

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULAR SCHEDULED PUBLIC WORKSESSION  
Monday, November 14, 1994  
7:30 PM

The public Worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:55PM, following the Public Hearing for the Proposed Zoning Ordinance.

Also present were: Jack C. Fox, Supervisor  
Bruce G. Horrocks, Township Manager  
Thomas Buzby, Director of Public Works  
George C. Egly, Chief of Police  
Warren Nace, Zoning Officer

A. APPROVAL OF BILLS PAID NOVEMBER 15, 1994 -

Chairman Bennett presented the Bills List for the Board's approval with a General Fund payments in the amount of \$86,849.00, Debt Service payments in the amount of \$121,720.00, State Highway Aid payments in the amount of \$56,134.00, and Escrow Fund payments in the amount of \$1,965.00, with a grand total of \$266,668.19.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to approve the Bills List dated November 15, 1994, subject to audit.

B. MANAGER'S REPORT - Mr. Bruce G. Horrocks -

1. Mr. Horrocks requested a motion to authorize a release (#94-1) from the Bond Issue in the amount of \$72,686.34 for Capital Projects - Parks. This is the first reimbursement from the Bond back into the General Fund for the 1994 year.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to authorize the release of \$72,686.34 to the General Fund from the Bond Issue for Capital Projects - Parks.

2. Mr. Horrocks requested Board approval on the bids opened at the previous meeting for the Hartzel-Strassburger Homestead. It appears that the lowest, responsible bidder is Bright Maintenance Inc. of Hatboro, and their bid is in the amount of \$23,750.00. All funds will come from the Community Development Block Grant for 1993.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to award the bid for work on the Hartzel-Strassburger Homestead to Bright Maintenance, Inc. in the amount of \$23,750.00.

3. Mr. Horrocks stated the first draft of the 1995 General Fund Budget has been presented to the Board of Supervisors. Currently, without any departments being addressed specifically,

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Mr. Horrocks noted the Budget is \$40,800.00 out of balance. Mr. Horrocks feels very confident this Budget can be balanced without a tax increase. Mr. Horrocks recommended that a Special Budget Worksession Meeting be held in order to discuss the Police Department and the Public Works Department portions of the budget on Wednesday, November 23, 1994 from 8:30AM until 11:00AM. Supervisor Bennington has confirmed that he would be able to attend that meeting. The Supervisors authorized Mr. Horrocks to advertise the Budget Worksession Meeting, as specified above.

4. Mr. Horrocks requested Board approval to advertise the continuance of the Proposed Zoning Ordinance Public Hearing to November 28, 1994, without further public comment. The Supervisors authorized Mr. Horrocks to advertise the continuance of the Proposed Zoning Ordinance Public Hearing on November 28, 1994 at 7:00PM.

C. CORRESPONDENCE - Mr. Bruce G. Horrocks, Township Manager -

1. The Township has received, as we do for all State Aid monies, audits for the Uniform and Non-Uniform Pension Plan, both running from December 31, 1991 through 1993, as well as a small portion of 1990. There are findings in both audits that have a negative impact to the Township. With regard to the Non-Uniform plan, monies will be coming from the plan in order to reimburse the State. The issue is that personnel should be reported only if they are over a six month period of time in any given calendar year. For these three years, there were errors in reporting that information, which meant that more State Aid funds came to the Township and was immediately forwarded to the pension plan. The pension plan, therefore, will be returning money directly to the Commonwealth. There are also some findings dealing with the Uniform Pension Plan, going back to 1989 and 1990, including repayments of loans that may have been made without the interest ever being paid. Interest will be paid on that. There are also some discrepancies with the MMO (Minimum Municipal Obligation).

Mr. Horrocks has arranged a meeting with Larry Barber and Jim Allen of the Pennsylvania Municipal Retirement System, who is the holder of the plans. Mr. Horrocks has also spoken with Larry Gruver of Niessen, Dunlap and Pritchard. Both parties have expressed interest and concern as to whether or not monies will be paid out, since both plans are currently over-funded.

D. CONFIRMED APPOINTMENTS: None.

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E. HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY REPORT - Mr. Frank Beck - Mr. Beck read the report for the month of October, 1994, which is on file at the Township office.

Mr. Horrocks noted that the Township will be refinancing the Bond Issue on Tuesday, November 15, 1994 at 10:00 AM at Union National Bank.

F. DIRECTOR OF PUBLIC WORKS REPORT - Mr. Thomas Buzby - Mr. Buzby read the Public Works Report, dated October 2 through October 29, 1994, which is on file at the Township office.

G. POLICE CHIEF'S REPORT - Chief George C. Egly - Chief Egly read the Police Report for the month of October, 1994, which is on file at the Township office.

H. ZONING OFFICER'S REPORT - Mr. Warren Nace - Mr. Nace read the Zoning Report for the month of October, 1994, which is on file at the Township office.

Mr. Nace explained there is a property located in Green Meadows which is occupied by four tenants. Mr. Nace provided pertinent information for the Board's review concerning this matter, including names of the tenants, a copy of the citation sent, and the response from the owner of the property. Mr. Nace requested the Board's direction as to how to proceed. Mr. Horrocks explained the Zoning Officer is requesting a motion to address this matter with further action. Chairman Bennett suggested the matter be referred to the Homeowner's Association of this development.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to direct the Zoning Officer to refer this matter to the Homeowner's Association of Green Meadows and then to follow the section of the Zoning Ordinance pertaining to these issues.

I. PARK AND RECREATION REPORT - No one was present from the Park and Recreation Board.

Mr. Horrocks noted there was a meeting of the Park and Recreation Board held last Thursday. The tennis courts and the basketball courts at the Civic Field Park will be paved late this month with a binder course that will sit through the winter. In the spring, a top coat will be placed. The Tot Lot has been installed, and ground service is being finalizing at present. The swings, bleachers, player benches and other miscellaneous parts have been received. Security lighting will be installed. Pay telephones will be installed at the parks. The backstop at the Blooming Glen Park has also been installed.

J. HILLTOWN FIRE CHIEF'S REPORT - The Hilltown Fire Chief was not present this evening.

K. EMERGENCY MANAGEMENT COORDINATOR'S REPORT - The Emergency Management Coordinator was not present this evening.

L. RESIDENT'S COMMENTS:

1. Mr. Ron Theis of Florence Circle asked if the proposed tower at the Bolton Turkey Farm has been issued a permit. Mr. Nace replied an application has been made, however no permit has been issued. Mr. Theis asked when a permit can be appealed, once it has been issued. Mr. Horrocks explained a building permit has an appeal period of 30 days.

Mr. Theis noted the State recently re-paved the entire length of Diamond Street. Yellow lines have been painted at the intersection of Diamond Street and Narothyn Road. Those lines allow for a passing lane at that intersection, which has almost caused a neighbor of Mr. Theis to be severely injured. Mr. Theis is very concerned about this issue.

2. Mr. Bill Godek of Broad Street asked if the Murphy property has been sold yet. To Chairman Bennett's knowledge, that property has not yet been sold. Under the new Zoning Ordinance, if the quarry wished to purchase that land and change the zoning, it appears to Mr. Godek that the only thing they would be required to do is prove the traffic pattern. There are no longer requirements for environmental studies or Comprehensive Plan requirements as the proposed Ordinance currently exists. Supervisor Fox does not believe those requirements have been deleted from the proposed Zoning Ordinance, and suggested that they may be listed in a different section of the document than where it previously had been listed. Mr. Godek has referred to the section of the proposed Ordinance which specifically addresses what is required of someone requesting a zoning change. It was specifically delineated in the 1983 Zoning Ordinance, however it does not appear to be addressed in the proposed Ordinance. Supervisor Fox noted those requirements were never deleted at any meeting he attended.

3. Mr. Frank Beck was asked by the residents of Quiet Acres Mobile Home Park to inquire about the possibility of some type of lighting at the corner of Pheasant Hill Road and Rt. 309. It is very dark at the intersection and it is difficult to see where Pheasant Hill Road enters into the highway. At present, there is a billboard located at that intersection which is lit up on one side. Mr. Beck's first thought was to contact the Adams Co. to request that a light be added on the rear of the billboard and have the residents of Quiet Acres share the expense of that light.

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Another suggestion was to contact PP&L to determine the cost of installing a street light at that intersection. Supervisor Fox suggested Mr. Horrocks contact PP&L to determine the cost.

4. Mr. Scholl of 1017 Spur Road has spoken to Mr. Horrocks several times concerning his neighbor's apartment house located at 1020 Spur Road. That site recently suffered a major fire, at which time the Township discovered there were four or five apartment units in that building. The owner has been permitted by the Township to rebuild those apartment units with apparently no inspections other than electrical, despite Mr. Scholl's strenuous objections. At this time, the building is virtually ready for habitation as a four unit apartment building. Mr. Scholl can not understand how this building, which was built without an original permit, could be rebuilt without a permit or inspections.

Another of Mr. Scholl's neighbors at 1050 Spur Road has begun a new construction/remodeling business at his home, with recreational vehicles, cars, and house trailers on the lot. Mr. Scholl commented the site is beginning to look like a junk yard. Chairman Bennett wondered if it was part of Mr. Keller's operation. Mr. Scholl replied the property is owned by Mr. Keller, however the house is being rented out to someone who is utilizing the site for another purpose other than camping equipment. Chairman Bennett directed the Zoning Officer to inspect both properties mentioned by Mr. Scholl. Mr. Horrocks noted both he and Mr. Gardner, the Building Inspector, have visited the property located at 1020 Spur Road. A physical "walk through" has taken place with the owner of the property present. The owner was informed that he must obtain building permits and come into compliance with Codes. To Mr. Horrocks' knowledge, that has taken place, otherwise Mr. Gardner would not have allowed construction to continue on the site. Mr. Horrocks will check to see that there was a final inspection of the property and that an Occupancy Permit has been issued.

Mr. Scholl previously presented a proposal for a zoning variance to construct a used car lot at Rt. 309 and Spur Road. One of the things the Zoning Hearing Board objected to at the time was the setback for vehicles off Rt. 309. Mr. Scholl noted that Peruzzi has begun taking their vehicles from the parking lot area and placing them out on the grass. Mr. Scholl does not understand why this is being permitted because it obstructs the line of sight.

M. SUPERVISOR'S COMMENTS:

1. Supervisor Fox stated one of the reasons that the Township is now conducting home inspections is because many people are living in this Township that we are not aware of, such as the case Mr. Scholl previously mentioned at 1020 Spur Road. Not only does the Township lose funds by not being aware of residents moving

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in and out of the municipality, but the school district does as well, which causes higher taxes.

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

O. ADJOURNMENT: Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to adjourn the November 14, 1994 Worksession Meeting of the Hilltown Township Board of Supervisors at 9:00 PM.

Respectfully submitted,

*Lynda Seimes*

Lynda Seimes  
Administrative Secretary

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