

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED WORKSESSION MEETING
Monday, May 10, 1999**

The regularly scheduled worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:30PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairman
Bruce G. Horrocks, Township Manager
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
William Leyden, Detective
Gregory J. Lippincott, Zoning Officer/Asst. Manager
Thomas A. Buzby, Director of Public Works

Chairman Bennett requested a moment of silence for the lives of those lost in the recent airplane accident in Hilltown Township.

With the recent resignation of Charles Grasse from the Board of Supervisors, Chairman Bennett explained four resumes to fill this position were reviewed and considered by himself and Supervisor Bennington last Thursday.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to appoint Mr. John S. Bender, a member of the Hilltown Township Water and Sewer Authority, as the interim Supervisor until December 31, 1999, effective May 19, 1999. There was no public comment.

Further, Supervisor Bennington stated that the ten committee people of Hilltown Township will choose the individual to be placed on the ballot in November for the remaining four years of former Supervisor Grasse's term.

Chairman Bennett announced that the May 24, 1999 Supervisors meeting has been cancelled because Supervisor Bennington will be out of the country on business.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to change the regularly scheduled Supervisors meeting of May 24, 1999 to Wednesday, May 19, 1999 at 7:30PM. There was no public comment.

The Supervisors, Solicitor Grabowski and Township Manager met in Executive Session on Thursday, May 6, 1999 to discuss personnel matters. Further, the Supervisors, Township Engineer, Township Solicitor and Township Manager met in Executive Session prior to this meeting in order to discuss personnel and legal matters.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the March 22, 1999 Board of Supervisor’s Meeting – Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to approve the minutes of the March 22, 1999 Board of Supervisor’s meeting, as written. There was no public comment.

Supervisor Bennington commented the bollards at the car wash on Rt. 113 that he had previously questioned, have been installed. Supervisor Bennington asked the status of the flooding problem on Hilltown Pike. Discussion took place. Mr. Buzby, Director of Public Works, advised the pipe had been replaced and that problem has been rectified.

C. APPROVAL OF CURRENT BILLING – Chairman Bennett presented the Bills List dated May 11, 1999, with General Fund payments in the amount of \$23,263.99 and State Highway Aid payments in the amount of \$2,610.92; for a grand total of all payments in the amount of \$25,874.91.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to approve the Bills List dated May 11, 1999. There was no public comment.

D. TREASURER’S REPORT – Mr. Bruce G. Horrocks – Mr. Horrocks presented the Treasurer’s Report, with the following balances as of April 30, 1999:

General Fund Checking Account	\$ 190,253.20
Payroll Fund Checking Account	\$ 1,236.56
General Reserve Fund Checking Account	\$ 345,313.75
Fire Fund Checking Account	\$ 44,609.96
Debt Service Fund Checking Account	\$ 229,414.96
State Highway Aid Fund Checking Account	\$ 240,745.81
Escrow Fund Checking Account	\$ 230,044.52
Capital Projects – Series 1989	\$ 26,647.35
Capital projects – Series 1994	\$ 101,892.59

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to approve the Treasurer’s Report dated April 30, 1999. There was no public comment.

E. AUDIT REPORT – Niessen, Dunlap and Pritchard, Certified Public Accountants – Mr. Larry Gruver of Niessen, Dunlap and Pritchard was in attendance to present the Audit Report for the 1998 year. Mr. Gruver advised this report is similar to prior years, except for the paragraph concerning the Y2K problem. A recent government accounting standards bulletin has required that local governments, in their financial reports, give some indication of steps that have been taken to prepare for the year 2000. Mr. Gruver

noted the financial statement does not include the activity of the Hilltown Authority, which is a separate entity. The General Fund had \$198,357.00 of excess revenues in 1998, resulting in an ending fund balance of \$541,822.00. The Special Revenue Fund had an excess of revenues in 1998 in the amount of \$9,259.00, which resulted in an ending fund balance of \$27,572.00. The Capital Projects Fund had an excess of revenues in the amount of \$6,571.00, with an ending fund balance of \$127,070.00. The Debt Service Fund had an excess of revenues in the amount of \$41,709.00, with an ending fund balance of \$153,440.00. The Agency Fund, which is the Escrow Fund, had an ending balance of \$171,509.00 and the Pension Trust Fund, which is a combination of both the Uniformed and Non-Uniformed pension funds, had an ending balance of \$4,158,832.00. Mr. Gruver advised the total revenues of the General Fund for 1998 was \$270,000.00 more than budget and the expenditures paid was \$57,800.00 less than budgeted; both of which resulted in the excess income for the year in the amount of \$198,000.00.

As of December 31, 1998, the Township designated \$369,885.00 of the General Fund balance, of which \$28,730.00 resulted from capital contributions received in 1996 and 1998, to be used for future road improvements. The remaining \$341,155.00 was designated by the Board of Supervisors to be reserved for contingencies and emergencies.

During the 1998 year, the Township adopted Government Accounting Standards Board (GASB) Statement No. 27, Accounting for Pensions by State and Local Governmental Employers. This statement sets forth provisions for recognizing annual pension cost and a net pension obligation or asset. In adopting this statement for the current year, the net pension asset was calculated in accordance with GASB 27. No asset or liability was reflected prior to implementation of GASB 27.

Mr. Gruver stated both the Uniform and Non-Uniform Pension plans are over funded at this time, with assets in excess of the actuarially calculated liability.

Mr. Gruver advised the audit went very smoothly, and commended the efforts of Mrs. Leslie, Mr. Horrocks and the Township staff.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to approve the Niessen, Dunlap and Pritchard 1998 Audit of Hilltown Township. There was no public comment.

Mr. Horrocks noted the reason the 1998 audit was conducted in such a timely and efficient manner was due solely to the efforts of Mrs. Lorraine Leslie, Bookkeeper.

F. HILLTOWN WATER AND SEWER AUTHORITY REPORT – Mr. Jim Groff, Operations Manager – Mr. Groff read the Authority Report dated May 10, 1999, copies of which are on file at the Township office.

G. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby read the Public Works Reports for the periods of February 28, 1999 through March 27, 1999, and March 28, 1999 through April 24, 1999; copies of which are on file at the Township office.

Supervisor Bennington advised correspondence was received from Mr. Kerry Kramer of Kramer's Power Sweeping Company, expressed his dissatisfaction with the Township declining his offer to sweep the roads in the Township. Mr. Buzby explained that every road in the Township does not require sweeping every year. It is Mr. Buzby's opinion that only those roads where a buildup of cinders or road materials along the curb line should be swept on a yearly basis. Mr. Buzby stated the Township owns two road sweepers that are used on an as-needed basis. Supervisor Bennington noted Mr. Kramer quoted sections of a Clean Water Act with regard to dumping of residual ashes. Mr. Wynn believes Mr. Kramer quoted the Clean Water Act in general terms, not with regard to any specific requirements; and he is not certain what Mr. Kramer is specifically referring to. Supervisor Bennington suggested a written response be forwarded to Mr. Kramer, explaining Mr. Buzby's recommendation concerning street sweeping.

H. POLICE REPORT – Detective William F. Leyden – Chief Trauger was not in attendance due to illness. Detective Leyden read the Police Reports for the months of March and April, 1999; copies of which are on file at the Township office.

A lengthy discussion took place concerning the number of DUI arrests and what steps can be taken to prevent or deter drunk drivers in Hilltown Township.

Chief Trauger asked Detective Leyden to express his gratitude for the cooperation manifested by all the agencies who participated at the recent plane crash in Hilltown, including the responding fire companies, ambulance units, paramedics and Hazmat agencies.

***8:10PM – Chairman Bennett adjourned the regularly scheduled Supervisor's Worksession meeting at 8:10PM and entered into the two advertised Public Hearings.**

1. Mr. Wynn explained the first proposed Ordinance amends the Township Zoning Ordinance, amending Article XI, Floodplain Standards to comply with the suggested provisions of the National Flood Insurance Program and PA Floodplain Management Act. The proposed revisions to Article XI are made pursuant to a review of

the Zoning Ordinance by the Federal Emergency Management Agency. In the event the Township does not pass an Ordinance which is in compliance with the suggested provisions, the Township will be suspended from the National Flood Insurance Program. This means that Federal officers and agencies are then prohibited from approving any form of a loan, grant, guarantee, insurance payment, rebate, subsidy, disaster assistance loan or grant, in connection with a flood; and would prohibit mortgage loans guaranteed by the Department of Veteran's Affairs, insured by the Federal Housing Administration, or secured by the Rural Economic and Community Development Services.

Public Comment: None.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to **adopt Ordinance #99-3, amending Article XI, Floodplain Standards of the 1995 Zoning Ordinance to comply with suggested provisions of the National Flood Insurance Program & PA Floodplain Management Act.** There was no public comment.

2. The second Ordinance for consideration amends various sections of the Subdivision/Land Development Ordinance relative to plan submission procedures, general standards, water supply, stormwater management, recreational facilities, and recreation land requirements. A lengthy discussion took place concerning the various proposed amendments, as specified. The Hilltown Township Planning Commission recommended adoption of this Ordinance amendment.

Public Comment:

a. Mr. Larry Shaeffer of Doylestown Borough, a volunteer with the Delaware River Keeper Network, which is a watershed group working throughout the tri-state area concerning water issues connected with the Delaware River was in attendance to discuss this proposed amendment. Mr. Shaeffer advised the D.R.K.N. has some real issues with this proposed Ordinance. Mr. Shaeffer presented documents that are used in stormwater calculations for this area, including the Neshaminy Creek Watershed Stormwater Management Plan, which was adopted in 1990. This Plan is in response to the Act 167 of 1979 in which every watershed was to have a stormwater management plan, and then the municipalities within that watershed were to conform their Ordinance to that plan. Unfortunately, Mr. Shaeffer noted not many municipalities heeded its advice or conformed their Ordinances to it. There is a concept to use for stormwater from federal agencies down to county level, which is called Best Management Practices, which is a whole catalog of practices to be used when dealing with stormwater issues. Over half of the Neshaminy Creek Watershed Stormwater Management Plan consists of Best Management Practices, and the remaining is Ordinance language and background

information regarding hydrology. Mr. Shaeffer was disappointed that the Ordinance proposed for adoption this evening does not mention Best Management Practices, nor does it embrace the concept. If Best Management Practices are ignored, Mr. Shaeffer believes it will turn it into a liability, examples of which can be seen all over the Township and all over the Neshaminy Creek Watershed. Mr. Shaeffer stated detention basins concentrate the water that runs off development sites, which then flow to the Atlantic Ocean. As the aquifers go down and as development pressure builds in this area, Mr. Shaeffer advised it will become critical that municipalities handle the issue of stormwater more responsibly, not just for the citizens of Hilltown Township, but for the residents of neighboring municipalities located downstream. Discussion took place.

Mr. Wynn felt it might be appropriate to consider how this Ordinance amendment began and what it was meant to do. It was meant to "clean-up" a few items in the Subdivision Ordinance that required revision or correction, with the exception of the mandatory dedication of recreation land, which was the only new section being added to the existing Ordinance. The Board might recall that the Tohickon Creek Watershed, which is currently under study by the Bucks County Planning Commission. Last month, the Township received a draft Ordinance for that watershed, which includes a number of Best Management Practices. Once DEP approves that model Ordinance, Mr. Wynn noted the Township will be required to adopt it. At that time, having the latest Ordinance language with respect to Best Management Practices, Mr. Wynn advised it might be appropriate to adopt those throughout the Township, rather than just in the small portion of the Tohickon Creek Watershed. Mr. Shaeffer urged the Board of Supervisors to work on this as quickly as possible, because with every proposal that comes in, it is another liability.

b. Mr. Jack Fox of Hilltown Pike was the representative from Hilltown Township who worked with the Bucks County Planning Commission on the Neshaminy Creek Watershed Stormwater Management Plan. Mr. Fox commented the Planning Commission did attempt to incorporate some of those ideas and concepts into the last Ordinance. The Township has adopted the Neshaminy Creek Watershed Stormwater Management Plan.

c. Mr. Bill Rieser of 508 Telegraph Road spoke at several meetings about the importance of recharging the aquifers and insuring that the Township does not run out of water. Mr. Rieser feels it is very important for the Township to become sensitized to the issues of water. Mr. Rieser was confused about the concept of controlling the water runoff, both pre-development and post-development, since it appears the quantity of runoff can not be measured. Mr. Rieser felt it was important to encourage residents to construct gravel driveways rather than macadam driveways.

Discussion took place concerning pre-development versus post-development flow.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to **adopt Ordinance #99-4, amending the Subdivision/Land Development Ordinance relative to plan submission procedures, general standards, water supply, stormwater management, recreational facilities and recreation land requirements.** There was no public comment.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to **adopt Resolution #99-16, which establishes a fee in lieu of dedication pursuant to Hilltown Township Ordinance #99-4, regarding dedication of land for park and/or recreation purposes.** There was no public comment.

***8:30PM – Chairman Bennett reconvened the regular Board of Supervisors worksession meeting of May 10, 1999.**

I. PARK AND RECREATION REPORT – Mr. Gregory J. Lippincott, Assistant Manager - Mr. Lippincott, on behalf of Mr. Nick Lupinacci, chairman, read the Park and Recreation Report for the months of March and April, 1999; copies of which are on file at the Township office.

J. ZONING REPORT – Mr. Gregory J. Lippincott, Zoning Officer – Mr. Lippincott read the Zoning Reports for the month of March and April, 1999; copies of which are on file at the Township office.

K. HILLTOWN FIRE COMPANY REPORT – Mr. Robert Grunmeier, Chief – Mr. Grunmeier read the Hilltown Fire Company reports for the months of March and April, 1999; copies of which are on file at the Township office.

Mr. Don Klinger, a member of the Philadelphia Glider Council, gave a report about the recent airplane crash in Hilltown Township. On behalf of the Glider Council, Mr. Klinger expressed gratitude to all the agencies who responded to the crash in such a timely manner, including fire, police, ambulance, and other emergency personnel. Mr. Klinger also expressed regret to the neighboring residents of Callowhill Road, stating that it was a frightening experience for them to witness, as well as a great inconvenience because the roadway was closed for several hours and they lost power. The Glider Council has received some phone calls from neighbors who are very concerned about what happened and the possibility that it could happen again. Mr. Klinger commented the Glider Council has been flying out of the Gliderport for over 60 years, and up until this time, there has never been an accident with loss of life. Mr. Klinger stated that safety is of the utmost importance to their members, and the pilots and tow pilots participate in seminars and continual instruction on a regular basis. Mr. Klinger believes that when the

findings of the FAA are released, it will have been determined that it was a failure to observe and avoid. Mr. Klinger again thanked everyone for the team work and cooperation exhibited to all the agencies involved. Discussion took place.

Supervisor Bennington was personally on the scene of the crash later that evening, and was very impressed with the cooperation of all emergency service agencies involved, including fire, police, ambulance and the public works department. Chairman Bennett echoed Supervisor Bennington's sentiments and thanked everyone involved.

L. SILVERDALE FIRE COMPANY REPORT - Mr. Keith Seifert read the Silverdale Fire Company Report for the months of March and April, 1999; copies of which are on file at the Township office.

M. CONFIRMED APPOINTMENTS: None.

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

1. Mr. Horrocks presented five escrow releases for the Board's consideration, two of which are cash held by the Township:

Bricks Villa Phases I & II	Voucher #1A	\$ 63.01
Keystone Estates	Voucher #16	\$ 361.31
Longleaf Estates Phase I	Voucher #28	\$1,418.04
Orchard Glen Subdivision	Voucher #47	\$ 438.34
Quiet Acres	Voucher #25B	\$ 242.59

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to approve the five escrow releases as noted above. There was no public comment.

2. Mr. Horrocks is seeking a motion from the Board to exonerate the Township from assessing the real estate tax on tax parcel #15-28-90-3, which is this property for the tower at the rear of this site.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to exonerate the Township from paying municipal real estate taxes on tax parcel #15-28-90-3, now and in the future. There was no public comment.

P. CORRESPONDENCE: None.

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

1. Solicitor Grabowski presented the agreements relating to the Hilltown Plaza Shopping Center on Rt. 113 in Souderton. The developer is ARC Hilltown Limited Partnership (Ahold Real Estate Company from Atlanta, Georgia). The appropriate development and financial security agreements have been executed, and a bond has been placed by the National Union Fire Insurance Company of Pittsburgh. Construction costs have been guaranteed by the surety bond in the amount of \$242,422.30. Of that amount, \$31,620.30 has been escrowed in cash with the Township for the "soft costs" of the project, including payment of engineering, legal and administration fees. Additionally, the developer has made a capital contribution to the Township in the amount of \$5,000.00 to be used for general purposes. A deed of dedication of road frontage has also been offered to the Township along the site.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to accept the agreement of ARC Hilltown Limited Partnership for the Hilltown Plaza Shopping Center; to **adopt Resolution #99-17, accepting the deed of dedication**, and to **adopt Resolution #99-18 to declare that the deed of dedication is being accepted for public purpose**. There was no public comment.

2. Solicitor Grabowski advised the Board of Supervisors held a Conditional Use Hearing on April 21, 1999 for Omni-Point Communications, who had requested permission to install antennae onto the existing water storage tank on Rt. 152. At the conclusion of the hearing, the Supervisors unanimously granted the applicant's request subject to three conditions. Solicitor Grabowski presented a copy of the decision, and read the proposed order, which follows:

"And now this 10th day of May, 1999, the Board of Supervisors of Hilltown Township hereby grants applicant's request for a conditional use subject to the following conditions:

- Applicant shall install buffer plantings consistent with the terms of the Hilltown Township Zoning Ordinance, specifically Section 406.F6 1.2.
- Applicant shall not object to requests for municipal emergency use of the facility by illustration access by fire or police.
- Applicant shall install safety lighting at the top of the antennae, provided that such lighting is approved by the FAA."

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to adopt the written decision in the Omni-Point Communications Conditional Use Hearing held on April 21, 1999. There was no public comment.

3. A copy of a court order by Judge Dan Lawler was received today with regard to the zoning appeal of Rovin' Restaurants, from the decision of the Hilltown Zoning Hearing Board. It was ordered and decreed that the decision of the Hilltown Township Zoning Hearing Board of October 29, 1998 denying the relief requested by Rovin' Restaurants is affirmed and the appeal is dismissed by the court.

R. ENGINEER'S REPORT – Mr. C. Robert Wynn, Township Engineer –

1. Hilltown Hunt Subdivision (a.k.a. Foxview Hunt) – Mr. Wynn advised the developer of this subdivision is in possession of a punchlist of a number of outstanding items, and has requested a 60 day extension to complete the remaining improvements, which would extend the deadline to July 25, 1999. Mr. Wynn recommended the Board accepts the request for a 60 day extension for completion of public improvements, conditioned upon the detention basin and open space areas being mowed and maintained within 10 days of today's date.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to accept the 60 day extension for the Hilltown Hunt Subdivision for completion of public improvements until July 25, 1999, pending mowing of the open space areas and detention basin within ten days from today's date, or the public improvements will be required to be completed by May 25, 1999. There was no public comment.

2. Country Roads Phases III & IV and Bricks Villa Subdivision (a.k.a. Hilltown Woods) – Mr. Wynn advised both the Country Roads Subdivision and the Bricks Villa Subdivision were accepted for completion subject to certain right-of-way areas being re-seeded and stabilized in the spring of this year. The developer of Country Roads has, to date, been unresponsive, and Bricks Villa has not yet been completed, though Mr. Wynn believes it may be completed by June 1, 1999. Mr. Wynn expects that Country Roads will not be completed, in which case the Township will find the developer in default.

3. Orchard Glen Subdivision – Notification was sent to the developer, Heritage Construction Company, on April 19, 1999 with no response. A certified letter was then sent on April 28, 1999, advising the developer of the remaining outstanding items and that the time frame for completion expires on June 30, 1999. The April 28th letter prompted a response dated May 3, 1999 indicating that they intend to complete all the required improvements this year, and they trust that they will be able to topcoat and dedicate this community in the fall of 1999. Since the developer's agreement will expire before this period, a one-year extension is requested.

Mr. Wynn pointed out that no trees have been planted in the development, though they were originally to be installed in the fall of 1998. In the fall of 1998, the developer felt it was too late in the season to plant the trees and they agreed to plant them in the spring of 1999. The Township was informed by the developer a week ago that the landscaper never dug the trees and now it is too late, and therefore, the trees will not be planted until the fall of 1999. Discussion took place.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to inform the developer of the Orchard Glen Subdivision that they must conform to the required tree plantings as soon as possible, that no extension will be granted, and that all public improvements must be completed by June 30, 1999. There was no public comment.

5. Act 537 Update – The Supervisors were presented with copies of the draft of the Act 537 Plan Update. Mr. Wynn requested authorization to send the revised Act 537 Plan to the Bucks County Planning Commission and the Bucks County Health Department for review, so that these two recommendations, along with the Hilltown Planning Commission recommendation can be incorporated into the plan before it is advertised for public comment.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously to authorize the Act 537 Plan to be forwarded to the Bucks County Planning Commission and the Bucks County Health Department for review. There was no public comment.

6. Elliott Building Group – Mr. Wynn received documentation from Carroll Engineering regarding the Hilltown Chase Subdivision proposed by the Elliott Building Group. The letter states "As you are aware, we submitted preliminary plans for the project on April 23, 1999. I spoke to the Operations Manager for the Hilltown Township Water and Sewer Authority regarding sewage facilities, and he suggested I contact the Township. Our plan for serving the project is to connect to the existing sanitary sewer manhole in Beverly Road via a force main and pump station. It is our understanding that the Township is proposing to amend their Act 537 Plan. It is also our understanding that the site is currently located within an area intended to be served by public sewers. Please confirm that the project will remain in the public sewer service area if the Township amends their Act 537 Plan." Mr. Wynn is not certain what the purpose of this letter is because the developer's engineer certainly should know that what he stated in his letter is incorrect. The site is not located in an area intended to be served by public sewer. Mr. Wynn believes this correspondence requires an immediate response. Supervisor Bennington commented the developer never responded to his request at the last Supervisor's meeting to conduct an on-site sewage review. Discussion took place.

On behalf of the Township, Mr. Wynn will respond that the site is located within the RR Zoning District and in accordance with the Wastewater Facilities Component for Hilltown Township dated September of 1980, the site is not within an area proposed for public sewer service. Additionally, there is no revision within the proposed Act 537 Plan to include this area for public sewer facilities. The Board was in total agreement.

Supervisor Bennington suggested to the Hilltown Planning Commission that if this plan is presented to them without an on-site sewage system review, that they deny the plan.

S. MYLARS FOR SIGNATURE: None.

T. PUBLIC COMMENT:

1. Mrs. Jean Bolger of Rt. 152 read an article in the newspaper that the Board intends to hire a professional planner and wondered what the purpose of a professional planner is when we presently have a very competent Planning Commission. Supervisor Bennington commented the Township can not compete with large developers who have staffs of lawyers and planners. The Supervisors hope to hire a professional planner to provide extra guidance when reviewing the Comprehensive Plan, the Zoning Ordinance, and the Subdivision/Land Development Ordinance, and to review plans as they are submitted. The professional planner's salary will be paid out of developer's funds. Mrs. Bolger asked if the Township has advertised for this position. Mr. Horrocks explained that the services of a professional planner need not be bid, the Township can seek interest from various consultants.

U. SUPERVISOR'S COMMENTS:

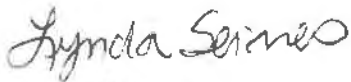
1. Supervisor Bennington wished to clarify a point he made at the last meeting that the News Herald did not explain sufficiently. Supervisor Bennington had commented about the high-density area he lives in, where there is still available land – approximately 319 acres, and where 697 homes have been constructed in the last 10 years. Supervisor Bennington advised Hilltown Township now has its fair share of high density performance subdivision housing, and he is prepared to tell the developers that he does not intend to go any further from this point forward, because there is still developable land remaining in the high-density area.

2. At a previous meeting, Supervisor Bennington noted Mr. Daryl Derstine, a Township resident, mentioned signs that were proliferating around the Township at the intersections of Diamond and Orchard, Diamond and Rt. 113, and Bethlehem Pike and Rt. 113. Two of these intersections have been cleared of signs, and the remaining intersection will be cleared of signs tomorrow.

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

W. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Chairman Bennett, and carried unanimously, the May 10, 1999 Board of Supervisors Worksession meeting was adjourned at 9:50PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

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

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
RESCHEDULED MEETING
Wednesday, May 19, 1999
7:30PM

Swearing In Ceremony - Judge Gaffney performed the swearing in ceremony for incoming Supervisor John S. Bender.

Supervisor Bender thanked Supervisors Bennett and Bennington for the opportunity to serve on the Board of Supervisors, and thanked everyone in the community for their good wishes. Most importantly, Supervisor Bender thanked his family for their support and encouragement.

A. The rescheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:31PM and opened with the Pledge of Allegiance.

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

B. PUBLIC COMMENT ON AGEND ITEMS ONLY: None.

C. APPROVAL OF MINUTES - Action on the minutes of the April 26, 1999 Board of Supervisor's Meeting - Supervisor Bennington made the following clarification to page 8, third paragraph, first sentence, which should read "Supervisor Bennington is not at all happy with the proposal submitted by Heritage for 351 homes which will be located across the street from his home."

Motion was made by Supervisor Bennington, and seconded by Chairman Bennett to approve the minutes of the April 26, 1999 Board of Supervisor's Meeting, as corrected. Supervisor Bender abstained. Motion passed. There was no public comment.

Action on the minutes of the October 28, 1998 Zoning Amendment Public Hearing - Supervisor Bennington pointed out these minutes are a summary only, and if there are additional questions, the entire transcription is available for review at the Township office.

Motion was made by Supervisor Bennington, and seconded by Chairman Bennett to approve the minutes of the October 28, 1998 Zoning Amendment Public Hearing, as written. Supervisor Bender abstained. Motion passed. There was no public comment.

D. APPROVAL OF CURRENT BILLING: Chairman Bennett presented the Bills List dated May 20, 1999, with General Fund payments in the amount of \$28,622.31, State Highway Aid payments in the amount of \$738.29, and Escrow Fund payments in the amount of \$305.60; for a grand total of all payments in the amount of \$29,666.20.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to approve the Bills List dated May 20, 1999. There was no public comment.

E. CONFIRMED APPOINTMENTS:

1. Mr. Dan O'Connell - McCauley Subdivision Waiver Request - Mr. Dan O'Connell of Landview Environmental Services, was in attendance representing Ms. Lori McCauley. The applicant has submitted Act 537 Planning Modules for a spray irrigation system for a two-lot subdivision. The spray irrigation system for the new lot has been approved by the Bucks County Department of Health. As part of the Act 537 requirements, a maintenance agreement is required between the Township and the property owner. Mr. Wynn commented the maintenance agreement is executed once the Planning Commission has acted on the plan, which in this case, has not yet been done.

Mr. Wynn was under the impression that the reason the applicant is on the agenda this evening is a request that Landview Environmental Services made on April 16, 1999 via letter to the Township, requesting waivers from Ordinance #96-4, which governs spray irrigation systems within the Township. Mr. O'Connell commented he has reviewed the plan since that time, and now believes that he will be able to comply with most of the requirements of Ord. #96-4. Therefore, Mr. O'Connell is not certain which, if any, of the waivers they may require. Mr. O'Connell is present this evening to request execution of the maintenance agreement. Mr. Wynn explained that once the Planning Commission has taken action on a plan that includes a spray irrigation system, small flow treatment plant, or any other type of system that requires an agreement with the Township, that plan comes before the Board of Supervisors. The Supervisors then direct the Township Solicitor to prepare that agreement, thereby making it a condition of the plan. Solicitor Grabowski commented there may be requirements recommended by the Planning Commission and/or the Board of Supervisors that are unique to this property, however they will not know that until a recommendation is received from the Planning Commission.

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

1. Last week, Mr. Horrocks instructed the Township Solicitor to advertise a hearing date of June 7, 1999 for the Public Hearing to consider the Cluster Zoning Ordinance amendment. This would move the public hearing, and possible adoption and

enactment of the amendment up by one week. The legal advertisement was in the newspaper with that date. At this time, Mr. Horrocks is seeking a motion from the Board of Supervisors to change the June 14, 1999 Worksession meeting date and Public Hearing to consider the revised Cluster Ordinance to Monday, June 7, 1999.

Motion was made by Supervisor Bennington, and seconded by Supervisor Bender to change the June worksession meeting of the Hilltown Township Board of Supervisors from Monday, June 14, 1999 to Monday, June 7, 1999 at 7:30PM. Chairman Bennett was opposed because he was not consulted and will be out of town on that date. Motion passed. There was no public comment.

G. CORRESPONDENCE: None.

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

1. A written decision for the Conditional Use application of Barry P. Hewitt, which was held on April 21, 1999, was presented to the Board for signature and adoption.

Motion was made by Supervisor Bennington, and seconded by Chairman Bennett, to adopt the written decision of the Conditional Use hearing for Barry P. Hewitt. Supervisor Bender abstained. Motion passed. There was no public comment.

2. Solicitor Grabowski presented a settlement agreement relating to the outstanding lawsuit by WaWa and Joseph Pileggi. Solicitor Grabowski explained that Mr. Pileggi had sold the property on which the WaWa store is presently located. There was a property dispute between the two parties as to whether or not the road frontage that had been previously conveyed to the Township was or was not included in the sale of the site. The Township's dealings with Mr. Pileggi was that if an easement were given to the Township, the Township would give back the strip of road frontage. Agreements were prepared many years ago that would accomplish that task, however WaWa was of a different opinion. They believed that an Ordinance by the Township actually vacating a part of the road was necessary.

Solicitor Grabowski advised the proposal to the Township is that if a Road Vacation Ordinance was adopted to satisfy the requirements of the title company involved, WaWa would be agreeable to pay the sum of \$2,500.00 to the Township to compensate for time and expense involved on this matter. Further, this solution would resolve the lawsuit involving all three parties.

Motion was made by Supervisor Bennington, seconded by Chairman Bennett, to accept the settlement agreement for WaWa vs. Joseph Pileggi; and to authorize the

advertisement of a Road Vacation Ordinance, as specified above. Supervisor Bender abstained. Motion passed. There was no public comment.

3. Solicitor Grabowski asked the Board to consider a possible date in June for scheduling of a Conditional Use Hearing in the matter of Haines and Kibblehouse, who filed an application on April 26, 1999 to allow for the installation of a private radio/telephone tower on the quarry property.

Supervisor Bennington asked why the applicant can not utilize an existing tower, rather than constructing their own private, 150-ft. tower. Mr. Horrocks advised the applicant was asked that question, and they responded that they have repeatedly attempted to contact the owner of the 300+ ft. microwave tower on Broad Street, to no avail. Discussion took place.

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

1. North Penn Industrial Subdivision (Final) – The plan proposes to subdivide a tract of 42.9 acres into two lots for industrial development. Proposed Lot #1 will be 14.62 acres. Proposed Lot #2 will be 28.32 acres. In addition, TMP #15-22-71 will be combined with Lot #1 in common deed. Public water and sewer serve the site. No development is being proposed at this time. The site is located on Rt. 309, approximately 1,000 ft. south of Maron Road.

The Planning Commission recommended final plan approval, subject to the following conditions:

- Note #8 on the plan must be revised to indicate "Land development plans prepared in accordance with Hilltown Township Subdivision and Land Development Ordinance must be submitted to and approved by Hilltown Township prior to any further subdivision or development of either Lot #1 or #2."
- Plans must be revised to conform to the following minor subdivision plan requirements.
 - a. Boundary line shall be a solid heavy line.
 - b. Location Map shall be drawn at a scale of 1" = 800' showing relation of site to adjoining properties, proposed property lines, and streets.
 - c. Location map shall contain a north arrow.
 - d. Location map shall contain a graphic scale.
 - e. Planning Modules shall be submitted with preliminary plan

- (unless waived by PADEP).
- f. Acknowledgement block for signature for Township Engineer shall be removed from plan pursuant to Section 404.7 of the SALDO.
 - g. "RR-Residential" Zoning District shall be revised to "Rural Residential."
 - h. Note referencing the centerline previously approved Industrial Drive shown on a plan of subdivision by Herbert H. Metz, dated November 11, 1988, last revised February 28, 1991, and previously approved PennDot permit must be expanded to indicate that both the subdivision plan and PennDot permit are now voided.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to grant final plan approval to the North Penn Industrial Subdivision, pending completion of all outstanding items as noted above and recommended by the Hilltown Township Planning Commission and Mr. Wynn's office. There was no public comment.

2. Kunkin Steel (Final) - The Planning Commission recommended conditional final plan approval to the Kunkin Steel plan, pending completion of the following items:

- A PennDot Highway Occupancy Permit must be obtained for the proposed intersection improvements at Cherry Lane/Bethlehem Pike which encroach within the right-of-way of Bethlehem Pike.
- Development/Financial Security Agreements must be executed between the applicant and Township to guarantee installation of required improvements and finalization of design and construction of improvements at the intersection of Cherry Lane and Bethlehem Pike.
- The following engineering/drafting details must be addressed on the plan:
 - a. Storm drain trench restoration detail on sheet 5 of 5, must be revised to specify a minimum of 6" of stone beneath the pipe.
 - b. Class AA concrete must be specified for the proposed curb at the intersection of Cherry Lane and Bethlehem Pike on the intersection improvement plan.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to grant preliminary/final plan approval to the Leonard Kunkin

Associates Land Development, pending completion of the outstanding items listed above as recommended by the Hilltown Township Planning Commission and Mr. Wynn's office. There was no public comment.

3. Balco Subdivision (Final) - The Planning Commission recommended preliminary/final plan approval to the John E. Balco Subdivision, pending completion of the following outstanding items:

- Request for waiver of street improvements, curbs, sidewalks, and streetlighting is approved subject to the applicant deed restricting the parcels from further subdivision in a manner satisfactory to the Township Solicitor. The deed restriction must also be noted on the record plan.
- Driveway entrances to Telegraph Road must be paved to ultimate right-of-way lien and designed to accommodate the existing roadside swale. Construction details for the driveways must be included on the plan in compliance with Section 511 of the Subdivision Ordinance.
- Stormwater management analysis for the proposed development must be submitted and conform to the performance principal of Section 516 of the Subdivision Ordinance.
- Sewage facilities planning module must be approved by PADEP. As Lot #1 is to be served by an Individual Resident Spray Irrigation System (IRSIS), an operation and maintenance agreement must be executed between the applicant and the Township in accordance with Ordinance #96-14. Further, prior to construction, an IRSIS Permit is required to be obtained from Hilltown Township.
- Property monumentation must be installed prior to plan recordation and be certified in writing by the responsible surveyor.
- The plan identifies an "old abandoned well" located in the rear of Lot #1. Due to its proximity to the proposed spray field, the well must be closed in accordance with the Bucks County Department of Health/PADEP standards. Correspondence must be received from the Bucks County Department of Health indicating compliance with closure requirements.

The following plan submission requirements of Section 402 of the Subdivision Ordinance must also be addressed:

- Each plan sheet must be numbered to show its relationship to the total number of sheets. Additionally, an index must be provided on the record plan.
- A copy of the current deed of record for that tract must be submitted to the Township.
- Location map must include a graphic scale and north arrow.
- Township road number for Telegraph Road must be labeled.
- Existing and proposed property monumentation must be clarified on the plan in accordance with Section 522 of the Subdivision Ordinance.

Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to grant final plan approval to the Balco Subdivision, pending completion of all outstanding items as noted above by the Planning Commission and Mr. Wynn's office. There was no public comment.

4. Lesko Subdivision (Final) – The Planning Commission recommended final plan approval of the Lesko Subdivision, pending completion of the following outstanding items:

- Site capacity calculations contained on the plan have not been prepared in conformance to requirements of Section 501 of the Zoning Ordinance, as amended by Ordinance #98-13 on October 28, 1998. Calculations must be revised to determine net buildable site area, maximum number of dwelling units, and impervious surface ratio as required by Ordinance #98-13.
- A note must be added to the plan indicating that if the existing dwelling on Lot #1 is demolished and a new dwelling is constructed, the new dwelling must be connected to public water facilities of the North Penn Water Authority, which are available at the intersection of Cherry Drive and Cherry Road. The owner of Lot #1 is required to make the necessary connection and pay all applicable fees to the North Penn Water Authority, and secure a Highway Occupancy Permit from Hilltown Township for that portion of the public water connection located within the right-of-way area of Cherry Road.
- Verification of approval must be received in writing from the Hilltown Township Water and Sewer Authority regarding payment of capacity and connection fees for public water connection for Lot #1. Prior to

construction of a sanitary sewer lateral for Lot #1, a Highway Occupancy Permit must be obtained from Hilltown Township for that portion of the lateral construction located within the right-of-way of Cherry Road.

- Details to verify conformance to driveway standards required by Section 511 of the Subdivision Ordinance must be included on the plan for the proposed driveway for Lot #1. This includes driveway profile, grading, treatment of stormwater along Cherry Road, and sight distance. In the event the driveway location does not conform to the desirable sight distance of PennDot Chapter 441, the driveway must be relocated to the west side of the existing dwelling. Locating the driveway west of the dwelling requires a waiver of Section 511.1.A of the Subdivision Ordinance, which provides a driveway shall be no less than 60 feet from any street intersection.
- Plan must be revised to clarify the location and number of wells which exist on Lot #1
- A swale is located along the western boundary of the site from Cherry Road to the rear of the property. Where the drainage swale discharges into the Cherry Road right-of-way, the drainage ditch is eroded. This area must be stabilized with rip-rap material.
- A drain line (basement/sump pump?) is located near the portion of the driveway on Lot #2 identified as "to be replaced." The drain line from Lot #2 is located on and discharges into Lot #1. This drain line must be identified on the plan and an easement must be granted across Lot #1 for the benefit of Lot #2 to encompass the swale from the drain line across Lot #1 discharging into a swale along the western boundary of Lot #1.
- Two street trees are proposed for installation along the frontage of Lot #2. Trees must be installed prior to plan recordation and meet all requirements of Section 515 of the Subdivision Ordinance.
- Driveway relocation proposed for Lot #2 must be accomplished prior to plan recordation.
- Erosion and sedimentation control details must be included on the plan for earth disturbance associated with the driveway relocation on Lot #2 and driveway construction on Lot #1 as required by Section 402.4.G of the

Subdivision Ordinance. Verification of approval of erosion and sedimentation control measures must be received in writing from the Bucks County Conservation District.

- All new property corners must be concrete monuments pursuant to Section 522.2 of the Subdivision Ordinance. Plan must be revised accordingly. Property corners must be installed and certified in writing by the responsible surveyor prior to plan recordation.

Motion was made by Supervisor Bender, seconded by Supervisor Bennington, and carried unanimously to grant final plan approval to the Lesko Subdivision, pending completion of all outstanding items as noted above by the Planning Commission and Mr. Wynn's office. There was no public comment.

5. Orchard Glen – Landscaping – Mr. Wynn advised the Board had discussed the lack of landscaping in the Orchard Glen Subdivision at their last meeting. The applicant's period of completion expires on June 30, 1999 and they had requested an extension at that time which was tabled by the Supervisors. Mr. Wynn noted the applicant is attempting to secure and install the required trees. One item the applicant has requested is that the buffer yard trees, which are located in the rear yards and required to be Red Maples, be changed to Pear Trees. Mr. Wynn would not recommend this change. The applicant is also requesting that all the street trees be changed to Callery Pear, and not Maples as proposed. Discussion took place. The Supervisors denied the applicant's request to substitute other trees for those that were originally requested on the plan.

6. Supervisor Bennington understands that the Pennridge School District was dissatisfied with Mr. Wynn and the Township regarding the plans they had submitted for connection to public sewer lines for Seylar and Grasse Elementary Schools. Mr. Wynn explained a review of plans for both schools was conducted by his office, however the plans as submitted were deficient from a number of Ordinance requirements. Also, the Seylar School was proposed for public sewer, although there was no Act 537 Plan submitted. Mr. Wynn noted no representative from the School District was in attendance at the Planning Commission meeting two nights ago. However, after the plan submission, and prior to the Planning Commission meeting, Mr. Wynn stated correspondence was received from the School District, as well as studies that were submitted to the Township Manager only, which studied the feasibility of different alternatives for sewer facilities at the Seylar School. That report did not recommend public sewer; it recommended a package treatment plant. Mr. Wynn spoke with the School District's engineer and architect today, who indicated they would like to meet next week concerning different engineering issues. The applicant hopes to have revised plans submitted for the next meeting. Discussion took place.

7. Supervisor Bennington understands that the Heritage Building Group, who originally proposed the development of a farmer's market at the former C.D. Moyer property, has now submitted another plan for 66 garden apartments for that property. Supervisor Bennington was very upset that a representative from Heritage Building Group lied to him at a previous public meeting when she said there was no intention to change the plan for that property.

J. MYLARS FOR SIGNATURE: None.

K. PUBLIC COMMENT:

1. Mr. Jack Fox of Hilltown Pike, a member of the Hilltown Planning Commission, questioned the issue of vacation of public roads at the WaWa/Pileggi property, which was discussed earlier. Mr. Fox noted the roads in question are two State highways – Rt. 113 and Rt. 313, and wondered why and how the Township could vacate a State highway. Solicitor Grabowski explained it is not the roadway itself that will be vacated, it is the strip of frontage given to the Township as the ultimate right-of-way. Solicitor Grabowski noted that WaWa's title company determined that anything accepted by the Township becomes part of the road system. The Township's response to that determination was that it is not part of the roadway.

2. Mrs. Jean Bolger of Rt. 152 congratulated newly appointed Supervisor Bender, and expressed her good wishes to him.

L. SUPERVISOR'S COMMENTS:

1. Supervisor Bender has noted there has been some concern expressed about him holding two positions in the Township – as a Supervisor, and as a member of the Water and Sewer Authority Board. Since there is nothing legally prohibiting Supervisor Bender from holding these two offices, he decided that he would give it his best effort. Supervisor Bender commented that if his fellow Supervisors believe there is a conflict, he would be willing to step down as a member of the Hilltown Township Water and Sewer Authority since the Authority members exist at the discretion of the Board of Supervisors. Supervisor Bender wishes to eliminate the appearance of any conflict of any issues that come before the Township that may directly impact the Authority.

With that in mind, in February of 1999, Supervisor Bender submitted a position paper to the Township and the Planning Commission, advising of the unanimous opinion of the Authority with regard to package treatment plants versus public sewer in the Rural Residential Zoning District. Supervisor Bender explained that there was a reference to a concept in that letter which had been proposed by the Elliott Group for work on Telegraph Road. Because of that letter and what he previously said about not wanting the

appearance of conflict, Supervisor Bender intends to abstain from any vote concerning the issue of sewer for that proposal.

Supervisor Bennington understands Supervisor Bender's concern, however he asked what would happen if the vote is 1 to 1. Solicitor Grabowski commented that if there is a deadlock vote with regard to approval of a final plan for the Elliott Building Group, the law provides that a plan becomes approved due to lack of action by the municipality. Discussion took place.

2. Since his appointment to the Board, Supervisor Bender commented that Township employees have been extremely helpful. As a member of the original Open Space Committee several years ago, Supervisor Bender is curious about the status of the Township's open space effort. He is aware that the funds are available from Bucks County and is concerned because each day land is becoming more and more expensive. Supervisor Bender complimented the outstanding effort made by the Open Space Committee and encouraged the Board to act immediately on purchasing open space with the funds provided by the County. Mr. Horrocks believes that prior to the next meeting, the Board will meet in executive session to have the opportunity of negotiating with an actual landowner for purchase of open space. A lengthy discussion took place. Supervisor Bender offered to meet with the Open Space Committee to move the process forward. Mr. Horrocks commented the Open Space Committee met with the Board of Supervisors a number of months ago to establish a priority listing of possible properties in the Township.

3. Supervisor Bender questioned the procedure used on the agenda for public comment. Chairman Bennett explained that up until approximately one year ago, there was only one public comment period on the agenda at the end of the meeting. However, the Sunshine Law was then amended in December of 1998, and the agenda was revised to reflect those new requirements. Further, Mr. Horrocks noted that the meeting procedures adopted by the Board of Supervisors, are listed on the reverse side of the agenda, which clearly specify that the chairperson of the Board, at their discretion, shall preside over the public comment section of the agenda. The Board will give careful consideration to possibly amending agenda procedures.

4. Motion was made by Supervisor Bender, and seconded by Supervisor Bennington to join the Bucks County Coalition as soon as possible.

At a previous meeting, Chairman Bennett had expressed concern about who would attend the Coalition meetings, and suggested the motion be amended to reflect that a committee would be appointed to attend meetings and be active in the process. Another reservation of Chairman Bennett's is that many of the municipalities who have joined the Coalition seem to experience different problems than Hilltown Township, such as the filing of

many, many curative amendments and various different zoning issues, as well. Chairman Bennett had no objection to Hilltown Township joining the Coalition.

Supervisor Bender's motion was carried unanimously, and passed. There was no public comment.

5. Supervisor Bender has reviewed the proposed revised Cluster Ordinance and asked for clarification on a specific issue. With regard to Article II, Section 304.2.1 – Rural Residential, which states "The Rural Residential areas are based primarily upon the analysis and availability of a safe and adequate groundwater supply. Within these areas, the recommended residential density is one dwelling unit for every three acres of land area. If public water is provided by a Municipal Authority within these areas, then development on 50,000 square feet lots may be accommodated. If Municipal Authority public water and open space are provided in accordance with requirements of this Ordinance, a cluster option within 30,000 square feet lots is permitted." The way this paragraph reads, it appears to Supervisor Bender that the Township is recommending that public water be extended into all Rural Residential areas.

In the RR District, Mr. Wynn explained Cluster is allowed only in the case where public water is provided by a Municipal Authority, and he does not know that there is any objection to a public water extension in the RR, unlike public sewer extension into the RR District, which is not permitted.

6. In the past when new Supervisors have been elected, Supervisor Bennington noted this Board has allowed them to participate to a certain extent in discussions so that they can become indoctrinated into the Township affairs. This year, Supervisor Bennington feels that it is particularly important due to the budget for the year 2000 and police contract negotiations. Therefore, Supervisor Bennington recommended that the Board of Supervisors bring Ms. Diane Parks on board as quickly as possible to attend future meetings, discussions, and negotiations. Supervisor Bennington asked Solicitor Grabowski for his legal opinion on this suggestion. Solicitor Grabowski advised the Supervisors may invite anyone they choose to attend their executive sessions. The Supervisors unanimously agreed to invite Ms. Parks to attend and participate in future executive sessions, as noted above.

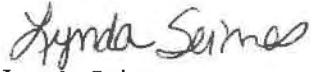
M. PRESS CONFERENCE: A conference was held to answer questions of those reporters present.

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N. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously, the rescheduled meeting of Wednesday, May 19, 1999 was adjourned at 9:00PM.

Respectfully submitted,



Lynda Seimes
Township Secretary

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