

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED PUBLIC MEETING
Tuesday, May 29, 1991
7:30PM

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The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:35PM and opened with the Pledge of Allegiance.

Also present were: Betty J. Kelly, Vice-Chairperson
Kenneth B. Bennington, Supervisor
Francis X. Grabowski, Township Solicitor
Thomas Buzby, Director of Public Works
Maria Gerhart, Recording Secretary
With C. Robert Wynn, Township Engineer
arriving at 8:20PM

Chairman Bennett announced the Supervisors met in Executive Session prior to this meeting, with the Township Solicitor regarding pending legal and personnel matters.

A. APPROVAL OF MINUTES:

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously to approve the minutes of the May 13, 1991 Board of Supervisor's meeting as written.

B. APPROVAL OF CURRENT BILLING:

Chairman Bennett presented the bills for payment dated May 29, 1991, which totals \$21,985.65, plus three additional bills listed under "State Highway Aid" in the amount of \$1433.35. The grand total is \$23,419.00. Supervisor Bennington questioned the bill for trash collection/curbside recycling by Alderfer and Frank in the amount of \$387.00. Chairman Bennett will investigate this billing.

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously to pay all bills when due, except for the bill from Alderfer and Frank in the amount of \$387.00.

C. TREASURER'S REPORT:

Chairman Bennett reported on the account balances as of May 23, 1991:

General Fund Checking -	\$166,618.00
Payroll Checking -	\$ 139.00
Fire Fund Checking -	\$105,692.00
Debt Service Investment Checking -	\$159,000.00
State Highway Aid Checking -	\$146,982.00
Escrow Fund Checking -	\$ 93,227.00

Chairman Bennett advised a portion of the Escrow Fund Checking in the amount of \$80,000.00 has been earmarked for public improvement funds.

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously to accept the Treasurer's Report as read, subject to audit.

D. RESIDENT'S COMMENTS ON AGENDA ITEMS ONLY: None.

E. CONFIRMED APPOINTMENTS:

1. Joe and Anne Miketta - Zoning Ordinance Change - Mr. Miketta was before the Board to discuss the proposed changes to the Zoning Ordinance. Mr. Miketta asked if he should move his appointment to the "Resident's Comments" section of the agenda, since he had several questions to ask and did not wish to waste time. Supervisor Bennington asked Mr. Miketta how he can comment on a Zoning Ordinance change when a new Zoning Ordinance is not ready for review. Two public hearings regarding the new Zoning Ordinance will be announced before it is adopted - one such hearing before the Planning Commission and one before the Board of Supervisors. Mr. Miketta replied he is at a position in time where large amounts of money must be put out to subdivide, and if the laws should change in the middle of the subdivision process, how would this affect his proposed subdivision. Mr. Miketta is concerned about the proposed 50,000 square ft. requirement. As he understands it, residents will be required to have five acre minimum lot sizes in Hilltown Township. At this time, Mr. Miketta would like to submit under the current law so that his parents can have a lot from their farm. To receive preliminary plan approval from the Township, Mr. Miketta stated Planning Modules are required by the Bucks County Department of Health, and these will not be issued unless a sand mound system is constructed on the site of the existing dwelling. This sand mound system could take up to four months to be constructed. Mr. Miketta is asking for a time frame as to when the new Zoning Ordinance might go into effect. Chairman Bennett commented the revised Zoning Ordinance would probably not go into effect until late summer. Mr. Jack Fox, Chairman of the Planning Commission advised Mr. Miketta that as long as a preliminary plan is submitted and fees are paid, the plan itself will be "grandfathered" under the current Zoning Ordinance requirements. Solicitor Grabowski commented the applicant can receive preliminary plan approval with conditions, and the Board could allow those conditions to include the submission of Planning Modules to the Board of Health for sand mound system construction.

Mr. Miketta asked if special consideration could be given to long time residents of Hilltown Township with regards to the 50,000 square ft. requirement when the proposed Zoning Ordinance

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is up for review. Chairman Bennett stated Supervisor Bennington commented at a previous meeting, that the Board of Supervisors are sympathetic to that point of view. Mr. Miketta asked if residents are permitted to comment on several different issues at the two hearings for the proposed Zoning Ordinance. Chairman Bennett replied all comments would be welcome.

Mr. Miketta thanked Ms. Gerhart for her help in locating copies of water studies, however he is still searching for a water study completed by INTEX in approximately 1987.

F. MANAGER'S REPORT:

Chairman Bennett advised of a free rabies vaccination clinic sponsored by the Upper Bucks Consortium which will be held Saturday, June 8, 1991 at the Hilltown Township Municipal Building from 10:00AM to 1:00PM. Donations are welcome.

G. PUBLIC WORKS REPORT - Mr. Thomas Buzby, Director of Public Works:

Mr. Buzby read the Public Works Report for April 21 through May 18, 1991, which is on file at the Township office.

Chairman Bennett commented something must be done about the three underground storage tanks within the year. Mr. Buzby has spoken to Mr. Wynn about looking into an above ground system which Mr. Buzby had observed at Richland Township. Mr. Wynn will research the feasibility of this idea. Chairman Bennett has spoken to Mr. John Snyder, Nationwide Insurance about an insurance policy on the tanks of \$3,000.00 - \$6,000.00 with a \$5,000.00 - \$10,000.00 deductible if any problems should arise. Neighboring municipalities are using systems provided by such companies as Farm and Home Oil utilizing a key/card system. Chairman Bennett asked if Mr. Buzby could research some alternative systems.

H. HILLTOWN FIRE CHIEF'S REPORT/EMERGENCY MANAGEMENT REPORT - Mr. Robert Grunmeier, II:

Mr. Grunmeier read the Hilltown Fire Company report for the month of May, 1991 which is on file at the Township office.

Mr. Grunmeier advised the Emergency Management team did a presentation for the Pennridge Republican Club which went very well. Mr. Grunmeier mentioned the table top drill is tentatively scheduled to be in operation by mid-July.

I. BID OPENINGS:

Chairman Bennett adjourned the regular meeting of the Hilltown Township Board of Supervisors to open bids for road materials. Four different bid items will be discussed, including Asphalt, Stone (Aggregate), ID2 Wearing Course and Bituminous Seal Coat.

Chairman Bennett opened and read the following bid submissions:

Bid #91-2 Asphalt

Blooming Glen Quarry - \$28,900.00
M & M Stone - \$30,500.00

Bid #91-3 Stone (Aggregate)

Blooming Glen Quarry - \$15,162.50
M & M Stone - \$16,565.00

Bid #91-4 - ID2 Wearing Course

Polaris Construction - \$42,400.00
Blooming Glen Contractors - \$33,264.00 (Approx. 1260 tons)
M & M Stone - \$35,103.00 (1260 tons)

Bid #91-5 - Bituminous Seal Coat

Highway Maintenance and Supply - \$33,863.25 (69,250 square yards)
Asphalt Industries - \$40,165.00 (69,250 square yards)
Blooming Glen Contractors - \$31,578.00 (69,250 square yards)

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to table bid awards until the June 10, 1991 Board of Supervisor's meeting to facilitate bid review by Mr. Buzby, Director of Public Works.

J. ENGINEERING/PLANNING - Mr. C. Robert Wynn, Township Engineer:

1. Miller-Croll Subdivision - Mr. Wynn presented the Miller-Croll Subdivision located on Callowhill Road which is located partially in Hilltown Township and partially in East Rockhill Township. At present, two parcels exist with two dwellings on what is now Lots #1 and #2. Proposed is a new building lot, located entirely in East Rockhill Township on Callowhill Road, and a 10+ acre flag lot, with a 50 ft. "leg", located partially in East Rockhill Township and partially in Hilltown Township. The boundary line between townships is along Lot #1. This plan was originally a total of three lots, with a very irregular configuration, which was not desirable to the either East Rockhill Township or Hilltown Township's Planning Commission. The plan was revised as currently shown and includes four lots. The new dwelling lot is proposed to be serviced by Perkasio Borough Authority for water and sewer in East Rockhill Township. This plan was recommended for final plan approval by the Planning Commission and was treated as a minor subdivision in both East Rockhill Township and Hilltown Township. This subdivision is subject to approval of the Bucks County Conservation District for Erosion and Sedimentation Control measures, dedication of the ultimate right-of-way of Callowhill Road, and installation of property monumentation. Two notes have been added to the plan which include showing the actual figures of protection of traffic during the driveway construction

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on the plan, and also, in the center of the plan, there is a note referring to Lot #2, which should actually be labeled as Lot #4. The Planning Commission has recommended waiver of street improvements for this development. In addition to the street improvement waiver, lot depth-to-width ratio of Lot #1 exceeds the 2 1/2 to 1 requirement, however because it follows the property boundary, the Planning Commission has recommended relief from the normal requirements for lot depth-to-width ratio. This plan has received final plan approval by East Rochill Township.

Supervisor Bennington asked Mr. Wynn for clarification of the notation on the driveway detail. Mr. Wynn explained the detail which refers to publication 203 and the figures of standard flagging/coning detail for working along the edge of a roadway. Most contractors also do not realize what that particular requirement is, so rather than just adding a note to the plan, Mr. Wynn is suggesting the applicant actually show what type of traffic protection is required during the driveway construction.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to grant final approval to the Miller-Croll Subdivision, with the conditions as noted.

2. Stone Subdivision - Mr. Wynn advised this minor subdivision is located on Fairhill School Road. Presently, on Lot #1, there is an existing house, barn and other outbuildings, containing approximately 16 acres. Lot #2 is proposed as a 10 acre flag lot in the rear of the parcel. The flag lot conforms to zoning requirements with respect to having the 50 ft. frontage on Fairhill School Road. At that point, there is inadequate site distance to construct a driveway. Locating the 50 ft. wide strip anywhere else would create a three lot subdivision instead of a two lot subdivision. Mr. Wynn stated this plan proposes the leg of the flag lot be along that property boundary, but that Lot #2 be served by a driveway easement to be constructed through Lot #1, and across the berm of a proposed pond. The easement would be 25 ft. in width and would also serve any future subdivision of Lot #1, and two more lots.

Supervisor Bennington asked if the Planning Commission had any reservations regarding the easement crossing the berm of the pond, since flooding could take place and wash out the driveway. Mr. Wynn replied they did not in this circumstance, because of the very limited site distance and also because the pond is being constructed with adequate control. Army Corp. of Engineers and DER approvals are required for a water quality certification and a nationwide permit for construction of a dam in the headwaters of a stream. Also required is verification of approval of Erosion and Sedimentation Control measures, Planning Module approval, dedication of Fairhill School Road, and an escrow agreement to guarantee public improvements which include buffer plantings along the frontage of Fairhill School Road.

Supervisor Bennington did not understand why the applicant is proposing a pond, since elimination of the pond would deter the possibility of flooding. Mr. Wynn stated the addition of the pond considerably diminishes the chance of the stream flooding Fairhill School Road. Supervisor Bennington inquired about maintenance of the driveway. Mr. Wynn advised an easement agreement between the property owners will be drafted for maintenance of the driveway.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to grant final plan approval to the Stone Subdivision, pending completion of the conditions noted.

3. Forrest Subdivision - Mr. Wynn advised this is 2 lot subdivision located on Welcome House Road. Lot #1 consists of approximately 5.5 acres and contains an existing house and barn. Lot #2 consists of a 4+ acre building lot with a "L" shaped configuration. Since Lot #2 has the required 150 ft. of frontage along Welcome House Road, it is not technically a lane lot.

This plan was before the Planning Commission several times in sketch plan form. Originally, the site was proposed to have 150 ft. frontage narrowing to 50 ft., and then widening back out, however this was not in conformance with Ordinance requirements. A second proposal was to create a 150 ft. wide access point on the opposite side of the existing dwelling, within the wetland area and to use an easement on the north side of the site to access the property. Another proposal consisted of creating Lot #2 as a "U" shaped lot with 50 ft. frontage on one side and 150 ft. frontage on the other.

The plan that has been recommended for approval is before the Board this evening. This plan proposes an "L" shaped lot, which has received the recommendation for relief of the lot depth-to-width ratio. Mr. Wynn advised the south side of the property consists of a pond and a stream in an area that is obviously wetlands. The only real access point to the rear of the property is on the north side. During this time, the applicant attempted to purchase an additional property for access, however that was not possible.

The plan has received recommendation for approval, subject to a number of conditions. The first condition is that the septic system location, which is presently in the rear corner of Lot #2, is across from a delineated drainage channel, which may include either wetlands or floodplains. The approval was conditioned upon a site specific study being conducted and submitted to the Township. This study would verify the crossing of the drainage area is not in floodplain or wetlands. However, should that be the case, approval from both DER and the Army Corp. of Engineers for crossing the drainage channel with a sewer line would be necessary. Other conditions for approval include Planning Module approval for Lot #2 or correspondence from DER stating Planning Modules are not required, dedication of the ultimate right-of-way of Welcome House Road which is offered by Note #7 on the plan, and correction of the spelling of the word "Health" in the acknowledgement block on the plan.

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Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to grant final plan approval to the Forrest Subdivision pending completion of the specified conditions.

4. State Farm Insurance - Mr. Wynn advised this plan is a preliminary land development for State Farm Insurance, located at Rt. 113 and Old Bethlehem Pike, behind Vince's Service Station.

Mr. Tim Woodrow of Gilmore Association was in attendance to present the plan. Proposed is basically office space to process auto insurance claims and homeowner's claims in the area, as well as an area to inspect and assess damaged vehicles. The widening of both Rt. 113 and Old Bethlehem Pike is proposed to line up with the improvements previously completed by Keyser Miller Ford. Sanitary sewer is located on site and public water will be serviced by the Telford Borough Authority, running under Rt. 113 to the site. Chairman Bennett asked how large the proposed building will be. Mr. Woodrow replied the proposed one story building is approximately 14,000 square feet.

Mr. Wynn stated the plan includes improvements such as widening and curbing to both Rt. 113 and Old Bethlehem Pike. Sidewalks are not being proposed and the Planning Commission recommended this requirement be waived. Additionally, there are four or five parking spaces located on one side of the proposed inspection area that are within the 20 ft. setback provided for under the Subdivision Ordinance. This requirement was also recommended for waiver by the Planning Commission.

Mr. Wynn's engineering review letter dated May 13, 1991 was discussed. It was the Planning Commission's recommendation that the plan receive preliminary plan approval subject to all the outstanding items being accomplished to the satisfaction of the Township, along with waiver of the modification of the sidewalk. Additionally, one comment discussed was the 36 inch concrete pipe beneath the property. Consideration of what to do with that pipe was tabled until final plan review and further inspection of the said pipe. Mr. Wynn stated the treatment of the adjoining property and the tie in of the existing curb along Vince's Service Station is a matter that is being discussed. A meeting is scheduled for Wednesday, May 29, 1991 between Mr. Wynn, the applicant's representatives and the owner of Vince's Service Station, to review these matters. Mr. Wynn explained there is a paved area behind the service station, which he always assumed was part of the Frosty Cup site, however he has since learned the paved area is actually owned by the gas station. State Farm Insurance had received Zoning Hearing Board approval for the parking spaces along the property boundary which would encroach into the buffer yard area.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to grant preliminary plan approval to the State Farm Insurance site pending completion of outstanding items listed in Mr. Wynn's review letter of May 13, 1991, and pending completion of the pipe issue previously discussed.

5. Cefelli Tract Subdivision - Mr. Wynn explained the Cefelli Tract Subdivision was approved by the Board of Supervisors last month, however the applicant is now requesting plan approval be amended to eliminate the community water system and replace it with connection to public water by the Hilltown Township Water and Sewer Authority. The plan is a 5 lot subdivision located on Blooming Glen Road.

Mr. Wynn advised the applicant is now proposing the final plan be revised to eliminate the community water system, the wells that have been drilled will be capped, the wellhouse and wellhouse buffer will not be installed and the snow removal easement will remain in place as it was on the plan. The site will then be connected to public water extended by the Hilltown Authority.

Solicitor Grabowski explained the suggestion for this change came from the Hilltown Township Water and Sewer Authority to

provide for fire protection by the placement of hydrants, as well as the Authority's concern regarding the disinfection system. The original satellite system provided for ultraviolet light units within each individual home to help with the disinfection process. The Authority was concerned as to whether the homeowners would maintain these lights over the course of several years. Solicitor Grabowski stated this connection to public water also provides for the possible interconnection between Perkasio Borough Authority system and Hilltown Authority system for emergency purposes. The Hilltown Township Water and Sewer Authority had discussed the probability that with five units connected to the water system, from a maintenance standpoint, it would be difficult to operate and the maintenance would fall on the Authority. The Authority's cost analysis proved it would be cheaper, long term, to extend the water lines to that area.

Supervisor Bennington asked if the Cefelli Tract is paying for the entire extension of the water line. Solicitor Grabowski replied Mr. Cefelli is discussing the possibility of funding approximately half of the water line extension. The portion he was originally going to spend on the wellhouse and the supply system would be contributed toward the extension fees. At this point, Solicitor Grabowski commented, the Authority is checking for rights-of-way for the waterline, and the Authority engineer is in the process of drafting a survey to determine the ultimate cost. Supervisor Bennington asked if the Authority would be willing to connect with anyone else along the proposed extension. Solicitor Grabowski replied if anyone would be interested in connecting to public water, the Authority would be willing. The Township does not have a mandatory water connection ordinance for existing homes.

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Mrs. Jean Bølger, a resident, expressed her displeasure at the water line extension, stating she felt the expense not covered by the developer for the proposed extension, would eventually filter down to the customers, such as herself, of Hilltown Township Water and Sewer Authority. Solicitor Grabowski commented he is not present to defend the Authority's position since the decision has not yet been finalized from their standpoint. The reasoning behind this decision, however, consists of fire protection, the cost of maintenance ultimately by the Authority, and the method of disinfection of water. Solicitor Grabowski informed Mrs. Bolger that the Hilltown Township Water and Sewer Authority meets next on Wednesday, June 12, 1991, if she would like to express her opinion at that time.

Supervisor Bennington asked Mr. Fox for the Planning Commission's opinion on this issue. Since they were told the water line extension was to be run by the Water and Sewer Authority, Mr. Fox stated the Planning Commission felt this solution would be preferable to having private individuals maintaining a central water system. When this issue was before the Planning Commission, cost responsibility was not discussed.

Supervisor Bennington suggested deferring to the Water and Sewer Authority to receive their cost analysis input before a decision is made that will impact the public.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to table the Cefelli Tract Subdivision water issue until input is received from the Hilltown Township Water and Sewer Authority.

Mr. Wynn advised there is a street light proposed on the Cefelli Tract Subdivision plan at the intersection. PP&L has suggested the street light not be placed where it is shown on the plan, but that it is placed across the street on an existing pole. The difference is that if a new pole was erected at the intersection as originally proposed on the plan, the cost would be in excess of \$300.00 per year. If the street light is hung on the existing pole, the cost would be \$121.00 per year. If placing the light on the existing pole across the street is agreeable, PP&L requests the Township executes an agreement authorizing the street light to be placed.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to approve the change in location of the street light for the Cefelli Tract Subdivision, conditioned upon whether the subdivision is ever built and to authorize the execution of the agreement.

6. Stoneycrest Subdivision Act 537 - Mr. Wynn advised one of the conditions for approval of this plan that has not been resolved is an agreement between the Hilltown Township Water and Sewer Authority, the Township, and Perkasio Borough, establishing that Perkasio Borough will service this subdivision. In the action letter, two separate and distinct items were

discussed, one being the Planning Module approval and the other being an execution of the agreement, though the latter has not yet occurred. Mr. Wynn recommends the Planning Modules be approved, though the agreement will still be required. This subdivision is located at the top of the hill at South Perkasio Road and Rt. 152, which will be served by Perkasio Borough for both water and sewer. Another outstanding item is the agreement for snow removal. Solicitor Grabowski advised Perkasio Borough had suggested a formula by which the reimbursement would take place for snow removal. This was acceptable to the Board of Supervisors, however the Board wished to have a more lengthy period of time within which either municipality could terminate the contract. Solicitor Grabowski sent a letter to Perkasio Borough approximately 90 days ago, although a response has not yet been received. In addition, Solicitor Grabowski commented the developer of Stoneycrest Subdivision has called to obtain the development agreements of both Perkasio Borough and Hilltown Township.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to adopt Resolution #91-23 for the Stoneycrest Subdivision Act 537 Planning Module Approval plan revision.

7. Replogle Subdivision - Mr. Wynn advised this plan consists of a cul-de-sac street located on Blooming Glen Road. The eighteen month maintenance period expires today, May 28, 1991. There is one concrete apron on an undeveloped lot which has not yet been installed, five feet of sidewalk was never constructed due to waterline location for future lot construction, and ten feet of sidewalk must be replaced on either side of a driveway which was broken up by a vehicle. There is also miscellaneous minor curb patching required and three pine trees that will need to be replaced. These trees were previously replaced less than a year ago, however it appears by mid-summer the replacement trees will die.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to require the Replogle Subdivision to honor the eighteen month maintenance agreement by completing the above mentioned items, including the replacement of the trees.

8. Coleman Land Development - Mr. Wynn stated the Coleman Land Development is not yet complete, though as-built plans were hand delivered today. One of the problems with the development is that Mr. Coleman is doing the improvements along the frontage and the basin, but it is Mr. Wynn's understanding that Mr. Coleman has not taken out any permit to construct the building and the parking lot internally. Chairman Bennett commented a large amount of dirt to the rear of the site still remains. Mr. Wynn will review the as-built plan and report back to the Supervisors at the next meeting.

9. Orchard Road and Rt. 152 - Mr. Wynn advised plans and applications have been submitted to PennDot for the Orchard Road and Rt. 152 project. The PennDot process involves arranging a meeting with them to present the application for review and consent of receipt. PennDot has accepted the application.

10. Construction - Mr. Wynn explained construction has begun on both St. Phillip's Church and also on the Paul Heck (Cheeks) Subdivision. Supervisor Bennington inquired about construction on the Pleasant Meadows second exit. Mr. Wynn has spoken to Mr. Glenn Garis and Mr. John Garis, and found the plan has been submitted to the Army Corp. of Engineers. A meeting with the Army Corp. of Engineers has not been possible due to scheduling problems at this time. The Army Corp. of Engineers technically have 60 days to act on the plan.

K. HILLTOWN CIVIC FIELD DEDICATION:

Chairman Bennett stated ownership of the Hilltown Civic Association Field would be deeded to Hilltown Township this evening. Mr. Hetherington was present and advised he is in receipt of a copy of the Acceptance Resolution and the Deed of Dedication. The Acceptance Resolution is for the Board of Supervisors to sign, while the Deed of Dedication is for the Civic Association president and secretary to sign. Mr. Hetherington, on behalf of the Civic Association, thanked the Supervisors, Township employees and Township Engineer for their patience and cooperation during this lengthy project. Mr. Hetherington gave a brief history of the Civic Field's inception and past uses. Approximately 3 years ago, the Civic Association approached the Township about a change of ownership, since the Township could better utilize the field well into the future. An agreement has been executed under the terms of which the Township is agreeing to accept the deed with deed restrictions. These restrictions pertain to the continued use of the land for recreational purposes for the residents of Hilltown Township, to add a sign commemorating the dedication of the land from the Civic Association to the municipality, and to preserve and maintain the time capsule installed during the bicentennial year. Mr. Hetherington presented the Deed of Dedication to Chairman Bennett. Chairman Bennett felt today was a significant day for both organizations. The dedication of the Civic Field will be a cornerstone to the Park and Recreation program for Hilltown Township. The twelve acre addition adjoins three acres currently owned by the Township. The Park and Recreation Board is actively working to develop this field, with possible baseball and soccer fields.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to adopt Resolution #91-24 accepting the Deed of Dedication for the former Civic Association Field and declaring it's public purpose for recreational use only.

L. RESIDENT'S COMMENTS:

1. Mr. Jack Fox wished to comment on the issue discussed

earlier this evening with Mr. Joe Miketta. Mr. Fox explained the Planning Commission, in a 7-0 vote recommended the 3 and 5 acre requirements. The Planning Commission itself is concerned about the entire Township.

2. Mr. Joe Miketta felt the Township needs to preserve the rights of long time residents of Hilltown Township to be able to subdivide their property as they wish. Mr. Miketta discussed the hardships involved in the 3 or 5 acre requirements for building lots in the proposed Ordinance.

3. Mrs. Anne Miketta did not understand why the rules and regulations for subdividing should be so rigid for long term property owners in Hilltown Township. Chairman Bennett stated he hoped the Board had reassured her earlier this evening by advising if they proceed with relative haste in filing a minor subdivision, they would be "grandfathered" under the present Ordinance. Mrs. Miketta asked why a sand mound system is required on the property of their present home, in order to subdivide. Chairman Bennett recently learned of this issue due to a property next door to him having to adhere to the same requirements. Chairman Bennett felt this was a genuine hardship since there is nothing wrong with his present septic system. Mr. Wynn advised these are State regulations that if there is no record and the existing system can't be proved to be functioning, it must be replaced with an approved system. Very often the inground system that exist are built without any regulations and the soils are such that you cannot construct a conventional system back in, therefore a sandmound must be constructed. Supervisor Bennington commented there is nothing the Board of Supervisors can do about these requirements as they are mandated by the State.

4. Mr. John Snyder of Nationwide Insurance stated at the last meeting Chairman Bennett mentioned the Workmen's Compensation premium increase. Mr. Snyder clarified the premium for Workmen's Compensation did increase since the original premium was released in 1991 at \$11,415.00. That was based upon the losses set by the Workmen's Compensation Board itself. Also included in that is a general rate increase to all Workmen's Compensation policies in the state of Pennsylvania. The Township is receiving a refund of \$4,464.00 out of the general liability insurance which is based on a combination of items to include overall payroll, size of budget, outside contractors, etc. During 1990, a police vehicle was taken off the road, however Nationwide was never notified of this discontinuation of policy. The policy has since been cancelled for that vehicle and will net a \$1,412.00 refund. Overall, instead of the previously stated \$10,000.00+ increase, there will be an increase of approximately \$5,500.00. The vehicle loss ratio for Hilltown Township is less than 2% over 5 years, and is costing Hilltown less per vehicle than it did in 1986, due to the excellent record of the Police Department and Highway Department with their vehicles. Supervisor Bennington asked for clarification of the increase. Mr. Snyder explained the averaging process used to figure the increase.

M. SUPERVISOR'S COMMENTS: None.

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

O. ADJOURNMENT: There being no further business, a motion for adjournment of the Hilltown Township Board of Supervisor's meeting of May 28, 1991 was made by Supervisor Kelly, seconded by Supervisor Bennington, and carried unanimously at 9:35PM.

Respectfully submitted,

Lynda Seimes

Lynda Seimes

Assistant Township Secretary

(*These minutes were transcribed from recordings and notes taken by Mrs. Maria Gerhart, Recording Secretary).