

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, February 8, 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 7:40PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairman  
Charles D. Grasse, Supervisor  
Bruce G. Horrocks, Township Manager  
Thomas A. Buzby, Director of Public Works  
George C. Egly, Jr., Chief of Police  
Gregory J. Lippincott, Zoning Officer/Assistant Manager

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the January 25, 1999 Supervisor’s Meeting - Motion was made by Supervisor Grasse, seconded by Supervisor Bennington, and carried unanimously to approve the minutes of the January 25, 1999 Board of Supervisor’s Meeting, as written.

C. HILLTOWN WATER AND SEWER AUTHORITY REPORT – Mr. James G. Groff – Mr. Groff read the Authority Report for the months of December, 1998 and January, 1999; copies of which are on file at the Township office.

Supervisor Bennington questioned the paving proposed around the water tank. Mr. Groff advised paving of the driveway and parking area around the water tank would proceed in the spring, as the weather improves.

D. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby read the Public Works Reports for the period of December 6, 1998 through January 2, 1999, and for the period of January 3 through January 30, 1999; copies of which are on file at the Township office.

Mr. Buzby had reminded Supervisor Bennington that one of the Public Works employees, Mr. Joe Bollman, will celebrate his 25<sup>th</sup> anniversary as a Hilltown Township employee in July of this year. Supervisor Bennington suggested that Mr. Buzby be tasked with the responsibility of a certificate of appreciation for recognition at a future public meeting. The Board agreed.

Mr. Buzby requested Board authorization to advertise for bid of the new truck. Funds have been allocated in the 1999 Budget for this purpose.

Motion was made by Supervisor Bennington, seconded by Supervisor Grasse, and carried unanimously to authorize the advertisement of a bid to purchase a new truck for the Public Works Department. There was no public comment.

E. POLICE REPORT – Mr. George C. Egly, Jr., Chief of Police – Chief Egly read the Police Reports for the months of December, 1998 and January, 1999; copies of which are on file at the Township office.

Supervisor Grasse attended a seminar last Saturday where ten municipalities participated, with four of those having a similar size police force. Supervisor Grasse noted of those four, Hilltown Township Police Department had far more arrests; and he complimented Chief Egly on the fine job done by the department.

F. ZONING REPORT – Mr. Gregory J. Lippincott, Zoning Officer – Mr. Lippincott read the Zoning Reports for the months of December, 1998 and January, 1999; copies of which are on file at the Township office.

Last Thursday, Mr. Lippincott attended a 2000 Census meeting at the Pennridge Chamber of Commerce. Hilltown Township will be creating a "Complete Count Committee" and he requested that a member of the Chamber serve on that committee. Mr. Lippincott noted the Chamber of Commerce will also be contacting the Pennridge Area Coordinating Committee to establish their own Complete Count Committee for the entire Pennridge area. Mr. Lippincott presented a list of five individuals interested in participating in Hilltown Township's Complete Count Committee. Mr. Lippincott is also hoping to obtain volunteers from both the Hilltown Fire Company and the Silverdale Fire Company. The Committee will meet four times in 1999, and then once a month for the first six months of the year 2000. Chairman Bennett asked Mr. Lippincott to comment on the value of a correct count for the 2000 Census. Mr. Lippincott explained that Hilltown Township receives \$400.00 per resident every year through Federal grants, school grants, Medicare, as well as other various Federal programs. This is based on population. If there is not a complete and accurate count, Hilltown Township loses Federal dollars coming in, not only to the municipality, but also other programs such as school taxes. An accurate count is also very important for the issue of representation, which is how the Congressional Districts and the State Legislature is divided. Another issue of concern for a complete count is for Liquid Fuels funding which provides monies for roadwork, at a rate of \$11.00 per person based on the population.

In 1980, Chairman Bennett commented Hilltown's population was 9,300, yet ten years later, even with all the construction during the 1980's, the official Census count only increased to 10,400 residents. After the 1990 Census, Chairman Bennett personally complained about what he felt was an inaccurate count. The Census Bureau sent

representatives to the Township for a two-week period, which then boosted the population by 150 people. Therefore, as of 1990, Hilltown Township's population stands at 10,582. It is Chairman Bennett's personal feeling that Hilltown's population is actually closer to 14,000.

G. BUILDING REPORT - Mr. Richard J. Heilman, Code Enforcement Officer - Mr. Heilman was not present. The Building Report for the month of January, 1999 is on file at the Township office.

**8:00PM - TWO PUBLIC HEARINGS - (1) Amendment to Ordinance #98-5 of the Zoning Ordinance, providing for common carriers, public utilities, community facilities, public service organizations and communications companies; and (2) Amendment to Ordinance #98-13 of the Zoning Ordinance regarding Cluster Development "Table 502: Performance Standards - Bulk and Area" to correct a typographical error.**

Mr. Horrocks explained proposed Ordinance #99-1 is a revision to the Cellular Communication section of the Zoning Ordinance. The change will allow a cellular tower to be affixed to existing municipal structures in the Village Center Zoning District. There was no public comment.

Motion was made by Supervisor Bennington, seconded by Supervisor Grasse, and carried unanimously to **adopt Ordinance #99-1 to amend Ordinance #98-5 of the Zoning Ordinance to allow a cellular tower to be affixed to existing municipal structures in the Village Center Zoning District.** There was no public comment.

Mr. Horrocks explained proposed Ordinance #99-2 amends Ordinance #98-13 of the Zoning Ordinance with regard to Cluster Development. Specifically, this proposed Ordinance deals with two typographical errors to the footnote section of Table 502. The incorrect footnote originally stated that if someone chose Option #1 for a single-family cluster in RR with 50% open space, they would be required to have public water and public sewer. The corrected footnote will state that public water only is required, with no reference to public sewer in the RR Zoning District for cluster development.

Motion was made by Supervisor Bennington, seconded by Supervisor Grasse, and carried unanimously to **adopt Ordinance #99-2 to amend Ordinance #98-13 of the Zoning Ordinance regarding Cluster Development "Table 502: Performance Standards - Bulk and Area" to correct the typographical error as noted above.** There was no public comment.

**\*The Public Hearing was adjourned. Chairman Bennett reconvened the regular meeting of the Hilltown Township Board of Supervisors at 8:10PM.**

H. HILLTOWN FIRE COMPANY REPORT – Mr. Robert Grunmeier, Chief – Mr. Grunmeier read the Hilltown Fire Company Reports for the months of December, 1998 and January, 1999; copies of which are on file at the Township office.

For the year 2000, Mr. Grunmeier noted Engine 60 of the Line Lexington Station is slated for replacement. A truck committee will be formed to review the replacement process.

An item for concern is the cost of the new radios. It is undetermined at this time whether the County will float a Bond Issue for the radios. Hilltown Fire Company will be spending approximately \$70,000.00 for the purchase of radios.

I. EMERGENCY MANAGEMENT REPORT – Mr. Robert Grunmeier, Assistant Emergency Manager Coordinator – Mr. Grunmeier advised the radiological meters will be re-certified by the summer of 1999.

J. SILVERDALE FIRE COMPANY REPORT – Mr. Chuck Stockert, Chief – Mr. Stockert read the Silverdale Fire Company Reports for the months of December, 1998 and January, 1999; copies of which are on file at the Township office.

K. PARK AND RECREATION REPORT – Mr. Nick Lupinacci, Chairman – Mr. Lupinacci read the Park and Recreation Board Report for the months of December, 1998 and January, 1999; copies of which are on file at the Township office.

Motion was made by Supervisor Bennington, seconded by Supervisor Grasse, and carried unanimously to authorize the expenditure of up to \$1,000.00 for Hilltown Township's participation in the 1999 Pennridge Community Day on July 11, 1999 by sponsoring the Washington Memorial Pipe Band. There was no public comment.

The following events will be sponsored by Hilltown Township in 1999:

- Easter Egg Hunt at the Hilltown Civic Park on Saturday, March 27, 1999 at 11:00AM.
- Arbor Day Tree Planting at the Hilltown Civic Park on Saturday, April 24, 1999 at 1:00PM (Free seedlings available to the first 100 attendees).
- Co-ed Sand Volleyball Summer League -- dates to be announced.
- Theater Camp at the Scout Cabin in Blooming Glen Park during the week of July 12<sup>th</sup> through July 16<sup>th</sup>, 1999.

L. CONFIRMED APPOINTMENTS:

1. Concerned residents of Beverly Road/Audrey Lane – Ms. Janice Stemler of 19 Beverly Road was in attendance representing other residents of both Beverly Road and Audrey Lane, to read the following prepared statement:

“We, the concerned citizens of Audrey Lane and Beverly Road are opposed to the building of the proposed Hilltown Crossing development by the Elliot Building Group. We are concerned about several issues that will affect our neighborhood. Traffic is our major concern. The addition of 55 houses on an extension of Beverly Road will cause a potential increase of 100+ vehicles per day through our development. Most new residents will be heading to Rts. 113 and 152, and will probably find our development the most direct route. Beverly Road is narrow and winding, and was not designed to handle that heavy a traffic load. The additional traffic attempting to enter Rt. 113 will necessitate another traffic light at the intersection of Rt. 113 and Rt. 152, in addition to the light already being considered at Telegraph and Rt. 113, to accommodate the new housing. Children using our roads who travel by bicycle and pedestrians will not be safe. The school bus stop at Audrey Lane and Rt. 152 will become even more unsafe than it already is.

Our next concern is the sewer plant. Elliot Building Group proposes to build a package plant to service the sewage needs of the development. Where are they planning to put the plant, and what stream are they planning to use for discharge? There is no permanent stream on the property. The Hilltown Township Water and Sewer Authority has already determined that the building of individual sewer plants by developers can become costly and burdensome to the Authority's overseeing them. There ends up being controversy over ownership and operation, and municipal authorities eventually become responsible for them. Even if Elliot pays for the original construction of the plant, the Hilltown Authority will be responsible for capital improvements to the plant in the future.

The addition of 55 families to the area will add approximately 110 new students to the Pennridge School District. Seylar Elementary and the new middle school are already at capacity.

The Hilltown Police Department is already stretched thin. How will they be able to maintain their visible presence and deal with the increased traffic problems?

Should the plan for high-density housing with a private sewer package plant be approved, it will set a precedent for the development for the rest of Hilltown Township, which will destroy its country and rural character. We thank you for your time and consideration. We will continue to watch the progress of the development proposal through the Township committees.”

Supervisor Bennington attended the Planning Commission meeting where this plan was first proposed, and noted the plan itself was a sketch plan only, not a formal submission. The Planning Commission then told the developer that the plan was unacceptable. Supervisor Bennington believes the next step will be that the developer will submit a formal preliminary plan to the Planning Commission. Chairman Bennett also attended the last Planning Commission meeting. He reminded those present that the whole planning process from the time of submission to approval or denial, can typically take up to 12 to 18 months. Chairman Bennett advised public sewer is not permitted in the Rural Residential Zoning District, and therefore, a builder's only alternative is to construct a package treatment plant, which is permitted. Further, at present there are no EDU's available.

Supervisor Bennington noted the cul-de-sac located at the end of Beverly Road was originally intended as a stub street for future development behind that area. Last year, this Board adopted an Ordinance for a Disclosure Statement that would insure that builders tell future property owners what may happen in their area in the future.

Mr. Stefan Heilakka of Church Road advised that a recent Philadelphia Inquirer article stated that this area of Pennsylvania is losing acreage at a rate of one acre per hour. Mr. Heilakka and other concerned residents have formed a group to discuss issues relevant to Hilltown Township. Mr. Heilakka invited all concerned Hilltown Township residents to attend their next meeting on Thursday evening at 7:30PM at St. Peter's Lutheran Church.

Mrs. Jean Bolger asked who owns the property behind Beverly Road that is proposed for development. Chairman Bennett assumes the developer owns it. Ms. Rita Kulack of Beverly Road asked how the residents can determine ownership of that property. Mr. John Kachline, member of the Hilltown Township Planning Commission, advised a Mennonite Church from Indiana is listed on the title as trustees for two individuals. Mr. Horrocks suggested a call be placed to the Recorder of Deeds at the Bucks County Courthouse to determine that information. Ms. Joan Grasmeder of 20 Beverly Road asked the Board once again if they are aware of the owner of that property. Supervisor Grasse commented that he once owned that land, however he donated it to the Mennonite Foundation.

2. Mr. Craig Miller – Parking issues in Country Roads – Mr. Miller was not present at this time.

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

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

Country Roads Phases III & IV	Voucher #53	\$ 554.78
Tall Oaks Subdivision	Voucher #15	\$ 321.45
Longleaf Estates Phase I	Voucher #24	\$ 1,369.32
Orchard Glen Subdivision	Voucher #45	\$ 390.25
Quiet Acres	Voucher #24B	\$ 132.54

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

2. Mr. Horrocks announced that on February 2, 1999 at 8:00PM, the Township Solicitor, Supervisors Grasse and Bennington, and himself, met for one hour in Executive Session to discuss personnel matters. Chairman Bennett was on vacation and did not attend. Following this meeting, Mr. Horrocks requested the Board meet in Executive Session with the Township Solicitor to discuss a personnel issue.

3. At the last meeting, discussion took place concerning the maintenance period, escrows, and possible dedication of the Hilltown Woods Subdivision. The applicant was to provide information to the Township Engineer and Solicitor for possible dedication at this meeting. It is the opinion of the Township Solicitor that any agreement between Del Val Soils and the developer of that subdivision still does not meet the requirements of the Township. Therefore, it is Mr. Wynn's recommendation that two separate escrows be established - a \$5,000.00 cash escrow for soft costs and a \$7,500.00 escrow for maintenance of the plantings.

Motion was made by Supervisor Bennington, seconded by Supervisor Grasse, and carried unanimously to follow the recommendation of the Township Solicitor and Township Engineer to establish two escrows as specified above, for dedication of the Hilltown Woods Subdivision. There was no public comment.

4. A request has been received from the owner of TMP #15-11-81 on Callowhill Road with a failing private sewer system, to connect to public sewer through the Perkasio Borough Authority where there are still some in-fill EDU's available. This past year, P.B.A. extended their public sewer line to a very specific parcel at the top of the hill, a proposed subdivision that is currently before the Planning Commission for review.

Motion was made by Supervisor Bennington, seconded by Supervisor Grasse, and carried unanimously to authorize TMP #15-11-81 to connect to public sewer with Perkasio Borough Authority. There was no public comment.

5. From time to time, the administrative policies established by this Board are reviewed. Mr. Horrocks is seeking Board authorization to establish a change in a policy of work shift. Currently, the Township administrative staff's work schedule is from 8:00AM to 5:00PM, with a 60 minute lunch. The main reason for this change in hours is because the Police Department office closes at 4:30PM. Mr. Horrocks is seeking work schedule hours for the administrative employees from 8:00AM to 4:30PM, with a 30 minute lunch. If an administrative employee would like a 60 minute lunch, they may work the hours of 7:30AM to 4:30PM.

Motion was made by Supervisor Grasse, seconded by Supervisor Bennington, and carried unanimously to change the work schedule of administrative employees to 8:00AM to 4:30PM with a 30 minute lunch, as specified above. There was no public comment.

6. The Lt. Governor has requested that all boroughs and municipalities throughout the State of Pennsylvania adopt a Y2K Resolution to endorse a program to be Y2K educated and prepared.

Motion was made by Supervisor Bennington, seconded by Supervisor Grasse, and carried unanimously to **adopt Resolution #99-10 indicating Hilltown Township's support to the Lt. Governor's Y2K program.** There was no public comment.

7. Mr. Horrocks presented the Board with Resolutions proposed by the Bucks County Association of Township Officials which will be voted on this coming Saturday at their annual convention.

N. CORRESPONDENCE:

1. Correspondence has been received from the Pearl S. Buck Foundation requesting that the Board consider changing the name of Dublin Road to Pearl S. Buck Road/Avenue/Street or Boulevard.

O. MYLARS FOR SIGNATURE: None.

P. PUBLIC COMMENT:

1. Mr. Garrett Bentker of 2 Audrey Lane, lives on the border between Silverdale Borough and Hilltown Township. It took Mr. Bentker three requests before the 1980 Census actually placed him as a resident of the correct municipality. Mr. Bentker believes the large number of different post offices servicing Hilltown Township is one of the main reasons that census figures are inaccurate. Chairman Bennett agreed and he had personally addressed this issue several years ago to no avail. Since March of 1997, Mr. Horrocks advised 1/3 of Mr. Lippincott's responsibilities is the 2000 Census.



On a different note, Mr. Bentker is not against reasonable development of any kind, however he can not stand idly by and watch what happened in Montgomery Township take place here. Mr. Bentker implored the Supervisors to address the issue of roads before they address building permits, the water tables before they address swamp development, and the proper water/sewage and road requirements before they address development. Discussion took place.

All the issues mentioned by Mr. Bentker are also very important to the Supervisors. Chairman Bennett feels the Township has done a good job of keeping two thirds of this Township zoned Rural Residential. It is a concern as to whether the Township will be able to maintain that in the future from the point of view of providing "fair share" housing throughout the municipality.

Supervisor Bennington commented it is not just his responsibility as a Supervisor to control development, he feels it is also the job of the residents. The groups of concerned citizens who have organized, such as the one mentioned by Mr. Heilakka, need to monitor the Board of Supervisors to insure that development is controlled to the best of our ability.

Supervisor Grasse stated the issues of water, sewer and long range planning are of the utmost importance. It is Supervisor Grasse's opinion that long range planning means forethought to 25 years in the future. He feels that serious consideration must be given to constructing a water and sewer system to address future development. Strong Ordinances and the enforcement of those Ordinances is the key to success. Supervisor Grasse feels the Township has done a fine job to date in order to maintain 70% Rural Residential Zoning in Hilltown. Supervisor Grasse has served this municipality for the past 11 years on the Zoning Hearing Board, as a member of the Open Space Committee, and now as a Supervisor. After serving for 1 ½ years on the Open Space Committee, Supervisor Grasse was disappointed that there was so much resident opposition to the establishment of open space areas, trails, and recreational facilities because they did not want it "in their backyard." Mrs. Bolger agreed with Supervisor Grasse's comments concerning controlled development, however, she reminded Supervisor Grasse that most of the residents do not have the advantage of owning large tracts of land to either develop or to serve as a buffer against development around their homes.

Q. SUPERVISOR'S COMMENTS:

1. Supervisor Bennington announced Ms. Betsey Helsel, chairperson of the Plumstead Board of Supervisors, will appear at the February 22, 1999 Supervisor's meeting at 8:00PM in order to discuss the Bucks County Coalition.

2. On Monday February 1, 1999, Supervisor Bennington noted there is a "No Smoking" policy in effect in this entire building.

3. In a recent News Herald article, Supervisor Bennington noticed that if residents do not file a Homestead Exemption form by March 1, 1999, they would not be eligible for the property tax change that could take effect in the year 2000. Supervisor Bennington encouraged Hilltown Township residents to complete the form and submit it by March 1<sup>st</sup>.

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

S. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Grasse, and carried unanimously, the February 8, 1999 Board of Supervisor's Worksession meeting 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).