

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED PUBLIC MEETING  
Monday, November 23, 1992  
7:30PM

The 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: Jack C. Fox, Supervisor  
Bruce G. Horrocks, Township Manager  
Francis X. Grabowski, Township Solicitor  
C. Robert Wynn, Township Engineer  
George C. Egly, Chief of Police  
Lynda Seimes, Township Secretary

Chairman Bennett announced that Supervisor Bennington would not be present this evening, since he is in the hospital following an operation for appendicitis. Chairman Bennett further advised that the Board and the Township Manager met in Executive Session prior to this meeting, to discuss personnel matters.

A. APPROVAL OF MINUTES: Action on the minutes of the October 26, 1992 Board of Supervisor's Meeting:

Supervisor Fox noted the following correction: On page 18, first paragraph, should read "Originally, the Planning Commission had recommended denial of the Santos Subdivision, due to non-compliance, however upon further review of the Zoning Hearing decision of 1989, the Planning Commission changed their recommendation to approval of the Santos Subdivision for the definition of the private road only."

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to approve the minutes of the October 26, 1992 Board of Supervisor's Meeting, as corrected.

Action on the minutes of the November 9, 1992 Board of Supervisor's Worksession Meeting:

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to approve the minutes of the November 9, 1992 Board of Supervisor's Meeting, as written.

B. APPROVAL OF CURRENT BILLING:

Chairman Bennett stated there are two Bill's Lists for the Board's approval this evening. The first Bill's List is dated October 28, 1992 and totals \$60,312.38 of regular payments, with State Highway Aid payments in the amount of \$211.94, for a grand total of \$60,524.32.

Supervisor Fox questioned the bill from Pennridge Wastewater for treatment of the holding tank in the amount of \$65.00. Mr.

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Horrocks explained this is a once yearly fee. Last year, it was a charge of \$50.00, however this year it has gone up to \$65.00. Chairman Bennett noted that dental and prescription bills appear to be on the rise. Mr. Horrocks replied hopefully, going to a commercial dental carrier in 1993 will remedy the situation.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to approve the Bill's List dated October 28, 1992, subject to audit.

The second Bill's List is dated November 11, 1992 and totals \$98,005.10 of regular funds, with State Highway Aid payments in the amount of \$312.00, for a grand total of 98,317.10.

Supervisor Fox questioned the bill from Carter Van Dyke Associates for professional services in the amount of \$397.43. Mr. Horrocks replied this was the final payment to obtain computer discs to deal with the Comprehensive Plan and the Zoning Ordinance in-house.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to approve the Bill's List dated November 11, 1992, subject to audit.

C. TREASURER'S REPORT - Mr. Bruce G. Horrocks, Township Manager:

Mr. Horrocks presented the Treasurer's Report with the following balances, as of November 23, 1992:

General Fund Checking Account	\$ 15,430.27
Payroll Checking Account	\$ 24,506.49
Fire Fund Checking Account	\$ 92,152.01
Debt Service Checking Account	\$120,480.38
State Highway Aid Checking Account	\$ 77,070.76
Escrow Fund Checking Account	\$117,179.21

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to approve the Treasurer's Report, dated November 23, 1992, subject to audit.

D. RESIDENT'S COMMENTS ON AGENDA ITEMS ONLY:

1. Mrs. Jean Bolger wished to show her support for Father McBride and Mr. Diserod in their endeavors this evening, and hopes that the Board of Supervisors will act favorably on their proposal.

E. CONFIRMED APPOINTMENTS:

1. Mr. Louis Crawford - Septic System Approval - Mr. Crawford, lives on Green Street in the Township, and wishes to transfer a building lot to his son for the purpose of constructing

a home. Some preliminary soil work was done by the Bucks County Department of Health, who found that apparently there is not enough topsoil. There is presently 15 inches of topsoil, however the Department of Health indicated that a minimum of 20 inches of topsoil is required. Mr. Crawford is asking the Board to authorize some type of survey on the property, so that the applicant can install an alternate system of stream discharge into a drainage ditch. Before he goes through a great expense with consultants and engineers, Mr. Crawford would like a feasibility study to be completed. Mr. Crawford did contact DER, who visited the site and felt that a package treatment plant was feasible.

The site is located on Green Street, between Rickert Road and Fairhill Road, and the lot is 50,000 sq.ft.. For a parcel of this size, Mr. Wynn advised the only alternate system which would meet the Township Ordinance requirements would be a package treatment plant. Mr. Wynn stated a feasibility study and an alternative analysis is required as part of Planning Module procedure, and is typically a requirement of the applicant. Unfortunately, there is no way around the cost of performing these tests. Mr. Crawford felt that was a tremendous expense to go to, with no guarantees, and did not feel it was fair. Chairman Bennett asked Mr. Wynn for a rough estimate of what these tests might cost. Mr. Wynn believes it would cost a few thousand dollars to go through the Planning Module process alone, which is very involved. Once it is determined that a package treatment plant is the only alternative for the site, and a Planning Module approval is granted by the Township, the Bucks County Planning Commission, and the Bucks County Board of Health, and is reviewed by the Pennsylvania Museum and Historical Commission, and a public notice has been made, then DER must approve the Planning Module. Typically, what the Township has required before they grant their approval, is execution of a Maintenance Agreement, which is required by Chapter 71 of DER regulations. Once these items have been accomplished, the next step is to obtain a NPDES permit, which sets the level of the effluent discharge. This permit must also be obtained from DER, which could take several months. Once the NPDES permit has been obtained, the applicant's engineer must submit a construction permit showing the design of the system, which again must be approved by DER. Mr. Wynn stated the process, at it's best, will take approximately 14-18 months.

Mr. Crawford felt this long, drawn out process was an effort by the Township to slow down the building in the area. Mr. Wynn replied the Township does not set these regulations, DER does. Mr. Crawford stated his lot was an approved subdivision in the early 1960's, and asked if there was any "grandfather" clause that will cover it. Supervisor Fox replied a septic system approval by the Bucks County Board of Health is only valid for two years. Mr. Wynn also commented, if there is a change in regulations, a permit can

be revoked if the system has not yet been installed. Having a smaller property, Mr. Wynn advised, will make Mr. Crawford's alternative analysis simpler, because it eliminates the possibility of spray irrigation. Mr. Crawford stated he is limited to his options due to the size of the property. He has looked into spray irrigation, but the problem is that there is not a stream within a relatively short distance of the property. Chairman Bennett noted it does not really matter whether there is a stream available or not. Mr. Wynn explained the term "Stream Discharge" is a misnomer, because it is now really a Package Treatment Plant. Supervisor Fox believes the applicant's chances for approval are very good, because now DER states that anyone can build on any lot using the proper system, with their approval.

Chairman Bennett asked the feasibility of the Form B Waiver for this property. Mr. Wynn stated this idea is valid, however there is no guarantee that after four years, it will pass perk. However, percentages have been running very high that properties will pass perk after the four year time period is completed.

Mr. Crawford appreciates the time the Board has taken to discuss this matter, and believes he will continue to pursue the alternative system.

2. Mr. Fred Diserod - Our Lady of Sacred Heart Church/School - Mr. Diserod explained he is seeking a decision relative to the sprinkler system which was discussed at the B.O.C.A. Code Appeal Hearing held on Monday, November 9, 1992.

Chairman Bennett felt the Board indicated at the last meeting that they are sympathetic to the situation. It is Chairman Bennett's feeling that if the applicant would install the dry system, which is estimated to cost approximately \$10,000.00, when public water reaches that area within the next five to ten years, the church would be ready to connect. Supervisor Fox also suggested that the curtain be removed from the area, to differentiate between a stage and a platform.

Chairman Bennett stated the Board had previously specified a minimum of 10 sprinkler heads. With regards to the size of the stage, Mr. Diserod felt that was reasonable.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to recommend that Our Lady of Sacred Heart Church/School install a dry system, capable of functioning under pressure from an outside connection by the fire company to a five inch line, and that no curtain be placed around the platform.

While this plan is being discussed, Mr. Wynn suggested he continue with the matters that he has to bring to the Board's attention

concerning Our Lady of Sacred Heart. The preliminary plan for Our Lady of Sacred Heart, which was previously approved on September 28, 1992, also received a final plan approval recommendation by the Planning Commission, with four conditions. Three of those items are very straight forward including the right-of-way dedication of Broad Street and Hilltown Pike, execution of an Escrow Developer's Agreement for public improvements, and installation of property monuments. Regarding the fourth item, one of the Planning Commission's concerns was the results of well testing on the site which showed a slightly elevated iron content. The proposal by Mr. Diserod on behalf of the applicant was that the church would either receive a letter from the Bucks County Health Department indicating that the water was safe for drinking purposes, or, if they could not receive that letter, that an iron filter would be installed in the system for use at the drinking fountains. This proposal was acceptable to the Planning Commission, and was made part of their recommendation for plan approval. Prior to this meeting, Mr. Diserod gave Mr. Wynn a letter from the Bucks County Health Department, dated November 18, 1992, which indicates that iron occurs naturally in many groundwater supplies and is essential in the human diet. The iron is classified as a secondary contaminant and has a maximum contamination level of .3 milligrams per litre in drinking water. Iron in excess of this level has little, if any, public health significance and is not generally considered a health hazard. Iron in excess of .3 milligrams per litre may discolor laundry or porcelain, and may affect the taste of water. The Bucks County Health Department says that since the level of iron in the sample taken on September 22, 1992 was 0.4 milligrams per litre, it will be necessary for Our Lady of Sacred Heart to conduct quarterly sampling for iron to insure the level does not increase. If sampling shows that the iron level is increasing, treatment may be required. Mr. Wynn explained there is also a handwritten note on the bottom of this letter, written by Mr. Diserod, which indicates that in speaking with Joanne Curry of the Bucks County Health Department, there was a recommendation that the water supply be tested for a minimum of 18 months, and if iron content exceeds 0.6 milligrams per litre, the applicant will install an iron filter. Mr. Wynn believes this is in line with what the Planning Commission had indicated in their recommendation. Mr. Wynn recommends this would be incorporated in to the Supervisor's motion. Chairman Bennett asked who will do the water testing in 18 months. Mr. Wynn replied the 18 month period will also, coincidentally, be the period of an agreement with the Township, so therefore it can be part of the agreement.

Chairman Bennett asked if adding an iron filter is the same thing as adding a salt system. Mr. Wynn replied that it is. Mr. Diserod was told that an iron filter would cost approximately \$1,000.00. Supervisor Fox stated that quote is for the entire system, however the Planning Commission's recommendation was based upon an iron

filter being installed on the drinking fountains only.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to grant final approval to Our Lady of Sacred Heart Church/School, pending addition of an iron filter system to the drinking fountains if iron content levels go above 0.6 within the next 18 months, and upon recommendation of the Planning Commission and Mr. Wynn.

F. MANAGER'S REPORT - Mr. Bruce G. Horrocks:

1. Correspondence has been received from the Hilltown Township Park and Recreation Board, which has been posted on the bulletin board in the lobby. The Park and Recreation Board has identified all the Township owned parcels, and their potential uses as far as recreation. Public comment is welcome. Chairman Bennett asked if the Park and Recreation Board is recommending that any of the Township owned parcels should be sold. Mr. Horrocks replied that they are not recommending sale of any parcels at this time, however this is preliminary to them making any recommendations to the Board of Supervisors next month.

2. Following a previous request from Mr. Louis Walsh regarding his property at 1511A & 1511B Rt. 152, the Board had requested more information from Mr. Walsh confirming the fact that the dwelling was a two-family house since 1947. Two letters have been received from two different families. Mr. Horrocks would like to know if the Board considers this proof adequate or inadequate for Mr. Walsh to proceed with requesting a letter of confirmation from the Township.

Supervisor Fox felt the proof was inadequate, because he was inside that house during the mid-1950's and it was not a two-family dwelling at that time. Since Zoning did not come into effect until 1959, Supervisor Fox feels that more proof is required. Supervisor Fox asked if a Tenant Identification form was completed by Mr. Walsh regarding this dwelling. Mr. Horrocks replied that we have no knowledge of a completed Tenant Identification form for this particular parcel. Chairman Bennett agreed with Supervisor Fox, and felt more positive proof was required.

3. The vacant position on the Board of Auditor's has been advertised, however to date, no expression of interest in this position has been received.

4. Mr. Horrocks presented the following five Escrow Releases for the Board's approval. All accounts are bank held.

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Bridle Run	Voucher #15	\$ 7,025.85
Deerfield	Voucher #32	\$ 18,852.12
Orchard Station	Voucher #25	\$ 409.70
Sterling Knoll II	Voucher #50	\$ 235.98
Stonycrest	Voucher #12	\$ 1,182.48

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to release the five Escrows as listed above.

5. The position of Part-time Zoning Officer, to begin in 1993 has been advertised. To date, eleven applications have been received. Mr. Horrocks intends to schedule interviews for this position during the next two weeks.

Chairman Bennett mentioned for the past few years, one person has been handling the Building Inspector position, as well as the Zoning Officer's position. Even though this is a relatively slow building period, the Board feels the workload has become sufficiently heavy to split those jobs into a full-time Building Inspector position, and a part-time Zoning Officer position. Mr. Horrocks stated the workload has changed, it is not lighter. Development may be lighter, but what seems to have happened in 1992, was that there was a fair number of renovations and additions which took up most of the Code Enforcement Officer' time. Mr. Applegate's workload has actually increased, even though the economy might not reflect that.

6. Mr. Horrocks presented the first official balanced draft of the 1993 budget. The total revenues in the budget, including \$150,000.00 in the Tax Anticipation Loan, which inflates the number by that amount, is \$2,327,211.00. The grand total of expenditures if \$2,327,211.00. That takes into account a number of items which are unique in 1993. Because of a quirk in the calendar and a bi-weekly pay system, there are twenty-seven pay periods in 1993, rather than the usual twenty-six. Therefore, an extra pay period, which is approximately \$42,000.00, had to be considered. While the Township expected it, approximately \$25,000.00 worth of soil removal for underground tanks has taken place. Also, while the insurance companies have been working diligently to keep the Township's costs down, Workmen's Compensation itself has gone from approximately \$76,000.00 to roughly \$111,000.00. The budget draft will be available for public review by noon on Tuesday, November 24, 1992. Mr. Horrocks and the Board of Supervisors will continue to review the proposed budget over the next four weeks, however he would like to recommend that the Board approve this budget at the regularly scheduled Board of Supervisor's meeting on December 28, 1992.

Chairman Bennett asked the amount in the proposed 1993 Contingency Fund. Mr. Horrocks replied last year there was \$94,400.00 in the Contingency Fund, and at this time, for 1993, the proposed budget is showing \$40,800.00. Out of that \$94,400.00 in 1992, the Township actually spent \$76,000.00 to date. As Chairman Bennett recalls, the 1992 budget was \$2,045,000.00, which makes a difference from the 1993 proposed budget of \$282,000.00, or a bit more than 10%. However last year, the Township had \$100,000.00 for Tax Anticipation, and in 1993, \$150,000.00 is proposed for Tax Anticipation. Mr. Horrocks replied that is correct, however last year, Tax Anticipation was not a budget item. The \$100,000.00 for Tax Anticipation did not go into revenues and expenditures. To make it comparable, Chairman Bennett stated the \$150,000.00 should be taken out this year. Mr. Horrocks agreed. This would be an approximate 6% budget increase for 1993. Chairman Bennett advised more than half of the total budget is salaries and benefits, and there are also two police vehicles budgeted for 1993.

Mr. Horrocks commented there is no tax increase in the budget he is presenting to the Board this evening. Chairman Bennett advised he would absolutely not approve a tax increase for 1993. There was a 2 mill tax increase last year, which he was against. If it becomes a question of cutting services or raising taxes, Chairman Bennett stated the Township will cut services. Hilltown Township will simply not raise taxes. Bucks County recently announced another 3 mill tax increase, which Chairman Bennett feels is outrageous.

7. Mr. Horrocks would like to request the possibility of an independent outside audit for the year of 1992. This cost is not currently in the budget. At present, \$3,600.00 is shown, which is the maximum that elected auditors can receive. A quote has been received from one auditing firm. There are some stipulations which the Township must adhere to if the Board wishes to pursue an outside audit.

Supervisor Fox believes that periodically, if not every year, as long as it can be afforded, an independent auditor should be brought in. This is not only to protect the public, but to protect the public officials as well. Chairman Bennett agreed and advised he had proposed an outside audit last year, however with budget considerations, the Board had decided to go with our elected auditors. Chairman Bennett felt it was important to have independent auditors. When Federal Revenue Sharing was in place, it was mandatory to have an independent audit, however that ended in 1985. Since that time, independent audits are no longer required by law. The Board does not wish to spend the extra money, however Chairman Bennett feels an expenditure of approximately \$10,000.00 for an independent audit would be money well spent. Niessen, Dunlap and Pritchard is the auditing firm that the

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Township had used previously. Having used them once, Chairman Bennett would say they are extremely reliable.

Chairman Bennett asked if an independent audit has been built into the budget at this time. Mr. Horrocks replied at this time, an independent audit is not in the proposed budget, however as he had previously stated, there is a \$40,000.00+ contingency account. Chairman Bennett would like to get Supervisor Bennington's views before voting on the issue. Supervisor Fox would like to get some other auditing firm's quotes before deciding on any one firm.

Solicitor Grabowski explained that the procedure to hire an independent auditing firm, according to the Second Class Township Code, requires that a petition signed by 25 registered voters of Hilltown Township be submitted to the Bucks County Court. Along with this, a petition of the Township requesting the court to consider allowing Hilltown Township to appoint an outside auditing firm is required. The Second Class Township Code requires that the petition be filed thirty days before the end of the calendar/fiscal year. The courts of Bucks County do not necessarily adhere strictly to a 30 day time rule, however, Solicitor Grabowski stated if the Board wishes to proceed, the petition should be filed as soon as possible. For the sake of the minutes, Solicitor Grabowski suggested the Board take official action to authorize obtaining appropriate signatures for the purpose of petitioning the court to entertain the motion of hiring an outside auditing firm, and to authorize the petition filing.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to authorize obtaining appropriate signatures for the purpose of petitioning the court to allow Hilltown Township to hire an outside auditing firm, and to authorize filing of such a petition.

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

1. The Township received a letter from the District Traffic Engineer of PennDot regarding signage vs. line striping at Rt. 113 and Old Rt. 309, which had been discussed at a previous meeting. Basically, PennDot is requesting submission of a new condition diagram to take further steps to determine if overhead signage would be permissible. This information will be given to the Township Engineer.

2. Grants of extension have been received from County Line Shopping Center and the Stone Subdivision.

3. Correspondence has been received from Waste Management, advising they plan to submit an application for major permit modification for their solid waste transfer station. Waste

Management will be applying to DER for request for approval to process or dispose of municipal waste-like residual waste.

4. A letter has been received from the president of the Silverdale Fire Company requesting an explanation of how the Township arrived at their fire relief money distribution figures. Mr. Horrocks will respond.

H. SOLICITOR'S REPORT - Mr. Francis X. Grabowski, Township Solicitor: Mr. Grabowski had nothing to report at this time.

I. PLANNING - Mr. C. R. Wynn, Township Engineer -

1. Toth Brothers Subdivision (Final) - Mr. Wynn presented the three lot subdivision plan for Toth Brothers, which the Board had previously seen and approved as a preliminary plan. The site is located on Keystone Drive and Rosie Lane, with some frontage on Swartley Road. The plan proposes the creation of two new building lots - one lot consisting of approximately 2 1/4 acres, and one lot consisting of 8+ acres. Both lots will be served by public water and private on-lot sewer. The balance of the land, which is 20+ acres, contains the existing farmhouse, barn and outbuildings, with frontage on Swartley Road. Rosie Lane is the new street which was constructed as part of the Hawk Ridge Subdivision. The conditions of the preliminary plan approval have been accomplished with the exception of five items which have been made as recommendations for conditional final plan approval. Those items include approval by the Bucks County Conservation District for Erosion and Sedimentation Control during the construction of the dwellings, certification of property pin installation, payment of the water reservation capacity charges to the North Penn Water Authority, DER approval of Planning Modules, and a small drafting item. Mr. Wynn stated Lot #2 is the lot with the existing pond, which is also a retention basin contained in the easement area and is shown on the plan. Mr. Wynn pointed out that these two sites, which were two of the three sites on the property that had topsoil added five years ago, were re-perked and passed perk. Toth Brothers is utilizing only two of those three sites at this time. Chairman Bennett asked if all the sites in the Hawk Ridge Subdivision were serviced by sand mounds. Mr. Wynn replied that they are.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to conditionally approve the final plans for Toth Brothers Subdivision, based upon completion of the items in Mr. Wynn's engineering review and the Planning Commission's recommendation.

2. Stone Subdivision (Minor) - This plan is a re-subdivision of a piece of the Stone property which was subdivided approximately 18 months ago. The applicant is proposing to subdivide the

existing farmhouse and barn with five acres of ground, from a separate parcel containing 4 1/4 acres, which would be a new building lot. Mr. Wynn explained the prior subdivision created a 17.7 acre property and a 9.2 acre property. The 9.2 acre parcel is the one which is being re-subdivided at this time. This property is served by on-lot water and sewer. The plan was recommended for approval by the Planning Commission, subject to three items, which include installation of the property pins dividing the two new lots, approval of the Planning Modules by DER, and two minor drafting items.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to grant conditional final approval to the minor Stone Subdivision, based upon recommendations by the Planning Commission and Mr. Wynn's office.

J. ENGINEERING - Mr. C. Robert Wynn, Township Engineer -

1. Solar Atmospheres - This is the industrial building that was constructed on Clearview Road, which included installation of buffer trees, a retention basin in the rear of the property, roadway widening and curb, and some storm drainage improvements. Mr. Wynn stated the completion of improvements was accepted by the Township on June 10, 1991, and the maintenance period for the improvements expires on December 10, 1992. Inspection of the site indicates there are some minor items which need to be resolved, including all buffer and street tree braces must be removed, and there is some curb patching required along the roadway. Other than those two items, and payment of any Township expenses owed pursuant to the land development regulations, Mr. Wynn recommends that the Board authorizes completion of the maintenance period for Solar Atmospheres, subject to those items being accomplished. Mr. Wynn commented the owner must be notified that he has not successfully completed the maintenance period before the December 10, 1992 deadline.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to authorize completion of the maintenance period for Solar Atmospheres, and that a positive letter be sent to the applicant stating such.

2. Stonycrest Subdivision - This site is mostly located within Perkasio Borough, and partially located within Hilltown Township, on Rt. 152. There are, however, two cul-de-sac streets and approximately 13 lots within Hilltown Township. The improvements in this development included public water and sewer through Perkasio Borough Authority, construction of the roadways, sidewalk, curbing, buffer plantings, and a retention basin. The retention basin was located within Perkasio Borough. The applicant has requested the commencement of the maintenance period, and

indicated they believe they have completed all public improvements. Mr. Wynn explained there are three items which he does not believe are completely resolved. They are relatively minor, and Mr. Wynn feels they can be resolved during the maintenance period. One of them is the requirement of a reproducible mylar of the as-built plans, which will be forthcoming. The second item is that on Lot #43, the three street trees planted by the developer were moved by the owner of the property from along the street to the rear property boundary. The street trees are a requirement of plan approval, and the developer has requested that he not be held accountable for the trees which were moved by the owner. Mr. Wynn noted there were actually four trees to be placed on that property, though only three were planted and moved before the fourth was placed. Mr. Wynn had the developer place the fourth tree on a different property, along the frontage, in anticipation that this tree would also be moved. The final item deals with a drainage swale that was shown on the plan. The purpose of this swale was to collect water along the rear of the lots, divert it to an inlet and then the underground collection piping would discharge into the retention basin. There has been a complaint from one of the property owners about the ground being constantly wet in this area. The property owner would like a perforated underdrain placed through their backyard. The developer has indicated that he does not want to do that, however, he has offered to re-grade the swale and re-construct it so that it drains completely. Mr. Wynn noted that none of that can be done at this time of year, and it would have to wait until next spring. Since the Township has received a maintenance bond, Mr. Wynn would recommend the Township accept dedication of public improvements.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to accept the 18 month Maintenance Period for Stonycrest Subdivision, with the three items listed above to be accomplished when feasible.

There is one other item with respect to the Stonycrest Subdivision. Both streets within the Township portion of the subdivision, are cul-de-sac streets. If the Board recalls, there is an agreement with Perkasio Borough for their involvement in the snow plowing maintenance of those streets. Both cul-de-sac streets, at their intersections, intersect with another street within Perkasio Borough limits. Typically, in Hilltown Township when there is a cul-de-sac street, a "No Outlet" sign is erected. Perkasio Borough did not require that, however. A request was received from a property owner in the Hilltown Township portion of the development to install a "No Outlet" sign. The Township cannot do this though, since the intersection is located within Perkasio Borough. With the Board's authorization, Mr. Wynn would like to bring this matter to the attention of Perkasio's Borough Manager, and perhaps they could install a "No Outlet" sign. The Board was in agreement with

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Mr. Wynn's suggestion.

3. Stone Subdivision - 1991 - The original subdivision had an Escrow Agreement which guaranteed certain public improvements, including construction of a pond on the private property. The reason this is a public improvement is because the pond, or the dam serves as the access to the property across a wetland area. Without the construction of the pond and the breast of the dam, the only access point to the lot would be at a very undesirable site along Fairhill School Road, which has no sight distance. Because of that, construction of the pond was included as an escrow item. The Township has received a request that the time frame for completion of the pond and driveway be extended until September 15, 1993. The applicant's have indicated that at this point in time, the soil conditions are such that it is not possible to construct the dam. Mr. Wynn does not believe there is any hurry because there has been no interest in constructing a dwelling on that property. The remaining improvements, such as the driveway entrances and the required street trees have been completed. This includes the septic system, which was escrowed because it was a repair system.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to approve the extension for the 1991 Stone Subdivision until September 15, 1993, to complete the pond and the driveway.

With that same subdivision, Mr. Wynn had a request for release of funds for some driveway work which was not previously released in total. The total is two vouchers, since in this particular case, both lots separately escrowed the public improvements. Therefore, for this one subdivision, there are two cash escrows held by the Township. Mr. Wynn recommends the approval of Authorization Voucher #7 for Lot #1, and Authorization Voucher #4 for Lot #2, both in the amount of \$202.50 each, for funds for the driveway construction that were not previously released.

Motion was made by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously to grant approval of Authorization Voucher #7 for Lot #1, and Authorization Voucher #4 for Lot #2 in the amount of \$202.50 each for funds for the driveway construction of the 1991 Stone Subdivision, which were not previously released.

4. Orchard Station Subdivision - Mr. Wynn advised the roadways within this development have been paved and the developer is continuing punchlist items which now include patching, curb and street trees. The developer is attempting to complete the subdivision for dedication, however there has been one problem which has arisen. The Township never received an as-built plan for the retention basin, although it has been requested for approximately 16 months, since it was initially constructed. The

developer finally did a survey and discovered there are some problems because the basin is not as large as it was intended to be. The Board will probably be hearing more on either a re-design or possibly re-construction of that retention basin.

5. Mr. Wynn commented the Township will be receiving correspondence and a mylar from PennDot. It is Mr. Wynn's understanding that the Reliance Road/Bethlehem Pike intersection, which was required to have a traffic signal installed by BFI if it met warrants from PennDot, did meet warrants. PennDot will be sending a condition diagram to the Township to prepare and complete. Once it is returned to PennDot, the design work will take place and ultimately, that traffic signal will be built by BFI. All of these costs are part of the costs which have been escrowed by BFI.

Supervisor Fox asked if BFI was able to persuade Viking Associates to go in with them on construction of the traffic light. Mr. Wynn replied that Viking Associates was not interested. Chairman Bennett asked the estimated cost of the traffic light, aside from the other improvements. Mr. Wynn replied the Township had escrowed \$100,000.00 for the traffic signal, however it will not cost anywhere near that amount. The cost will most likely be in the \$50,000.00 range, depending on what is required.

K. RESIDENT'S COMMENTS: None.

L. SUPERVISOR'S COMMENTS: None.

M. PRESS CONFERENCE: A conference was held to answer questions of those reporter's present.

N. ADJOURNMENT: Upon motion by Supervisor Fox, seconded by Chairman Bennett, and carried unanimously, the November 23, 1992 Board of Supervisor's meeting adjourned at 9:10PM.

Respectfully submitted,

*Lynda Seimes*

Lynda Seimes  
Township Secretary

1401A

**C. ROBERT WYNN ASSOCIATES, INC.**

Consulting Engineering  
1 West Broad Street  
Quakertown, PA 18951

(215) 536-7547  
(215) 536-7336

Memo To: Hilltown Township  
From: C. Robert Wynn  
Subject: Escrow Release Summary  
Date: November 23, 1992

1. Bridle Run - Authorization Voucher No. 15, dated November 23, 1992, for topsoil placement, stabilization, signs, lamp posts, and driveway aprons in the amount of \$7,025.85.
2. Deerfield - Authorization Voucher No. 32, dated November 20, 1992, for sidewalk, aprons, topsoil, trees, pins, and lamp posts in the amount of \$18,852.12.
3. Orchard Station - Authorization Voucher 25, dated November 23, 1992, for reimbursement for const. obs./esc. admin. for period from 10/1/92 thru 10/31/92 in the amount of \$409.70.
4. Sterling Knoll II - Authorization Voucher No. 50, dated November 12, 1992, for const. obs./esc. admin. for period from 9/1/92 thru 10/31/92 in the amount of \$235.98.
5. Stonycrest - Authorization Voucher No. 12, dated November 9, 1992, for const. obs./esc. admin. for period from 7/1/92 thru 9/30/92 in the amount of \$1,182.48.

NOTE: All releases are from bank held accounts.