. He was accompanied by two of his tenants, Hilltown Police Officer Tim Murphy and Mr. Matt Meyers. Early this morning, one of Mr. Fazio's buildings, the former Hilltown Post Office that now houses a hair salon at the intersection of Rt. 152 and Hilltown Pike, was hit by two vehicles, suffering extensive damage. Unable to attend this evening was Mr. John Strauss, who is a resident of Hilltown Village, Ms. Susan Welsh, the owner of the hair salon in the village, and Mr. Bill Mitchell, a business owner and resident of Hilltown Village. Mr. Fazio presented a videotape of the village of Hilltown and noted that he and his fellow property owners see Hilltown Village as being an integration of residences, commercial operations, and recreational facilities in the future. Mr. Fazio understands that the village of Blooming Glen was the recent recipient of Community Development Block Grant funding to obtain a possible historical designation. Mr. Lippincott noted that the historical designation of Blooming Glen was applied for with the application for Community Development Block Grant funds, however Bucks County has not yet approved that application. One of Mr. Fazio's reasons for attendance this evening was to attempt to get the village of Hilltown surveyed as well for historic designation, with hopes of maintaining and enhancing it. Many of the village residents have put a great deal of time and money into beautifying the village to make it a focal point of the Township, since a great deal of motorists enter the Township through that intersection. The residents hope to create a village atmosphere, perhaps with more pedestrian traffic, which is impossible with the current situation that does not provide for sidewalks or walking paths. Unfortunately, there is no way at present to facilitate pedestrian traffic amongst the various buildings and the Hilltown Civic Park. The videotape shows the accident scene at the intersection, which has a stop sign from one direction and a partial stop from the other direction, as well as speeds of 45 m.p.h. in both directions.

Officer Timothy Murphy of 1954 Hilltown Pike noted that two vehicles between 4:15AM and 6:00AM this morning, in completely unrelated incidences, smashed into the front of the building where he resides, specifically his living room. Officer Murphy feels that there is a real safety concern with this intersection. Amazingly, there have not been many accidents at this location, however Officer Murphy believes it is only a matter of time until there is a tragedy where someone uses their life or is horribly injured. Officer Murphy believes the situation could be avoided with a few minor steps. Since both roads are State highways, PennDot will naturally have to be involved. He suggested that perhaps a stop sign with a flashing light could be installed. From this morning's accidents, the entire foundation of the building moved two inches and every wall in the

building on the first floor has separated from the ceiling. Even though there was a great deal of fog, Officer Murphy advised that both subjects who struck the building this morning travel this same route to work every day and were obviously familiar with this intersection. On any given morning, Officer Murphy noted that the traffic traveling through that intersection is overwhelming. Further, this building had been struck in the past and was condemned because of it. Officer Murphy suggested that perhaps a traffic island be constructed in the center of the intersection. When viewing the gravel that collects on the roadway, it is the perfect markings for a traffic island. He believes this would force traffic to slow down through the intersection. Officer Murphy also suggested that PennDot be requested to lower the speed limit from 45 m.p.h. on the curve. After numerous attempts, the Village of Blooming Glen was able to have their speed limit lowered to 35 m.p.h., and Officer Murphy feels that 35 m.p.h. is a reasonable speed limit request for that "S" turn. Mr. Fazio noted that the speed limit could even be lowered further. For instance, Silverdale's speed limit on Rt. 113 drops to 25 m.p.h. through the entire borough.

Chief Trauger commented that the suggestion of a traffic island at that intersection is really not feasible because he believes that a tractor-trailer would not be able to negotiate the intersection, and it would cause even greater danger. Chief Trauger suggested that a curve sign with possibly a flashing amber light near the entrance to the church would help the situation. Further, if PennDot would authorize it, the construction of a reflective fog line in the roadway itself might help.

Supervisor Bender suggested that Mr. Heinrich, the Township's traffic consultant, review the intersection. Chief Trauger advised that the Police Department also has a traffic expert, Sgt. Randy Tanghe, and felt his services should be utilized, rather than expending funds for the traffic consultant's review. Supervisor Bender agreed, however he felt that it might be prudent to have the traffic consultant review the site as well, since he has worked in similar scenarios with historic districts and small towns. Chairperson Bennington recommended that PennDot be contacted to conduct a study of that particular intersection. He feels that Chief Trauger's suggestions were a good start, and agreed that a review by Officer Tanghe and the Township's traffic consultant would be wise before approaching PennDot. Mr. Fazio and the other residents of Hilltown Village envision not only white lines painted at the stop sign, but perhaps the installation of stop signs in all directions and crosswalks to enhance the village atmosphere and to make it safer for pedestrians. Discussion took place.

Mr. Wally Rosenthal asked if the installation of rumble strips prior to the approach to the intersection would help. Chairperson Bennington replied that PennDot does not look favorably upon rumble strips. An unidentified resident suggested that a group of residents forward correspondence to PennDot concerning this matter. Mr. Lippincott advised that if the business owners and residents of Hilltown Village write a letter to



PennDot, along with submission of the videotape that Mr. Fazio presented this evening, he would forward it to PennDot with additional correspondence from the Township. Mr. Fazio suggested that the Township also investigate whether or not PennDot would have different requirements and regulations if the village of Hilltown were to be designated a historic area. Discussion took place concerning other possible grant funding that might become available for the historic designation of the village of Hilltown.

2. Mr. Dick McBride, Esq. – Cutler Group -- Berry Brow Farms – Mr. Dick McBride, representing the David Cutler Group, a residential developer of upscale single family homes, was in attendance to discuss the Berry Brow Farm property, to which they have entered into an agreement of sale with Mr. Frank Nicholas, the present owner of the site. The overall property consists of approximately 323 acres, of which in excess of 250 acres is located on the south side of Hilltown Pike, with the balance on the north side. The overall property is the subject of a previously filed preliminary subdivision plan depicting a total of 226 dwelling units.

Mr. McBride is present to discuss possible development alternatives for the Nicholas' properties. The Cutler Group is interested in developing the properties for a lesser number of units than depicted upon the plan currently being held in abeyance. The development alternatives would include either a residential community with a golf course component, the golf course (with surrounding and interspersed housing) to be constructed entirely on the 150+ acres on the south side of Hilltown Pike, and the remaining housing units, without any portion of the golf course, to be located on the lands on the north side of Hilltown Pike, or a residential community, if the Township would prefer, that would utilize the open space to be developed as a community amenity, with walking trails, recreational areas, etc. The magnitude of the property would allow for large scale comprehensive park land to be set aside for current and future Township needs, similar to the Central Park situated on Wells Road in Doylestown Township, which sits opposite the David Cutler Group's Doylestown Lea Development.

Mr. McBride has had the opportunity to meet with the Township staff on two opportunities to review a possible plan that would involve a reduction of approximately 40 dwelling unit, the placement of lots on the upper portion, which would be across from and in the vicinity of larger lot single-family dwellings. Mr. McBride noted that the Township's minimum requirements for a cluster development is 30,000 sq. ft. under the current Ordinance. As a reference, Mr. McBride presented a copy of the originally submitted Berry Brow Farms subdivision plan, that proposed much smaller lots of 7,500 sq. ft. in accordance with the Ordinance that existed at that time, and would be subject to review and approval based upon its compliance or non-compliance with those requirements. Mr. McBride also presented what he termed a "for instance plan," showing what the property might look like if the lower portion of the site were to be developed into a golf course community.

Mr. McBride noted that the total number of lots that would be proposed as an alternative to the 226 lot plan, would be a maximum of 185 single family dwelling units. He believes this contrasts very closely with what mathematically would occur if the site were merely developed under the current Ordinances. This would require the drafting and adoption of an Ordinance geared towards a golf course community development, after review by various boards, the Planning Commission, and the Board of Supervisors. Mr. McBride also volunteered the alternative of a development with the same number of lots, but rather than a golf course in the lower portion of the site, to develop the lower portion with the same caliber of houses, but as an overall park amenity for the Township, to be improved at the expense of the Cutler Group in a fashion that would be suitable to the Township. This proposal would also require the adoption of an Ordinance. Mr. McBride referred to Central Park in Doylestown Township, located contiguous to their Municipal Building, which has been developed with a Comprehensive Master Plan on approximately 100 acres. This park contains tennis courts, basketball courts, amphitheaters for summer programming, and an extensive trail system. Mr. McBride believes the Nicholas property would also lend itself for this type of park system.

In summary, Mr. McBride advised that the Nicholas family and the Cutler Group propose two separate alternatives to the previously submitted 226 lot subdivision on the Berry Brow Farm property. With regard to golf course design, during the earliest meeting with the Township staff, Mr. McBride commented that it was made very clear that the Township would not want to see a major trip generator. Therefore, if a golf course were to be proposed for this site, the Nicholas family has told every golf course developer that they have spoken to, that this golf course is not to contain a banquet hall facility. Mr. McBride noted that a golf course, in and of itself, is a very low trip generator.

Chairperson Bennington asked if the golf course would have to be constructed prior to the dwellings in a proposed golf course community. Mr. McBride replied that the golf course would be constructed first, however on this particular site, the golf course would not span onto the upper site, which will remain strictly residential. The upper site would be developed with 30,000 sq. ft. minimum lots. Therefore, while the lower portion of the tract was being developed for a golf course, the upper portion of the tract could be developed at the same time, as an upscale residential community. Chairperson Bennington asked the approximate price range of the dwellings that might be proposed. Mr. McBride replied that the dwellings on the upper portion of the site would cost approximately \$450,000.00 and up. The dwellings around the golf course on the lower portion of the site would cost in the range of \$350,000.00 to \$425,000.00; however there may be two unit types for the lower portion of the site, more in the range of 2,600-2,800 sq. ft. dwellings. Chairperson Bennington asked if the site would be taking access to Hilltown Pike. Mr. McBride explained that the only access on Hilltown Pike might be one servicing perhaps 20 dwellings, due to the existence of wetlands and contours. Discussion took place.

Before the developer can present a preliminary plan, Chairperson Bennington noted that direction from the Township's Boards, Commissions and Authorities must be given, to determine the concept. Mr. McBride agreed, and commented that an Ordinance would have to be enacted for a golf course community, since the current Zoning Ordinance requires 55% open space and 30,000 sq. ft. lots, regardless. If the plan is proposed as a golf course community and if the site is served by a spray irrigation system for recharge, Chairperson Bennington asked where the applicant would get all of the necessary water that a golf course normally utilizes for operation. Mr. McBride replied that water would be recycled through the spray irrigation system. Mr. Nicholas has advised Mr. McBride of the yields from the wells that currently service the site, but beyond that, there has been no in-depth well drilling. There will obviously have to be wells provided for watering the site, however the amount of water that is held in lagoons for spray irrigation is considerable in and of itself. Therefore, the combination of the two would be used. It will not be serviced by public water, which would be too costly.

Supervisor Bender thanked Mr. McBride for the succinct presentation, and for meeting with the Township staff early on in the process in an attempt to determine the Township's wants and needs. Further, Supervisor Bender thanked Mr. Nicholas and his family for considering creative alternatives to the originally proposed plan. Discussion took place.

The applicant was directed to make their presentation to the Park and Recreation Board, the Open Space Committee, and the Planning Commission for their recommendations.

An unidentified audience member asked if the proposed golf course would be public or private. Mr. McBride stated that the golf course, if it were to be proposed, would be open to the public.

M. MANAGER'S REPORT – Mr. Greg Lippincott, Township Manager –

1. A proposal from General Recreation Inc. for installation of tot lot equipment at Longleaf Estates I and II recreation areas was received by Mr. Wynn. The total cost of this proposal is \$39,505.00. As noted in Mr. Wynn's memo of November 30, 2000, the total funds in the Longleaf I and II escrows for the tot lot is \$38,077.00. Therefore, the proposal exceeds funds currently available in the escrow by \$1,428.00, plus costs that may be incurred by the Township for the Public Works Department or outside contractor to level the tot lot area and haul away any material excavated by General Recreation Inc. Mr. Wynn suggested that the matter of the extra cost be discussed with Heritage Building Group for possible payment. Alternatively, the proposed equipment could be revised to reduce the project cost to the available escrow amount.

The Supervisors unanimously agreed that Heritage Building Group should be asked to provide the additional \$1,428.00 plus costs that may be incurred by the Township for the Public Works Department or outside contractor to level the tot lot area and haul away any material excavated by General Recreation Inc.

2. The SBA Conditional Use Hearing originally scheduled for 6:30PM this evening was continued by the applicant since the project had not yet been scheduled to be heard by the Planning Commission. The applicant has suggested that the hearing be continued to January 22, 2001 at 6:30PM, just prior to the Supervisor's regularly scheduled meeting. The date of January 22, 2001 was acceptable to the Supervisors

3. Formal certification of the election results for the Open Space Referendum has been received from the Bucks County Board of Elections. Solicitor Grabowski contacted the Board of Elections and determined that no protests or appeals to these results have been filed. Final results show that 3,164 residents were in favor of the imposition of an additional Earned Income Tax rate of .25% versus 1,418 residents who were opposed.

4. There are nine escrows for the Board's consideration this evening, five of which are cash held by the Township:

Ahold (Giant Foods)	Voucher #12	\$ 231.48
Bricks Villa Phases I & II	Voucher #13A	\$ 405.96
Hilltown Hunt	Voucher #1A	\$ 115.04
Hilltown Plaza Outparcel	Voucher #03	\$ 421.23
Kunkin Steel	Voucher #10	\$ 246.62
Longleaf Estates Phase I	Voucher #49	\$ 1,620.06
Longleaf Estates Phase II	Voucher #06	\$ 5,895.74
Pileggi Subdivision	Voucher #01	\$ 1,263.54
Quiet Acres	Voucher #36B	\$ 199.88

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

N. CORRESPONDENCE:

1. Correspondence and a Certificate of Appreciation were received from the United States Department of Commerce, thanking the Township for their outstanding efforts in making the 2000 Census a success.

O. MYLARS FOR SIGNATURE: None.

P. PUBLIC COMMENT:

1. Mr. John Kachline of Mill Road, who is chairperson of the Planning Commission, advised that residents have approached him concerning the idea of constructing only a golf course, with no dwelling units at all, on the Berry Brow Farm property. These individuals would be willing to purchase the lower portion of the property for construction of a public golf course, if the Township would be willing to utilize open space funding to purchase the remainder of the property on the upper side of the site. This proposal would certainly eliminate a great deal of additional dwellings in Hilltown Township. Chairperson Bennington commented that such a purchase would take a great deal of money. Further, he believes the Nicholas property is currently under an agreement of sale with the Cutler Group. Discussion took place.

2. Mr. Mark Fazio of Green Street stated that the Nicholas property is the largest contiguous tract of land remaining in Bucks County, and feels it would be a shame to see it be over-developed. He also believes that two of the oldest structures in the Township and the County remain standing on the Nicholas property. A lengthy discussion took place.

3. Mrs. Jean Bolger of Rt. 152 commented on the amount of real estate signs that are scattered throughout the Township, and asked if a permit is required for these types of signs. According to the Zoning Ordinance, Mr. Lippincott explained that individuals are required to obtain a permit to erect real estate signs at the deposit rate of \$1.00 per sign. These signs can remain standing for a period of 30 days, two times per year. However, if a real estate sign is erected without a permit and sign deposit, a Notice of Violation is sent to the property owner where the sign is located. From that time, the property owner then has 30 days to correct the situation. After that 30 day time period has expired, the sign must be removed for 30 days and then the individual or the property owner can once again obtain a temporary sign permit for an additional 30 days. Mrs. Bolger feels this system is ridiculous and that the Ordinance should be revised to address it.

Chief Trauger noted that if real estate signs are located at intersections and are obstructing the motorist's vision, the Police Department will remove those signs.

Q. SUPERVISOR'S COMMENTS:

1. Supervisor Bender attended the Comprehensive Plan Task Force Public Meeting last Wednesday evening, which he felt went very, very well. He commended the individuals who serve on the Comprehensive Plan Task Force for their hard work and diligence.

2. Chairperson Bennington advised that Supervisor Parks will be attending her last meeting as a member of the Board of Supervisors on December 26, 2000, and encouraged Township residents to attend.

3. As everyone knows, Chairperson Bennington is a proponent of banning cell phone usage while operating a motor vehicle. He finds it interesting that Representative Paul Clymer recently mailed a survey with a question asking "Do you favor the ban of the use of hand-held cell phones while driving a motor vehicle?" Results show that 74% of the respondents in Representative Clymer's District said that they were opposed to the use of hand-held cell phones while driving. After January, the Supervisors hope to continue to pursue this very important issue.

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

S. ADJOURNMENT: Upon motion by Supervisor Bender, seconded by Chairperson Bennington, and carried unanimously, the December 11, 2000 worksession meeting of the Hilltown Township Board of Supervisors was adjourned at 9:10PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

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



**COMMENDATION  
HILLTOWN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

The Township of Hilltown, Bucks County, Pennsylvania, does hereby recognize Mrs. Bea Waite for her fourteen years of service on the Hilltown Township Park and Recreation Board.

WHEREAS, Mrs. Waite has devoted much time and significant effort in the true spirit of volunteerism to her community; and

WHEREAS, Mrs. Waite has exhibited responsibility, perseverance, and professionalism as a member of the Hilltown Township Park and Recreation Board; and

WHEREAS, recognition is hereby given to Mrs. Waite for her tireless efforts, her exemplary and meritorious service, and her insight and vision with regard to the future recreational needs of Hilltown Township;

The Board of Supervisors of Hilltown Township, on this 11<sup>th</sup> day of December, 2000, do hereby commend and express appreciation to Mrs. Waite for her commitment, and dedication to insuring that Hilltown Township remains a community to be proud of.

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS**

Kenneth B. Bennington, Chairperson

John S. Bender, Vice-Chairperson

E. Diane Parks, Supervisor