

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, August 9, 1999  
7:30PM**

The regularly scheduled worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:34PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairman  
John S. Bender, Supervisor  
Bruce G. Horrocks, Township Manager  
C. Robert Wynn, Township Engineer  
Francis X. Grabowski, Township Solicitor  
Gregory J. Lippincott, Asst. Manager/Zoning Officer

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Thomas A. Buzby, Director of Public Works  
David W. Taylor, Code Enforcement Officer

Chairman Bennett announced the Board met in Executive Session prior to this meeting in order to discuss legal and personnel matters.

At the last meeting, the Supervisors directed Mr. Horrocks to revise the Public Comment Rules for the agenda, which has been done and is on the reverse side of the agenda this evening. The new rules allow three opportunities for public comment. Any person desiring to make public comment shall have only one timed comment period for each of the three opportunities, regardless of actual time used for public comment. Individuals shall have a maximum of two and one-half (2 ½) minutes to address their comments for "Public Comments on Agenda Items Only." An individual shall have a maximum of two and one-half (2 ½) minutes to address their comments immediately following any presentation, and before possible Board action, for any item listed on the agenda. An individual shall have a maximum of five (5) minutes to address their comments for "Public Comments" at public meetings and public hearings.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to approve the revised Rules for Public Comment, as noted above. There was no public comment.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY:

1. Ms. Mary Schiavone of Township Line Road cited a proposal submitted approximately six months ago to develop a parcel on Rt. 113 that was zoned RR, but was located adjacent to the CR-2 District. The developer requested sewers to the site to service 30+ dwellings. The property perked for approximately five dwellings. The Board of Supervisors told the developer that he had purchased the land knowing it was located in the RR District, that sewers were not permitted in RR, and that homes could

only be built on larger lots with sand mounds. Further, the Supervisors advised the developer that the property would not be rezoned from RR to CR-2 until all CR-2 land was developed. Ms. Schiavone stated that this evening, the Board of Supervisors would be considering changing the zoning of a parcel from RR to CR-2. Given that, Ms. Schiavone wondered if all the land zoned CR-2 has been exhausted within the last six months, or if this was selective spot zoning for the benefit of a developer. While sewage package treatment plants are not the most desirable solution, Ms. Schiavone noted there is a plus side because water from a treatment plant will not go out of the area for treatment to be discharged into a stream. Rather, it will stay in the area to help replenish the Township's aquifers. Water, or the lack of water, especially during drought conditions as we have experienced this year, is a concern for the residents of Hilltown Township. Ms. Schiavone believes the Supervisors have a duty to the residents of this Township to preserve what water we now have and to ensure the residents with private wells that they will have adequate water in the future. Ms. Schiavone feels that spot zoning would just open a can of worms and the developers will be jumping on the bandwagon to have more parcels rezoned for their benefit, not for the benefit of the residents. Also, she understands that rezoning the land for the purpose of providing sewers will allow more homes to be developed, thus increasing the populations of the school and increasing school taxes. Ms. Schiavone urged the Board to seriously consider the consequences of the rezoning issue before them this evening and its impact on the residents of Hilltown Township.

Chairman Bennett announced that the Hilltown Chase Subdivision will not be discussed this evening, as originally thought. The developer could not be present and has granted the Township an extension of time for review. Further, the Papiernik Subdivision, along with the Berry Brow Farm Subdivision, have not yet been reviewed by the Planning Commission. Therefore, it would be premature for the Supervisors to discuss those issues this evening.

Mr. Wynn, Township Engineer, noted the Orchard Hill Subdivision and the Hilltown Chase Subdivision are on the August 16, 1999 Planning Commission meeting agenda. The Papiernik Subdivision, Berry Brow Farms Subdivision, and C.D. Moyer Subdivision are not on the August 16, 1999 Planning Commission meeting agenda.

B. AWARD PRESENTATION: Chairman Bennett announced that a Public Works employee, Mr. Joseph Bollman, recently celebrated his 25<sup>th</sup> year of service with Hilltown Township. To Chairman Bennett's knowledge, Mr. Bollman has worked through several injuries and refused to take any time off. Chairman Bennett presented Mr. Bollman with a plaque signifying appreciation for his 25 years of loyal and dedicated service to Hilltown Township.

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

1. Seylar School (Sewage Facilities) – Mr. Dennis McCall, on behalf of the Pennridge School District, is requesting that the Seylar Elementary School be permitted to connect to the public sewer system through Beverly Road. A report was prepared at the request of the Board of Supervisors, outlining the cost of connection to public sewer versus the cost of construction of a package treatment plant. Mr. Wynn has questioned some costs in that report via conversations with Mr. McCall. The School District is concerned about the aesthetics of the construction of a package treatment plant on the site, which may encourage other plants throughout the Township, and the School District is also not in favor of maintaining a package treatment plant. From an environmental standpoint, Mr. McCall is not sure water should be dumped into what is supposed to be a stream at the bottom of Callowhill Road. Mr. McCall viewed the stream in the earl spring and noted there was no water flowing at that time.

With regard to the most recent documentation supplied to the Supervisors, Mr. McCall had asked the Township Solicitor to review the sample agreement between Council Rock School District and Wrightstown Township. The School District is not interested in promoting development or crowding the schools anymore than they already are. Unless an ironclad agreement precluding anyone else from tying into this line is executed, Mr. McCall noted the School District would be willing to construct a package treatment plant.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to approve a package treatment plant for the Seylar School, with the following stipulations – that the plant be small enough to service only the Seylar School; to insure that the construction of a package treatment plant does not disrupt Mr. Jim Moyer's property in any way; and to direct the Township Engineer to work with the School District to expedite the process through DEP so that there is no additional time or money wasted. There was no public comment.

D. APPROVAL OF MINUTES – Action on the minutes of the July 26, 1999 Supervisor's Meeting --

Supervisor Bender noted the following correction:

- Page 17, second paragraph, first sentence, should read “**Mr. Bolger** asked the size of the site of the proposed Hilltown Chase Subdivision.”

Motion was made by Supervisor Bender and seconded by Chairman Bennett, to approve the minutes of the July 26, 1999 Supervisor's Meeting, as corrected. Supervisor Bennington abstained because he was not present at that meeting. Motion passed. There was no public comment.

E. APPROVAL OF CURRENT BILLING – Chairman Bennett presented the Bills List dated August 10, 1999, with General Fund payments in the amount of \$27,456.83, State Highway Aid payments in the amount of \$237.54, and Escrow Fund payments in the amount of \$21,940.75; for a grand total of all payments in the amount of \$49,635.12.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to approve the Bills List dated August 10, 1999, subject to audit. There was no public comment.

F. TREASURER'S REPORT – Mr. Bruce G. Horrocks, Township Manager – Mr. Horrocks presented the Treasurer's Report with the following balances as of July 31, 1999:

General Fund Checking Account	\$ 39,990.77
Payroll Fund Checking Account	\$ 1,264.69
General Reserve Fund	\$ 851,815.30
Fire Fund Checking Account	\$ 53,950.61
Debt Service Fund Checking Account	\$ 243,554.99
State Highway Aid Checking Account	\$ 231,142.80
Escrow Fund Checking Account	\$ 327,373.75
Capital Projects – Series 1989	\$ 27,061.07
Capital Projects – Series 1994	\$ 103,475.56

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to approve the Treasurer's Report dated July 31, 1999, subject to audit. There was no public comment.

G. MANAGER'S REPORT – Mr. Bruce G. Horrocks, Township Manager –

1. Mr. Horrocks presented a series of three escrow releases, one of which is cash held by the Township:

Bricks Villa Phases I & II (combined)	Voucher #4A	\$ 122.19
Longleaf Estates Phase I	Voucher #31	\$ 1,322.35
Orchard Glen Subdivision	Voucher #51	\$ 1,247.79

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

2. Following advertisement and interviews by both the Planning Commission and the Board of Supervisors for the vacant position on the Planning Commission, Mr.

Horrocks is seeking the appointment of Ms. Betty Snyder to the Hilltown Township Planning Commission, to serve the remaining term until December 31, 2000.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to appoint Ms. Betty Snyder to the vacant position on the Hilltown Township Planning Commission, to serve the remaining term until December 31, 2000. There was no public comment.

3. Mr. Horrocks presented a Resolution for the Board's consideration, which is a companion Resolution for an Ordinance adopted earlier this year dealing with stormwater management fees in lieu of and recreation fees in lieu of.

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Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to **adopt Resolution #99-21, establishing a \$500.00 per additional building lot fee for residential subdivisions and \$500.00 per lot for non-residential subdivision/land developments, in lieu of stormwater management.** There was no public comment.

4. At the last meeting, the Board requested that the Township Solicitor and Mr. Horrocks investigate possible requirements for requests for neighborhood block parties. Mr. Horrocks contacted Quakertown Borough, Lansdale Borough, Perkasio Borough and Doylestown Borough, none of which have established written policies or procedures for block parties. Doylestown Borough does have an Ordinance dealing with parades, however it is extremely detailed and very cumbersome. With that in mind, Mr. Horrocks and Solicitor Grabowski will create a written policy and procedures for the Board's consideration.

5. During the past few weeks, the Board has been interviewing several professional traffic engineers and professional planners. Mr. Horrocks is seeking approval to contract with Mr. Andreas Heinrich of Heinrich and Klein Associates, Inc. as a traffic engineer, and Mr. Charles Guttenplan of the Waetzman Planning Group, as a professional planner.

Supervisor Bennington feels that hiring these planners is of great importance, because it will put Hilltown Township on a level playing field to compete with large developers.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to hire Mr. Andreas Heinrich of Heinrich and Klein Associates, Inc. as traffic engineer, and Mr. Charles Guttenplan of the Waetzman Planning Group, as professional planner, for Hilltown Township. There was no public comment.

Supervisor Bender commented the hiring of a professional planner and a traffic engineer is to augment the existing staff in review of plans and also to assist with the development of the Comprehensive Plan.

6. Mr. Horrocks is requesting Board approval for the continuing efforts of the Township Solicitor's office to investigate a Resolution dealing with escrow funds so that the overwhelming majority of costs of the professional planners will be paid from developer's escrow funds. The Supervisors were in agreement.

H. WATER AND SEWER AUTHORITY REPORT – Mr. Jim Groff, Operations Manager – Mr. Groff read the Authority Report for the month of July, 1999; a copy of which is on file at the Township office.

Discussion took place concerning the recently imposed water restrictions due to the drought. Since Governor Ridge proclaimed a drought emergency for the state of Pennsylvania, the Hilltown Authority's pump totals have declined approximately 20%. Mr. Groff thanked the Hilltown Authority customers for their continuing efforts to conserve water. At present, the Authority's wells are holding their own and Mr. Groff does not anticipate any imminent danger at present, however that could change at any time. The Authority does have a contingency plan in effect if need be, as well as a water rationing plan.

Supervisor Bennington asked Mr. Groff to explain the procedure involved for those wishing to connect to public water. Supervisor Bennington also thanked Mr. Groff for connecting residents whose wells have gone dry to public water in an expedient manner. Mr. Groff commented Mr. Chuck Stockert, the water operator, has been doing an excellent job connecting dwellings to public water when necessary during the drought. Mr. Groff explained that any one who is not connected to the public water system can be connected if they choose to do so and if the water line is in close proximity to their home. The property owner would be financially responsible for connecting from the water main to the curb stop, as well as from the curb stop to the dwelling. The tapping fee is also the responsibility of the homeowner; or, the Hilltown Authority can do it and then bill the homeowner for that portion from the water main to the curb stop. The curb stop is basically the valve located in the yard, which allows the Authority to turn off the water service to the dwelling if the water bill is not paid. If the water line is located across the street from your property, the homeowner's financial responsibility is for the connection through the road to the other side of the street to the property. The Authority is also working with residents who are experiencing difficulty meeting the costs required. At present, there is approximately \$5,000.00 to \$7,000.00 worth of equipment being utilized for temporary water connections. Discussion took place concerning possible assistance being offered to residents whose homes are not located close to public water lines.

Mr. Jeffrey Bush of 812 Hillcrest Road reminded the Board that the area of Orchard Road/Hillcrest Road is one of the lowest parts of the Township. The Authority well (#1), which is located behind Pleasant Meadows draws out of the aquifer that all of the residents in that area also draw from. Mr. Bush's artesian well is 160 ft. in depth and he has not been experiencing a problem, however he is concerned that he eventually will. Mr. Bush is aware that the municipal well is not supposed to be affecting the groundwater table, however for the past twelve years, he has seen the water table drop considerably to the point where his own well is now at 25 ft. down from the surface. Perkasio Borough Authority also has a very deep municipal well located at the bottom of the hill, which Mr. Bush believes is pulling from the same aquifer as Hilltown's municipal well. Mr. Bush feels that the municipalities are drying up the private wells around the Orchard Road area and is upset that the Hilltown Authority will then charge residents thousands of dollars to connect to public water. Mr. Bush noted water will eventually become a precious commodity that will cost dearly and if we do not do something now, there will be no water left.

Several years ago, when Perkasio began drawing extra water out of their municipal well at the bottom of the hill, they began monitoring Supervisor Bennington's well, which is at a depth of 235 feet. He has not experienced any problems and his water levels have remained the same, yet Supervisor Bennington finds it very interesting that other wells in his neighborhood are dropping when his has not. Just last week, Mr. Bush's well dropped another 18 inches, even though he has plenty of water. He is doing everything he can to conserve water, yet his well is still dropping, which tells Mr. Bush that the groundwater levels are dropping drastically. With the amount of housing proposed in Hilltown Township, Mr. Bush believes the capacity for water will more than double within the next year and a half.

Mr. Groff explained the Authority's main well and best producer is Well #2, which is located on South Perkasio Road near the intersection at Moyer Road. The Delaware River Basin Commission looks at an entire area when they do permitting for allowable water usage. Hilltown Township is allowed 10.02 million gallons of water for 30 days, which is approximately 330,000 to 340,000 gallons per day. D.R.B.C. looks at a general overlay of the surrounding communities, as to where and how much water can be withdrawn. The Pennridge Area Coordinating Committee has discussed the possibility of a multi-municipality water study, including Hilltown Township, East Rockhill Township, and Bedminster Township. Mr. Groff will be meeting with Mr. John Cornell, manager of East Rockhill Township, next week to begin preliminary discussions concerning this water study.

Further, Mr. Groff commented it is not always the depth of a well, it can also be the geology in which the well is dug. The Hilltown Authority has the luxury of using hydro geologists and sophisticated technology to find the best place to drill a well, unfortunately

a homeowner does not always have that luxury. Even though it is hard to believe, going deeper is not always the best circumstances. Mr. Groff has sympathy for those residents whose wells are drying up, however he believes that D.R.B.C. does a fine job of determining how much water can be withdrawn through municipal wells.

Mrs. Pat Traynor understands that the North Penn Water Authority draws water from Hilltown Township. Mr. Groff advised there are three wells on Spur Road and one located on Keystone Drive, below Hawk Ridge, all of which were dug prior to 1980. Mrs. Traynor was upset about the North Penn Water Authority drawing water from Hilltown Township, and feels something should be done about it.

I. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby read the Public Works Report for the period of July 4 through July 31, 1999; a copy of which is on file at the Township office.

Supervisor Bennington noted that the Deep Run Sports Association has closed their playing fields for practice and games until September 1, 1999, pending the drought. The Township has also closed the soccer field at the Civic Park, and Supervisor Bennington suggested the baseball field at the Civic Park be closed immediately, as well.

Supervisor Bender expressed thanks to Mr. Buzby, the Public Works Department, and Mr. Horrocks for assisting the Authority with the public water connections during the drought crisis.

J. POLICE REPORT – Chief Kerry L. Trauger - Chief Trauger read the Police Report for the month of July, 1999; a copy of which is on file at the Township office.

Chief Trauger presented correspondence from the captain of the Hilltown Special Fire Police for a recommendation to appoint Mr. George Greenhalgh as a special fire policeman.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to appoint Mr. George Greenhalgh as a special fire policeman for Hilltown Township. There was no public comment.

Chief Trauger invited the Supervisors to observe the next DUI checkpoint scheduled for the beginning of October, 1999.

K. ZONING REPORT – Mr. Gregory J. Lippincott, Zoning Officer – Mr. Lippincott read the Zoning Report for the month of July, 1999; a copy of which is on file at the Township office.



As Hilltown Township acquires more and more open space, Mr. Lippincott explained there is a continuing problem of structures, sheds, play apparatus, etc. being placed on the open space area. Some residents were notified approximately 9 months ago that these structures, sheds or play apparatus must be removed from the Hilltown open space area. While some residents have complied and corrected the problem, others have not replied at all. In fact, within the past two weeks, more structures have been found on Hilltown Township open space. Mr. Lippincott is seeking direction from the Board as to how they would like him to address the matter. Supervisor Bennington suggested that a notice be placed in the next Township newsletter advising residents that it is illegal to place sheds, patios, play apparatus, gardens, dog kennels, etc. in the Township open space areas. Further, Supervisor Bennington directed Mr. Lippincott to make a personal visit to repeat offenders to explain the Township's policy on this matter. The Supervisors agreed.

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L. BUILDING REPORT -- Mr. David W. Taylor, Code Enforcement Officer -- Mr. Taylor read the Building Report for the month of July, 1999; a copy of which is on file at the Township office.

With regard to the updated BOCA Building Code, Mr. Taylor has gathered information and written a rough draft of his suggestions for the Township Solicitor's review. A finalized draft should be presented to the Supervisors in the very near future. Discussion took place concerning the requirements in the new BOCA Code to require automatic sprinklers in new dwellings where there is not a 50 ft. spacing between single family dwellings.

M. HILLTOWN FIRE COMPANY REPORT -- Mr. Robert Grunmeier, Chief -- Mr. Grunmeier read the Hilltown Fire Company Report for the month of July, 1999; a copy of which is on file at the Township office.

With regard to Emergency Management, Mr. Grunmeier thanked everyone who assisted the Hilltown Fire Company at the recent tanker spill on Hilltown Pike. The Hilltown Emergency Management team will be meeting with Hatfield Township to discuss Y2K issues to insure that contingency plans are in effect. The Emergency Management Coordinator has completed quarterly training. In lieu of conducting a drill, the Emergency Management team will be submitting documentation concerning the two emergency management incidents in Hilltown Township to Bucks County.

Communications with the Emergency Management Coordinator is being reviewed, a problem that was brought to light during the recent tanker spill. With the new radio system being installed in the County and the changeover to the trunking system, Mr. Grunmeier is hopeful that communication with the Emergency Management Coordinator can be rectified.

Approximately two years ago, the membership of the Hilltown Fire Company elected to pursue an aggressive technical rescue training agenda, which has taken place. The Bucks County Department of Health submitted the Hilltown Fire Company for Rescue Company of the Year in the state of Pennsylvania, an award that Mr. Grunmeier proudly announced they have won.

Mr. Grunmeier presented a communications upgrade proposal for review by the Supervisors. The Hilltown Fire Company has the opportunity to participate in Bucks County's 4% loan program for upgrading their communication system.

N. SILVERDALE FIRE COMPANY REPORT – Mr. Stockert was not present. Chairman Bennett read the Silverdale Fire Company Report for the month of July, 1999; a copy of which is on file at the Township office.

O. PLANNING COMMISSION REPORT – Mr. John Kachline, Chairman – Mr. Kachline read the Planning Commission Report for the month of July, 1999; a copy of which is on file at the Township office.

Mr. Kachline advised Mr. Groff of the Hilltown Authority appeared before the Planning Commission at their last worksession meeting, requesting that HTWSA be the prime supplier of water to the remaining portions of Hilltown Township, if they are not already allocated to other Authorities. This is one way to keep Hilltown's water in Hilltown Township. At present, Mr. Kachline noted any Authority can come into Hilltown Township and construct a water line. The Planning Commission unanimously recommends that the Hilltown Township Water and Sewer Authority be designated as the main water supplier on the map for any additional public water for development in the Township. Solicitor Grabowski recommended that the Board consider an Ordinance for adoption for jurisdictional water coverage throughout the Township. The Ordinance that created the Authority has a definite jurisdictional limitation to it in terms of water and sewer. An agreement between the Authority and the Township should also be executed to give the Authority the responsibility and set forth any limitations the Supervisors may wish to put onto that responsibility. The Township must also ensure that the Hilltown Authority acknowledges any existing agreements they might have with other Authorities that currently service the Township. Solicitor Grabowski will prepare draft documents for the Board's approval expeditiously.

Mr. Kachline thanked the Supervisors for agreeing with the Planning Commission's recommendation with respect to the decision they made concerning the Seylar School.

When the Supervisors appointed Mrs. Betty Snyder to the Planning Commission, Supervisor Bennington was remiss not to acknowledge the second applicant, Mr. David Urban, who was also very qualified for the position.

Supervisor Bennington encouraged all residents to be involved with the review of the Comprehensive Plan, which will include input from the Open Space Committee, Park and Recreation Board, Planning Commission, etc..

Two months ago, Supervisor Bennington stated he would draw a line in the sand that there would be no more future development. Supervisor Bennington directed the Township Engineer and the professional planner, Mr. Guttenplan, to attend the Planning Commission meeting on August 16, 1999 and to review the map in the Comprehensive Plan. The map in the Comprehensive Plan shows future development districts in the RR Zoning District, and Supervisor Bennington would like that designation for future development in the RR District removed. Supervisor Bennington wants that designation removed as soon as possible, hopefully upon recommendation of the Planning Commission, and then advertised and forwarded to the Bucks County Planning Commission for their recommendation. The Supervisors agreed. Supervisor Bennington believes this will be effective in halting proposals for future requests to extend public sewer into the RR Zoning District, because they are identified as a future development district. Mr. Kachline commented Supervisor Bennington's suggestion was a recommendation of the Planning Commission at their last worksession meeting.

P. PARK AND RECREATION REPORT – Mr. Lupinacci was not present at this time.

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

1. Solicitor Grabowski advised the streets in the Tall Oaks Subdivision, located on Orchard Road just west of Diamond Street, are now complete to the satisfaction of the Township Engineer. A modification Agreement and a Maintenance Bond to guarantee the 18-month maintenance period has been executed by the developer; and both are before the Board for approval this evening.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously **to adopt Resolution #99-22 to accept the roads within the Tall Oaks Subdivision; and to adopt Resolution #99-23 to declare public purpose for the roads within the Tall Oaks Subdivision.** There was no public comment.

2. In today's Wall Street Journal, Solicitor Grabowski advised there is a very interesting article concerning conservation easements granted to municipalities, land trusts, or land conservations, and how it can provide significant income tax, property tax, and state tax savings to anyone who might want to consider conservation easements. A conservation easement is simply a vehicle by which a resident could sell or donate the building rights to a property. The Open Space Committee has been aggressively seeking property to purchase in Hilltown Township. Solicitor Grabowski suggested a copy of the

newspaper article be forwarded to members of the Open Space Committee for review. The Board was in agreement.

3. In conjunction with the Open Space Committee, Solicitor Grabowski and Mr. Horrocks have been actively negotiating with individuals in the Township to possibly purchase a major piece of open space. Hopefully, Solicitor Grabowski will have something positive to announce at the August 23, 1999 Supervisor's meeting.

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

1. Act 537 Plan – The Planning Commission intends to finalize their recommendations on the Act 537 Plan at the August 16, 1999 Planning Commission meeting, and Mr. Wynn will then provide the Supervisors with those recommendations.

2. Orchard Road Pedestrian Bridge – Mr. Wynn presented a color chart showing the color choices for the pedestrian bridge on Orchard Road. Supervisor Bender suggested the chart be given to the Park and Recreation Board for their recommendation. The Board was in agreement.

3. Longleaf I Subdivision – Mr. Wynn noted there are seven street trees located within the PP&L power line easement, with one located within 55 ft. of the high tension pole line. PP&L, according to PUC regulations, has the right to remove any trees within their easement, or within 55 ft. of their wire, regardless of whether or not they have an easement. PP&L has provided a list of trees to the developer that they will permit to be planted in that area beneath the power lines. Mr. Wynn advised none of the trees on the list are of the larger street tree variety that Hilltown Township permits along the roadway. Of those trees, only eight are permitted by Township Ordinance for a buffer yard. Since the developer cannot install the street trees because of PP&L restrictions, they are requesting approval to install eight smaller trees in a grouping in the open space area behind the sidewalk. Mr. Wynn stated the trees are too small to plant between the curb and sidewalk because the branches are too low.

Motion was made by Supervisor, seconded by Supervisor, and carried unanimously to approve the request by the developer of Longleaf I Subdivision to revise the final plan approval to install eight smaller trees in a grouping in the open space area, since street trees are not permitted in the PP&L easement, as noted above. There was no public comment.

4. Keystone Estates – This development, which is a five-lot cul-de-sac street subdivision, is located on Keystone Drive. The developer is requesting a six-month extension of their development agreement to delay the final wearing course paving of the roadway. Since paving can not take place past the end of October, Mr. Wynn noted that

if the developer can not complete paving by October 31, 1999, they will have to delay it until spring.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to extend the development agreement for Keystone Estates until October 31, 1999; and in the event paving does not take place by that date, the developer may have until May of 2000 to complete that work, with continuing snow removal at the responsibility of the developer. There was no public comment.

S. CONFIRMED APPOINTMENTS: None.

T. CORRESPONDENCE - None.

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U. MYLARS FOR SIGNATURE: None.

V. PUBLIC COMMENT:

1. Mr. James Moyer of 828 Callowhill Road owns property that borders the Seylar School property on the south side. Mr. Moyer's biggest concern with the requirement for the school to construct a package treatment plant is how it will affect his property value. Mr. Wynn explained that waste would be treated and the effluent would be separated, discharged into a wetland detention basin, and then piped along the street beyond Mr. Moyer's property. Therefore, there would not be any discharge flowing overland on Mr. Moyer's property. Further, Mr. Moyer asked if this requirement will necessitate removal of any of the beautiful pine trees that presently offer a buffer between the school and his property. Mr. Wynn commented the plans for the Seylar School must obviously be revised, however the initial submission did not show those trees being disturbed, nor does Mr. Wynn believe they will be. Mr. Moyer would like to review the plans for the package treatment plant for the Seylar School when they are available. Chairman Bennett explained that Mr. Moyer is welcome to review the plans for the package treatment plant once they have been submitted to the Township.

Mr. Moyer thanked Supervisor Bennington for acknowledging him in his opening statements. Supervisor Bennington commented the package treatment plant will be designed to the Hilltown Township Water and Sewer Authority specifications.

2. Mrs. Alice Kachline of Mill Road was concerned about the senior citizens on fixed incomes and the increasing real estate/school taxes and how it affects them. In the past, Chairman Bennett has suggested that age-restricted developments be constructed, which Mrs. Kachline totally agrees with. This would not, however, help the senior citizens who currently live in the Township, because if they moved into a new development, their taxes would double, or possibly triple. This is because the assessment

on new construction is based upon what is paid for the home. Since the Heritage Building Group has four developments pending before the Township, Mrs. Kachline suggested the controversial Papiernik development that was submitted under the new/old Cluster Ordinance, be proposed as an age-restricted community. An age-restricted community on the Papiernik Tract would cut the number of vehicles in half and there would be no more children added to the School District.

W. SUPERVISOR'S COMMENTS:

1. After lengthy consideration, Supervisor Bender has decided to seek the remaining four years on the unexpired term for Township Supervisor. He has notified the committee people of his intention and believes the screening process will take place later this month.

2. Supervisor Bennington finds it very ironic that three years ago, Mr. Jack Fox and himself spearheaded a drive for an open space referendum on the ballot in an effort to raise 4 million dollars to preserve open space, yet it was defeated by the residents of Hilltown Township. If those funds were available today, Supervisor Bennington believes many of the areas that have been bought by developers for subdivisions, could have been purchased by the Township for open space. Supervisor Bennington suggested that The Friends of Hilltown use their newsletter to provoke people to consider placing an open space referendum on the ballot in early 2000.

3. Supervisor Bennington was not present at the last Township meeting, where a resident made some very disparaging comments about him personally during the Public Comment section of the agenda. Obviously, Supervisor Bennington did not have the opportunity to respond to those comments.

Supervisor Bennington read a word-for-word transcription of those comments, which follow: "Now I have another question I'd like to ask. Up at Beverly Road, you said you weren't going to run this new development out on their side because you didn't want to ruin their cul-de-sac. What happens to Telegraph Road? Telegraph Road is a small road now, why should we have all the traffic dumped out onto Telegraph Road to handle it, when the roads aren't big enough? Just a question to ask you. Give some consideration to some other people instead of what you people want to think you're doing that is right. I don't know why Mr. Bennington one night says 'Nope, I'm not going to given in.' and then the next night he turns around and says 'Oh, I'm going to change my game plan, I'm going to say they can have the sewers hooked up.' Do I have to question in my own mind, is somebody playing in somebody's pocket?"

Supervisor Bennington commented that he never gave his opinion, one way or another, with regard to the public sewers for the Hilltown Chase Subdivision or the Seylar School

Subdivision. Therefore, he could not have changed his mind when he never publicly said where he stood in the first place. Supervisor Bennington has always been opposed to extending the sewer line to the Seylar School. Further, Supervisor Bennington was extremely upset that this resident questioned his integrity, and he will not allow that to happen. If this resident ever does attempt to question his integrity in the future, Supervisor Bennington will take action.

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

Y. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously, the August 9, 1999 Board of Supervisors Worksession meeting was adjourned at 9:30PM.

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Respectfully submitted,



Lynda Seimes  
Township Secretary

(\*These minutes were transcribed from notes and tape recordings taken by Mr. Bruce G. Horrocks, Township Manager).