

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, May 22, 2000
7:30PM

The regularly scheduled 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
E. Diane Parks, Supervisors
Gregory J. Lippincott, Township Manager
C. Robert Wynn, Township Engineer
Francis X. Grabowski, Township Solicitor
Kerry L. Trauger, Chief of Police

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

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the May 8, 2000 Worksession Meeting: Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to approve the minutes of the May 8, 2000 Worksession meeting, as written. There was no public comment.

C. APPROVAL OF CURRENT BILLING: Chairperson Bennington presented the Bills List dated May 23, 2000, with General Fund payments in the amount of \$39,212.95, State Highway Aid Fund payments in the amount of \$2,906.15, and Escrow Fund payments in the amount of \$784.19; for a grand total of all payments in the amount of \$42,903.29.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to approve the Bills List dated May 23, 2000. There was no public comment.

D. CONFIRMED APPOINTMENTS: None.

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

1. On behalf of Hilltown Township, Chairperson Bennington presented a donation in the amount of \$10,582.00 to representatives of the Pennridge Senior Center for the construction of their new Senior Center.

2. Mr. Lippincott presented six escrows for the Board's consideration, two of which are cash held by the Township:

Country Roads Phases II, III and IV	Voucher #4A	\$ 557.42
Giant Foods	Voucher #08	\$ 659.05
Hilltown Hunt	Voucher #51	\$ 383.04
Leonard Kunkin Associates, Inc.	Voucher #08	\$ 125.14
Longleaf Estates Phase I	Voucher #39	\$ 960.17
Lynrose Estates	Voucher #08	\$ 586.08

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

3. Mr. Lippincott presented a work status report by Mr. Guttenplan with regard to the Comprehensive Plan Update, Zoning Ordinance Update, and Development Reviews.

4. The Supervisors had directed Mr. Lippincott to investigate what is involved in becoming a member of Tree City USA. The Township would have to budget approximately \$21,000.00 in 2001 for tree plantings and future maintenance of those trees.

5. The Park and Recreation Board tabled discussion concerning the lights on the baseball field at the Civic Park.

6. The Park and Recreation Board requested that the Board of Supervisors authorize Hilltown Township's participation as co-sponsors of the Pipe Band, along with East Rockhill Township, for Pennridge Community Day. They also recommended that police and fire personnel be made available for Pennridge Community Day.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to authorize the expenditure of \$450.00 as co-sponsors of the Pipe Band for Pennridge Community Day, and to authorize the use of Hilltown police and fire police at Pennridge Community Day. There was no public comment.

7. At the request of the Planning Commission, the Supervisors made a motion at their May 8, 2000 worksession meeting to extend the submission time for revised subdivision/land development plans from 14 days prior to the Planning Commission meeting to 21 days prior to the Planning Commission meeting. However, Ms. Seimes discovered that a revision must be made to the Subdivision Land Development Ordinance.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to authorize the advertisement of a revision to the Subdivision/Land Development Ordinance to extend the submission time for subdivision/land development plans from 14 days prior to the Planning Commission meeting to 21 days prior to the Planning Commission meeting. There was no public comment.

8. The May 15, 2000 Planning Commission meeting adjourned at 11:40PM. Following that meeting, the Planning Commission asked Lynda Seimes if they were permitted to restrict the length of their meetings. Mr. Wynn explained that several years ago, the Planning Commission, when faced with a lengthy agenda, would restrict discussion time for each agenda item, which seemed to work very well. Discussion took place. It was determined that the Planning Commission may restrict discussion for each proposal when there is a lengthy agenda, at their own discretion. Mr. John Kachline, chairperson of the Planning Commission, also requested authorization to add "Public Comment on Agenda Items Only" at the beginning of the Planning Commission agenda, which was unanimously agreed to by the Board of Supervisors.

9. On May 10, 2000, the Board of Supervisors met with the Fire Prevention Bureau at the Dublin Fire Company, where discussion took place concerning the possible creation of the position of Hilltown Township Fire Marshall. A sample Ordinance was provided to the Supervisors.

10. The 2000 Regional Household Hazardous Waste Collection will be held on Saturday, August 19, 2000 at the Upper Bucks Vo-Tech School from 9:00AM to 3:00PM. Two additional sites are available this year, both on September 23, 2000, at the Quakertown Community Pool on Mill Street, and at the Bristol Township Municipal Building at 2501 Bath Road in Bristol.

11. Mr. Buzby and Mr. Lippincott inspected numerous dumping sites on Hilltown Township Open Space. Building materials, grass clippings, dead shrubs, debris and even a lawnmower/tractor have been left in the Township open space. Mr. Buzby will be removing the items and posting signs in those areas.

12. On May 18, 2000, there was a meeting at the Bedminster Township with representatives of DEP, Bedminster Township, Farm and Home, and Hilltown Township. At this time, they have not yet identified if the tanks leaked, if there was a spill, or if the gas came from another source. Information on this subject will be available at the Hilltown Township office and the Bedminster Township office for interested residents. The next meeting will be held on June 22, 2000 at 6:00PM at the Bedminster Township Building. Mr. Lippincott noted that no representatives from the Bucks County Board of Health were present at either meeting.

13. Chairperson Bennington noted that PP&L has advised the streetlight at the intersection of Hilltown Pike and Highpoint Road will be installed by May 23, 2000.

14. The vacancy on the Planning Commission has been advertised. Deadline for letters of interest is Friday, June 2, 2000.

F. CORRESPONDENCE – Mr. Greg Lippincott, Township Manager –

1. Correspondence has been received from the Delaware Valley Regional Planning Commission, seeking county and local support and participation in partnering with the Commonwealth for the Endorsement of the Pennsylvania Public Safety Radio Project. Information has been included in the Supervisor's packets for review.

2. Correspondence has been received from Faith Baptist Church, seeking waiver of rental fees for use of the Scout Cabin on June 17, 2000. The rental will be used by the Crusaders for Christ Adult Bible Fellowship Class of the church. The church will provide the \$100.00 refundable security deposit as required.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to waive Scout Cabin rental fees for Faith Baptist Church on June 17, 2000, providing that a \$100.00 refundable security deposit is placed with the Township. There was no public comment.

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

1. Solicitor Grabowski presented an Indemnity Agreement for Giant Foods indemnifying the Township for allowing a substitution for the rock protection netting at the site.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to approve the Indemnity Agreement for Giant Foods, as noted above. There was no public comment.

2. Solicitor Grabowski presented the Financial Security Agreement and Land Development Agreement for the Hilltown Plaza Outparcels (Wendy's Restaurant and Quakertown National Bank). The soft cost portion has been escrowed in cash in the amount of \$10,471.40 with the Township, and a Performance Bond in the amount of \$52,357.00 has been issued to the Township as well.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to accept the Hilltown Plaza Outparcels Land Development Agreement and Financial Security Agreement. There was no public comment.

3. Solicitor Grabowski advised final plan approval has been granted to Longleaf Estates II. The mylars are available this evening for possible consideration, acceptance and signature.

Mr. David Watt of Heritage Building Group was in attendance to discuss Longleaf Estates I and II. Correspondence has been received from Mr. Watt indicating that Longleaf I will be completed this summer. Solicitor Grabowski commented that of the six items mentioned in Heritage's letter dated May 19, 2000, the first five all end with the language "installed this summer." Chairperson Bennington asked that a more specific date be provided, since there are still several major items that have not yet been completed in Longleaf I. Mr. Watt will prepare a written time line of when the remaining outstanding public improvements will be complete. Chairperson Bennington is reluctant to sign the mylars for Longleaf Estates II this evening, since there is no guarantee that the completion dates Mr. Watt provides will be adhered to. Supervisor Parks commented that the approval of Phase II is contingent upon the completion of outstanding items in Phase I of Longleaf Estates. With regard to the open space, Mr. Watts feels he is in a bad situation because the excess soil is being stored in the lower half of Phase II open space, however he can't relocate that soil until the basin in Phase II is completed and approved by the Bucks Conservation District. Chairperson Bennington commented that is bad planning on the developer's part, and is not the Township's problem. A lengthy discussion took place. Since the open space and recreation commitments of Phase I are interrelated to Phase II, Solicitor Grabowski and Mr. Wynn worked on a separate paragraph to be placed in the Phase II Agreement, which states "Owner does hereby agree with Township that until Owner has accomplished final grading and stabilization of the recreational area contained and required within Longleaf Phase I, which is identified as a separate development under construction by owner and adjacent to this development, for certain required improvements benefiting both Phase I and Phase II, an as-built final grading plan has been prepared by owner-certified engineer and approved by the Township, Owner agrees that no building permits will be issued by Township for any units within Phase II development." Once specific dates of completion for items 1 through 5 of the applicant's May 19th letter have been provided, Solicitor Grabowski stated that perhaps the Supervisors can consider conditionally accepting the Phase II Agreements and signing the mylars, without releasing them.

Chairperson Bennington asked if Orchard Glen Subdivision was supposed to be completed in conjunction with Phase I of Longleaf Estates. Mr. Watt replied that Orchard Glen is complete, except for three items. Mr. Wynn explained that Orchard Glen was not complete as of Thursday of last week. Mr. Wynn visited the site today, however since it was raining very hard, he did not leave his vehicle. He did observe that trees had been installed, but he does not know when or if they are the correct trees. The view from his vehicle did not permit him to see if the monuments or pins had been marked in the open

space area. Mr. Wynn did view the basin, however it was not mulched and he does not know if the stones were removed as required. Mr. Watt commented the stones were removed, however the roots were not; and the basin was hydro seceded. Mr. Wynn noted the approved plan requires straw mulch in the basin. Solicitor Grabowski reminded the Board that there are separate stand-alone Agreements on Orchard Glen, and there are default provisions in both Agreements. Mr. Larry Wargo of Heritage Building Group explained that the Orchard Glen, Longleaf I, and Longleaf II projects are totally independent of each other. Chairperson Bennington would agree with that statement, if Heritage had not signed Agreements stating that the refuse in the open space area would be removed before Longleaf II began. Mr. Wargo commented that there was a fill problem in Longleaf I at the time the Agreements were signed. There was excess fill in Longleaf I and a shortage of fill in Longleaf II, and the Agreements were signed in January. The applicant thought they would begin construction of that project in February so that the fill would not be an issue, however that did not work out. In Longleaf II, there was difficulties with sewer EDU's and difficulties with the property seller with regard to the easement. At present, the applicant is moving as much dirt as they can, however the weather has not been cooperating. Mr. Wynn wished to clarify that it was in September of 1999 when the two projects were tied together. Mr. Wargo feels the Supervisors are asking them to do something other than what was agreed to. A lengthy discussion took place.

The Supervisors unanimously agreed to wait to sign the Longleaf II mylars at the June 12, 2000 meeting, if the developer provides specific dates for completion of the outstanding public improvements.

***8:15PM – Chairperson Bennington adjourned the May 22, 2000 meeting of the Hilltown Township Board of Supervisors in order to enter into the advertised Public Hearing to consider the adoption of two Ordinances.**

Solicitor Grabowski advised one of the proposed Ordinances is an amendment to the Subdivision/Land Development Ordinance relating to stormwater management provisions, and one of the proposed Ordinances is a separate, stand-alone Stormwater Management Ordinance. Both Ordinances have been appropriately advertised in the Doylestown Intelligencer, and both have been filed in the Bucks County Law Library.

Mr. Wynn explained the Stormwater Management Ordinance was prepared pursuant to Act 167, the Stormwater Management Act of the Commonwealth of Pennsylvania; and was prepared in accordance with the model Ordinance drafted by the Bucks County Planning Commission and approved by the Pennsylvania Department of Environmental Protection. This Ordinance was reviewed by the Bucks County Planning Commission, who recommended adoption. The Township includes three separate watersheds that are shown in the Watershed District Boundary Map, which is attached as the last page in the

appendix. The southern third of the Township is within the area known as the Neshaminy Creek Watershed, for which there has been a Stormwater Management Ordinance adopted since 1986. The Tohickon Creek Watershed, which is the watershed model Ordinance that triggered this Stormwater Management Ordinance, contains a very small portion of the Township just south of Duhlin Borough. This Ordinance was prepared to be applicable to the entire Township and it will replace the Neshaminy Creek Stormwater Management Ordinance adopted in the 1980's. It also provides stormwater management requirements for the Perkiomen Creek Watershed that is currently under study. The Ordinance applies to what is titled "Regulated Activities," which includes all subdivisions and land developments, construction of any new or additional impervious surface such as a driveway or parking area exceeding 1,000 sq. feet, construction of any new buildings or additions to existing buildings exceeding 1,000 sq. feet in area; diversion piping of a manmade stream; stormwater management facilities; and temporary storage of impervious surface on slopes exceeding 8%.

Under Section 105, the Ordinance provides for regulated activities that may be exempt from the requirements of the Ordinance. Whether you can be exempt from requirements of the Ordinance as a regulated activity depends upon the area of the property and the distance of the impervious surface from the property boundary. Within Section 105, for example, if there is a half-acre of ground, 2,000 square feet of impervious surface can be added to be exempt from the requirements of this Ordinance. If the parcel size exceeds five acres, up to 7,500 sq. feet of impervious could be added, yet still be exempt from the requirements of this Ordinance, provided, however, that the impervious surface meets the required isolation distance from property boundaries, and the applicant pays a fee to the Township Stormwater Management Capital Fund for stormwater management improvements. That fee will be established by separate Resolution by the Board of Supervisors. Article II of the Ordinance is the Definition section, and includes various model Ordinance definitions, as well as definitions previously established by either Zoning or Subdivision regulations, or the FEMA Floodplain Management Ordinance adopted in May of 1999.

Article III of the Ordinance includes Section 301, which are general requirements directly out of the model Ordinance, including providing for easements within the 400 year storm watercourses, requirements to receive approval from PADEP for the joint permit process, minimizing site disturbance, and addressing roof drains with sump pumps.

Section 302 is the portion of the Ordinance that establishes the peak rate of run-off control. Within the three separate stormwater management districts, Mr. Wynn stated there are different release rates depending upon where the property is located. The Tohickon Creek Watershed is entirely a 100% release rate, which means that the post-development rate of run-off shall be equal to 100% of the pre-development rate of run-off for all design storms from 2 - 100 year design storms. The Neshaminy Creek, for the

most part, is a 100% release rate with a smaller area immediately adjacent to the flood control dam near Rt. 309, as a direct discharge district. That means that there are no stormwater management requirements for properties abutting the flood control dam. The Perkiomen Creek Watershed, for which there has not yet been a completed study, is treated as though it were a 100% release rate, which is the way subdivisions/land developments are treated at present when stormwater management is planned.

Section 303 establishes implementation procedures, performance standards, and best management practices for stormwater management. This includes requirements to control the post-development stormwater run-off volume for up to the two-year frequency rainfall through infiltration if soils permit. In order to determine whether or not infiltration techniques will be utilized, there are requirements for site-specific percolation studies and testing on development sites. It also requires that the post development rates of run-off match those consistent with the various watershed districts. In most cases, it is the 100% release rate district. It provides for a no-harm option in the area of direct discharge, which is only a small portion of the Township, and affects very few properties.

Section 305, the design criteria for stormwater management facilities and Best Management Practices are included, along with various criteria, many of which have come directly from the Subdivision/Land Development Ordinance such as requirements for emergency spillways, over embankments, stormwater management piping, prohibition of the use of stone gabion baskets in stormwater management facilities, retention and detention basin design criteria, landscaping criteria, and requirements for planting the perimeter of a detention basin with evergreen and deciduous trees and shrubs. It also provides that in the event the developer is proposing to dedicate a stormwater management basin to the Township, there is a requirement that the developer contribute \$15,000.00 per acre to the Township in a fund to maintain that basin in the future.

Section 305.N. provides for the standards for Best Management Practices, and the order of preference of those Best Management Practices, which will have to be studied in the future for any development activity. The order of preference is 1) An infiltration pit for roof drop run-off; 2) Flow attenuation methods such as vegetated open swales and depressions; 3) Artificial wetlands, wet ponds, and bio-retention structures; 4) Detention basins. The Ordinance also provides standards that come right out of the Best Management Practice Handbook of Pennsylvania, establishing the standard for infiltration, depth to limiting zone depending on whether or not the runoff is from a roof or from a parking area, slopes, requirements for wet ponds, slopes and detention basins, and first flush detention requirements.

Section 306 establishes the calculation methodology, which is directly out of the model Ordinance.

Section 307 establishes standards for during land disturbance. One of the criteria is that under the current Subdivision requirements, the site is viewed in its pre-development condition and in its post-development condition, but in between there is a condition that can sometimes create the biggest stormwater problems, which is not currently being considered in the design of stormwater management facilities. That is the point at which the site is first disturbed, and a large portion of the site is denuded and graded. The run-off at that point often times is greater than it was before or will be after.

Article IV establishes the general requirements for stormwater management plan and report preparation, which are consistent with requirements as currently contained in the Subdivision Ordinance, and the procedure for review of the Stormwater Management Plan. Modification of plans that are not found to be consistent with the Ordinance. Articles V, VI, VII and VIII are all directly out of the model Ordinance, relating to inspections, fees and expenses, maintenance responsibilities and enforcement.

The complimentary Ordinance also up for adoption this evening is an Ordinance amending the Subdivision Ordinance to create consistency between the Subdivision Ordinance and the larger, umbrella Stormwater Management Ordinance. The proposed Subdivision Ordinance amendment redefines "watercourse" as an intermittent or perennial stream of water, river, brook, creek or swale that is identified on a U.S.G.S. map, Soil Conservation Service Map, and/or as delineated waters of the Commonwealth. This Ordinance modifies Section 516, which requires compliance with the Stormwater Management Ordinance. In addition to requirements of the Stormwater Management Ordinance, there are still a number of requirements that must be included within the Subdivision Ordinance which are design requirements for subdivisions, such as street design.

The first item under Section 516, General Requirements, include grading requirements for swales and lots within subdivisions, keeping existing points of concentrated discharge the same, not affecting downstream property owners, etc., which are requirements directly out of the current Subdivision Ordinance. This Section then establishes dedication of easements to the Township and what portions of stormwater management facilities within easements would be maintained by the Township, and what would be maintained by the property owner.

All the requirements contained within Section II and Section III, Collection System Design, are directly out of the current Subdivision Ordinance and are being retained as part of the Subdivision Ordinance, including minimum pipe sizes, pipe materials for stormwater piping, flow velocity within open channels, and flow velocities within drainage pipes, distances between inlets on streets and within swales along streets, an amount of cover over a storm sewer pipe, the minimum drop inside an inlet, and the maximum angle in which a storm sewer may cross a sanitary sewer.

Section 517, Excavation and Grading, also provides for those provisions of Section 517 presently in the Ordinance to remain and which are necessary for subdivision control, including only allowing concentration of surface water in swales and watercourses, not diverting water onto adjacent landowners, limiting the amount of disturbance, restricting the slope within 5 ft. of a property boundary, etc. Appendix E actually revises basin berm construction requirements to update the requirements for compaction testing, which is the primary change in the basin berm construction requirements.

Mr. Wynn noted the adoption of the Subdivision Ordinance amendment will delete from the current Ordinance those regulations which are inconsistent or which are contained within the overall Stormwater Management Ordinance, and leave only those requirements that are in addition to the Stormwater Management Ordinance. The amendment to the Subdivision Ordinance was reviewed by the Bucks County Planning Commission and recommended for approval. The Stormwater Management Ordinance was reviewed by the Bucks County Planning Commission, the Pennsylvania Department of Environmental Protection, the Delaware River Kceper, and the Brandywine Conservancy, and recommended for approval by all agencies.

Mr. Wynn advised that currently the Perkiomen Creek Watershed is under study. There will be a Perkiomen Creek Watershed Plan coming out that may require some modifications to this Stormwater Management Ordinance, though it may not come about for another 12 to 18 months.

Supervisor Bender asked if Mr. Wynn will be reviewing a stormwater management plan separately from a subdivision/land development plan. Mr. Wynn replied that there are some instances where that would be the case, but typically he would not. It will change the requirements for stormwater management studies that are submitted with subdivision plans, but there are instances where there could be a regulated activity, which is neither a subdivision nor a land development. In that case, that activity would require submission of a separate plan for stormwater management. Supervisor Bender asked if there is a review fee involved. Mr. Wynn noted the Supervisors will need to adopt a Resolution to modify the fee schedule.

Public Comment: None.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to **adopt Ordinance #2000-5, the Stormwater Management Ordinance**, and to **adopt Ordinance #2000-6, the Stormwater Management Ordinance Amendment to the Subdivision/Land Development Ordinance**. There was no public comment.

***8:34PM – Chairperson Bennington adjourned the Public Hearing and reconvened the regularly scheduled meeting of the Hilltown Township Board of Supervisors.**

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

1. HTWSA Land Development Waiver – Mr. Gary Weaver of the Authority's engineers office, was in attendance to present the plan. By unanimous vote, the Planning Commission recommended waiver of land development submission to convert an existing non-conforming apartment building located on Highland Park Road within the Light Industrial Zoning District into office space for the Authority. Proposed improvements to the site include a parking area and stormwater detention/infiltration berm. The land development waiver is recommended for approval conditional upon resolution of stormwater management and landscaping in a manner satisfactory to the Township.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to waive land development submission for the Hilltown Township Water and Sewer Authority to convert an existing non-conforming apartment building located on Highland Park Road within the Light Industrial Zoning District into office space for the Authority, conditional upon resolution of stormwater management and landscaping in a manner satisfactory to the Township. There was no public comment.

2. Homsher Subdivision (Minor) – Mr. Todd Saverese was in attendance on behalf of the applicant to present the plan. This minor subdivision located on Quarry Road was unanimously recommended for preliminary/final plan approval subject to the following conditions:

- Note #14 on the plan regarding use of Lot #1 must be revised to clearly indicate the Zoning Hearing Board Decision of August 12, 1970, prohibiting the use of the apartment within the barn as a dwelling unit.
- Pursuant to Section 516.3 of the Subdivision Ordinance, the request for waiver of stormwater management must include a written opinion by a professional engineer licensed in the Commonwealth of Pennsylvania, that the increase in runoff will not adversely affect adjoining parcels. Additionally, if the request of stormwater management requirements is granted, the applicant shall pay a fee in the amount of \$500.00 per lot to the Township Stormwater Management Capital Fund pursuant to Resolution #99-21.
- Pursuant to Note #7 on the plan, the ultimate right-of-way of Quarry Road should be accepted for dedication as an easement.

- Planning modules for on-site sewage disposal must receive approval from the Bucks County Department of Health, Hilltown Township, and DEP.
- Verification of approval of proposed erosion and sedimentation control measures to be implemented during construction of a dwelling on Lot #2 must be received in writing from the Bucks Conservation District.
- Property monuments must be installed as shown on the plan and be certified in writing by the responsible surveyor prior to plan recordation.
- In accordance with Section 805 of the Subdivision Ordinance, the Township shall require the applicant to pay a fee in-lieu-of dedication of recreational land. Resolution #99-16 adopted on May 10, 1999, establishes the fee-in-lieu-of dedication at \$1,500.00 per dwelling unit.

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

3. Harleysville National Bank (Prel.) – Mr. Phil Lederach of Lederach Associates was in attendance representing Harleysville National Bank. The Planning Commission unanimously recommended preliminary plan approval for the subject land development located on Rt. 113 in the Planned Commercial-1 Zoning District. The site is adjacent to the Eckerd Drug Land Development and will access Rt. 113 via a shared driveway entrance with Eckerd Drug. Mr. Lederach advised an agreement has been presented to Eckerd Drug, however that has not yet been returned to the applicant. It is Mr. Lederach's understanding that Eckerd Drug has agreed, however they are presently under re-negotiations for the pad site.

Mr. Wynn provided a copy of the May 9, 2000 engineering review of the preliminary plan. At the Planning Commission meeting, the applicant advised that they will agree to all items within the review letter as conditions of preliminary plan approval. Although there are a significant number of items, the Planning Commission recommended preliminary plan approval to permit this land development and access to Rt. 113 to be coordinated with the Eckerd Drug Land Development on the adjoining site.

Two waivers were requested by the applicant. The waiver from Section 523.3.B regarding parking area setbacks was unanimously recommended for approval. However, the Planning Commission unanimously recommended denial of the waiver request from Section 516.7.B(3) which requires the stormsewer piping to be reinforced concrete. The applicant desires to utilize plastic pipe.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to grant the waiver from Section 523.3.B regarding parking area setbacks for the Harleysville National Bank Land Development. There was no public comment.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to deny the waiver request from Section 516.7.B(3) which requires the stormsewer piping to be reinforced concrete, for the Harleysville National Bank Land Development. There was no public comment.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to grant preliminary plan approval to the Harleysville National Bank Land Development pending completion of all outstanding items as noted in Mr. Wynn's engineering review of May 9, 2000. There was no public comment.

4. Eckerd Drug Land Development – Correspondence was received from the applicant dated May 19, 2000 advising that they will not be present this evening, and that they are continuing to work with the adjoining property owner toward a cross-easement agreement. The applicant does not know when this matter will be resolved, therefore the applicant granted the Township a continuing extension of time in which to act upon the application.

5. Platt Subdivision Lot Line Adjustment – This lot line adjustment subdivision located on Rickert Road was unanimously recommended for denial unless an extension is received due to non-compliance with outstanding conditions as contained within the May 8, 2000 engineering review. Although the applicant requested to be included on the Planning Commission agenda, no one was present to represent this plan at that meeting.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to deny the Platt Subdivision Lot Line Adjustment, due to non-compliance with outstanding conditions as contained within the May 8, 2000 engineering review, unless an extension is received by June 18, 2000. There was no public comment.

6. Fedele Tract Subdivision (Minor) – This minor subdivision located on Rt. 152 south of Hilltown Pike was unanimously recommended for denial by the Planning Commission unless an extension is granted by the applicant. The basis for denial is non-compliance with Zoning Ordinance and Subdivision regulations as itemized within the January 3, 2000 engineering review and the January 7, 2000 Bucks County Planning Commission review. Since the submission of the initial plan, there has been no response from the applicant or design engineer. Mr. Wynn recommended that the Board indicate to the applicant that if a revised plan is not received addressing the concerns of the prior engineering and Bucks County Planning Commission review, they will not consider another extension.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to deny the Fcdele Tract Subdivision due to non-compliance with the Zoning Ordinance/Subdivision Ordinance regulations, as itemized within the January 3, 2000 engineering review and the January 7, 2000 Bucks County Planning Commission review, unless an extension is granted by the applicant; and if a revised plan is not received, the Supervisors will not consider another extension. There was no public comment.

7. Subdivision/Land Development Ordinance Revision – The Planning Commission unanimously recommended revision to the Subdivision Ordinance to provide for the recent administrative change that requires submission of plans three weeks prior to the meeting of the Planning Commission. Section 301.5.C. and Section 305.1 provide that plans and documents must be submitted fourteen days prior to the regular meeting of the Planning Commission.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to authorize advertisement for a revision to the Subdivision/Land Development Ordinance to provide for the recent administrative change that requires submission of plans three weeks prior to the meeting of the Planning Commission. There was no public comment.

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

1. Orchard Glen – Mr. Wynn noted the Letter of Credit for Orchard Glen expires at the end of June, 2000.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to authorize the deadline for completion of the required improvements for the Orchard Glen Subdivision to be extended until June 12, 2000. There was no public comment.

2. Longleaf Estates Phase I – This matter was discussed previously.

J. MYLARS FOR SIGNATURE: None.

K. PUBLIC COMMENT: None.

L. SUPERVISOR'S COMMENTS:

1. Supervisor Parks noted the Board of Supervisors recently met with the Fire Prevention Bureau, where discussion took place concerning difficulties experienced by fire departments because of lack of house numbers being posted and easily visible from the road. Door hangers will be left at each dwelling unit in Hilltown by the

servicing fire company to remind residents to post their physical address in 3" high, reflective/illuminated (when possible) numbers that are colored in contrast with the background upon which the numbers are placed at their dwelling. If the structure is setback more than 50 ft. from the public right-of-way or any distance where the numbers can not be seen from the roadway, numbers may be mounted on a post or mailbox.

2. As a reminder, Supervisor Bender noted there will be a dedication of the Veteran's Honor Roll located at the former Municipal Building located on Blooming Glen Road in Blooming Glen on Memorial Day, Monday, May 29, 2000 at 10:00AM.

3. Chairperson Bennington advised that representatives of the quarry have scheduled preliminary meetings with Hilltown's boards, including the Park and Recreation Board, Water and Sewer Authority, Open Space Committee, and Planning Commission. Chairperson Bennington assured those in attendance that the quarry representatives have not applied for a zoning change to expand the quarry at this point in time. When the quarry has made a zoning change request, Chairperson Bennington stated that all issues will be addressed and public hearings will be held to gather public input.

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

N. ADJOURNMENT: Upon motion by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously, the May 22, 2000 Hilltown Township Board of Supervisors meeting was adjourned at 9:15PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

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