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HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED PUBLIC MEETING
Monday, April 22, 1991
7:30PM

The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:34PM and opened with the Pledge of Allegiance.

Also present were: Betty J. Kelly, Vice-Chairperson
Kenneth B. Bennington, Supervisor
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
George Egly, Chief of Police
Maria Gerhart, Recording Secretary

Chairman Bennett announced the Supervisors met in Executive Session prior to this meeting, with the Township Solicitor, Mr. Francis X. Grabowski, and the Township Engineer, Mr. C. Robert Wynn, to discuss pending litigation 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 March 25, 1991 Board of Supervisor's meeting as written.

B. APPROVAL OF CURRENT BILLING:

Chairman Bennett advised since it was a month since the last Board of Supervisor's meeting, there are two bills lists presented for payment. The first bills list presented is dated April 3, 1991 and totals \$19,844.20. Supervisor Bennington questioned the bill from PCS Technologies for equipment, repairs/maintenance and computer hardware maintenance in the amount of \$1,156.00. Chairman Bennett was unsure of what the invoice referred to, but it may have been in regards to the financial computer. Supervisor Bennington asked about the four pool permit refund checks issued to Julie Jones totalling \$210.00. Mr. Eric Applegate, Building Inspector/Zoning Officer explained the applicant, Ms. Julie Jones, completed a pool permit for Hilltown Township, however the site itself was technically in Silverdale Borough. The permit had been issued and paid for before this fact was discovered.

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously to pay all bills when due.

The second bills list presented is dated April 22, 1991 and totals \$49,044.40. Supervisor Bennington asked if the Real Estate tax for Pleasant Meadows listed on page two is for open space. Chairman Bennett replied that it is and he has been

informed that if the Township constructs a nature park in that area with swing sets, it will be considered tax exempt. However, this project would most likely cost more than it is worth.

Chairman Bennett explained there is a large invoice listed in the amount of \$16,154.00 for the annual liability fire insurance for the Hilltown Fire Company.

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously to pay all bills when due.

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

D. CONFIRMED APPOINTMENTS:

1. Mr. Greg Nolan - John Grasse Elementary School - Mr. Nolan explained the John Grasse PTO purchased a wooden sign for the purpose of announcing the school to those who drive by the building. The sign is 8ft. by 4ft. and is presently located on the lot adjacent to the entrance to the school building. A sign permit was not secured at the time, however, after completing a sign permit application, Mr. Applegate informed Mr. Nolan the sign had been rejected because it exceeded the 12 sq. ft. sign limit requirement. Mr. Nolan is requesting the Board of Supervisors graciously waive the appropriate and necessary fees, which include the Zoning Hearing Board application, the zoning permit application and the sign permit application, so that the sign can legally be erected on school property. Chairman Bennett has inspected the sign and feels it is a very well designed and appropriate sign. Chairman Bennett asked Mr. Applegate how far the sign is located from the roadway. Mr. Applegate did not measure the distance, however the zoning permit application states the sign is 102 ft. from the centerline of the roadway. Mr. Nolan presented photographs of the sign and also the plot plan for permit submission. Chairman Bennett and Supervisor Kelly felt that if the sign was any smaller, it could not be seen from the road. Supervisor Kelly has spoken to some neighbors of John Grasse School, who felt the sign was an asset to the Township and the school itself. Chairman Bennett could not see why anyone would object to the sign. Chief Egly stated the Margaret Seylar School sports a similar sign, and asked if the Board would be willing to waive the same fees for the Seylar School sign while the subject is being discussed. Chairman Bennett commented if no one raises the issue on the Seylar School sign, he would prefer to let the matter rest for the time being. Motion was made by Supervisor Kelly and seconded by Supervisor Bennington to waive the Zoning Hearing Board application fee, the sign permit fee and the zoning permit application fee for the sign on presently located on John Grasse School property. Chairman Bennett would like to amend the motion, stating John Grasse School be permitted to allow the sign to remain until a decision is rendered by the Zoning Hearing Board, since technically speaking, they could be required to remove the sign within thirty days. The Board was in agreement to Chairman Bennett's amendment and motion passed unanimously.

Supervisor Kelly felt Mr. John Snyder, Chairman of the Zoning Hearing Board, should abstain from voting at the Zoning Hearing Board for this particular hearing, due to a conflict of interest. Supervisor Bennington did not believe a motion such as this could be made, since Mr. Snyder would have to make the decision himself on whether to abstain or to vote at the time of the Zoning Hearing Board meeting. Solicitor Grabowski advised until an application is filed, it is for the Zoning Hearing Board to make the decision, as there are certain rules within the Municipal Planning Code regarding conduct of the Zoning Hearing Board and this issue would fall into that category. Supervisor Kelly withdrew her motion for the present time.

E. MANAGER'S REPORT:

1. Chairman Bennett presented four escrow releases for approval:

Sterling Knoll Phase II	Voucher #35	\$9,082.24
Sterling Knoll Phase II	Voucher #36	\$4,683.70
Harris Newman	Voucher #01	\$ 215.22
Harris Newman	Voucher #02	\$2,880.00

The first two releases are letters of credit, and the last two are cash escrows held by the Township.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to release the letters of credit and the cash escrows for the four mentioned escrow releases.

2. Chairman Bennett read the Treasurer's Report for March 28, 1991:

General Fund Checking
End of Month Balance - \$ 34,137.71

Payroll Checking
End of Month Balance - \$ 177.23

Fire Fund Checking
End of Month Balance - \$ 38,497.70

Debt Service Investment/Checking
End of Month Balance - \$ 15,013.83

State Highway Aid Checking
End of Month Balance - \$ 203.34

Escrow Fund Checking
End of Month Balance - \$ 75,824.99

Chairman Bennett commented funds are coming in better than they had been, however the Township is still very much in need of the Tax Anticipation Note. For the first three months, receipts totalled approximately \$313,000.00, which figures to 1.2 million dollars of income for the year, instead of the targeted 1.964 million dollars. By mid May, the money should begin flowing if taxes are paid on time. Chairman Bennett advised building permit fees and real estate transfer taxes are down to approximately 16% of what they should be at this time of the year. Fines and Forfeits are also down to 17%. The Township is still owed \$35,000.00 for the Recycling Grant from DER. Subdivision and Land Development fees in the amount of only 12% of budget have been received.

F. POLICE CHIEF'S REPORT - Chief George Egly

Chief Egly read the Police Report, which is on file at the Township office.

To put the Police Department overtime into perspective, Supervisor Bennington commented year-to-date overtime, through March of 1991, totals 1081.5 hours. The 1990 year-to-date was 511 hours through March. It would appear that 1991 overtime is twice that of 1990, however, the reimbursed overtime hours for the Rt. 309 blitz, etc. comes to 527 hours. Therefore, in reality, police overtime hours in 1991 year-to-date is less than the police overtime hours in 1990 year-to-date.

G. BUILDING INSPECTOR/ZONING OFFICER'S REPORT - Mr. Eric Applegate -

Mr. Applegate read the report, which is on file at the Township office. Chairman Bennett asked Mr. Applegate if he has experienced any upswing in building this spring. Mr. Applegate replied he reviewed quite a few building permits in April, however the reason March was slow was because he spent so much time working on 1991 sign renewals and street light tax.

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

Mr. Grunmeier stated it was brought to his attention that there was a problem with the Emergency Management Committee using funds budgeted for the Emergency Management program, and asked if a standard procedure exists in order for his committee to have access to the funds. Chairman Bennett stated he did inform Mr. Tuttle that \$1,000.00 has been budgeted for Emergency Management for 1991. Mr. Grunmeier advised the Emergency Management Committee will be attending a course at State College, Pennsylvania on May 14 and May 15, 1991.

Mr. Grunmeier read the Hilltown Township Fire Department report, which is on file at the Township office.

Mr. Grunmeier, at the request of the Chairman of the Fire Panel, presented a report regarding compatibility of Hilltown Fire Company's rescue tool. Apparently a question had arisen as to the compatibility of their rescue tool with the other fire company's who service Hilltown Township. Also, Mr. Grunmeier asked if Hilltown Fire Company will be hearing from the Fire Panel regarding the application they submitted requesting emergency funds. Chairman Bennett had spoken with Jack Morgan, Chairman of the Fire Panel, who was in the process of arranging a meeting with the Fire Panel for some time this week.

Chairman Bennett announced the Upper Bucks Consortium of Communities invited local volunteer firefighters and municipal officials to a meeting to discuss ways to open lines of communication between fire companies and municipalities, a fire fighting course to be offered at the Upper Bucks Vo-Tech School, and a video on fire fighting and training on Tuesday, April 30, 1991 at 7:30PM at the Dublin Fire Company.

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

1. Cefelli Tract Subdivision - Mr. Wynn presented a final plan for the Cefelli Tract Subdivision which is a 5 lot subdivision located on Blooming Glen Road. There is a proposed cul-de-sac street with on-site sewage disposal and a community water supply system. The plan had previously received preliminary plan approval with conditions. Mr. Wynn advised those conditions, for the most part, have been met including the approvals for the driveway crossings of the small wetland area on both Lots #4 and #5. A PennDot permit has been received for the widening and curb to be installed along Blooming Glen Road. The Bucks County Conservation District approval has been received for Erosion and Sedimentation Control. The water supply system has been shown on the second sheet of the plan and has been reviewed by the Authority engineer. Revisions have been made to the plan such that the supply line conforms to Hilltown Township Water and Sewer Authority's regulations. Mr. Wynn stated at this point, the Planning Commission has recommended the plan be approved subject to installation of property monumentation around the outboundary of the tract. There are other pins and monuments to be installed and required as part of the Escrow Agreement that the outboundary be installed before any activity. The execution of an Escrow Agreement and appropriate documents for Deed of Dedication of the proposed roadway, Springhill Lane. Relocation of the snow removal easement has been recommended by the Planning Commission. Rather than having the snow pushed in front of wellhouse, the recommendation for approval is that the easement should be relocated between the driveways of Lots #4 and #5.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to grant final plan approval of the Cefelli Tract Subdivision pending the engineer and the Planning Commission recommendations being completed.

2. Orchard Station - Mr. Wynn explained this plan is a revision to a previously approved and recorded plan for Orchard Station. This development, located on Orchard Road, is currently under construction. One dimension change has been made to sheet number 2 of the plan on Lot #35. On the original plan, a small angle was not shown. The frontage on the original plan was shown as a straight line of 70 feet, however, on the revised plan, the frontage is a total of 70.1. Also, Mr. Wynn explained the lot area on the original plan was 8400 square feet and has been revised to 8399.94 square feet. This was an error found in the closure of the internal lots during the water line stake out. Because of this error, the applicant was asked to prepare new linens. The plan is noted as superceding the previously recorded plan. Signatures will be required on the revised Orchard Station linens following this meeting.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to accept the ammendment to the Orchard Station Subdivision plan.

3. Toth Brothers Subdivision - Mr. Wynn presented linens for the Toth Brothers Subdivision located on Maron Road, which was previously approved. This is a two lot subdivision. Lot #1 is a seven acre lot and Lot #2 is a seven acre lot, both proposed to be new building lots. The property is in agricultural use at the time, and the owners, Toth Brothers, have indicated at this point, they have no intention of developing either property. The purpose of the subdivision was for their own financial reasons. Along the frontage of Maron Road is a well defined and significant tree row located fairly close to the street. Mr. Wynn stated the plan had called for street trees to be installed behind the existing trees along Maron Road. There are 17 street trees which would end up in the field area on Lots #1 and #2. Instead of installing the trees in the area that is currently being farmed, the applicant has offered to plant the trees here at the Township building, since there is already a row of trees along Maron Road. If the Board wishes, Toth Brothers will install them in the field on their subdivision, or if the Board wishes, they will install them here at the Township building.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to accept Toth Brothers generous contribution of 17 trees to be planted at the Township.

4. Deerfield Subdivision - Mr. Wynn stated this subdivision is located on Rt. 113, just north of Silverdale and is comprised

of 51 village house lots. At this point, 21 dwellings have been built, at least to the point where the siding and roof have been constructed. The development agreement required that all public improvements be completed by the end of this month, however the developer has requested a one year extension in the completion of public improvements, as the dwellings have been selling more slowly than anticipated. According to the developer, the major items still to be completed are the wearing course in the road, sidewalks and curb aprons. Mr. Wynn added one other item for consideration. The open space area has been used by the developer for staging fill and there is also an area to be graded and topsoiled for an informal playing field. In the event the Board considers approving this extension, Mr. Wynn recommends the Board require the open space area be graded and seeded before the fall of this year. Since there are 21 homes which are currently occupied or will be occupied within the next few months, it would appear the need for open space area is increasing. Chairman Bennett asked if this was the second extension the developer had requested. Mr. Wynn replied that it was his second extension request and that the first extension was for a period of a year also.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to extend the maintenance agreement for the Deerfield Subdivision for one year with the stipulation that the developer will complete the grading and seeding in the open space area prior to Labor Day of 1991.

5. Cheeks Land Development - The liens for Cheeks Land Development will be signed following this meeting. Mr. Wynn advised the liens should not be released for plan recordation until the escrow agreement is completed by the Township Solicitor's office.

J. CORRESPONDENCE - Chairman Bennett presented a letter from the Department of Community Affairs regarding the grant for Park and Recreation. The Department of Community Affairs recently completed the review of 464 grant applications requesting over fifteen million dollars from the sixth round of the Recreational Improvement and Rehabilitation Program. The demand for RIRA funds was over five times greater than the Commonwealth's 1991 budget appropriation of three million dollars, which made the selection process extremely competitive. Regretfully, many good projects were unable to be funded. The projects Hilltown Township applied for were not selected.

K. SOLICITOR'S REPORT - Mr. Frank Grabowski, Township Solicitor

1. Solicitor Grabowski advised his office is working on agreements for the Paul Heck Land Development, Richter Drafting Land Development and BFI.

2. Chairman Bennett commented Hilltown Township is close to the final dedication of the Civic Field. Solicitor Grabowski will be presenting a proposed resolution by the Hilltown Township Civic Association, possibly at the next Board of Supervisor's meeting. The Board will review the proposed resolution for consideration of execution.

L. RESIDENT'S COMMENTS

1. Mr. Robert Grunmeier, II, 33 Hilltown Pike omitted an item from his Emergency Management Report - By the second Board of Supervisor's meeting of May, Mr. Grunmeier would like a response to Dublin Borough's request to use the Hilltown Township Municipal Building as a second emergency operation building.

Mr. Grunmeier also thanked the Township office and the Police Department for the thoughtfulness and sympathy displayed at the passing of his grandmother.

2. Mr. Joe Miketta, Hilltown Pike, asked for clarification of a comment mentioned by Supervisor Bennington regarding the Comprehensive Plan at a previous Board of Supervisor's meeting. Mr. Miketta quoted a section of the November 26, 1990 Board of Supervisor's meeting minutes which states "Supervisor Bennington stated when the Zoning Ordinance is discussed, he will propose that those people who wish to give ground to their children will be able to do so in the RRI and RRII districts". Mr. Miketta asked if this would mean 50,000 square ft. lots or three and five acre lots. Supervisor Bennington explained at the time discussions took place regarding the Comprehensive plan as to whether the acreage should be increased to three and five acres as a minimum, Supervisor Bennington attempted to compromise by allowing residents to contribute ground to their children by adhering to the 50,000 square ft. minimum requirement. Mr. Miketta wondered if the Board of Supervisors would be willing to extend that further by allowing retired individuals this same courtesy, as three and five acre lots are difficult for the elderly to maintain. Supervisor Bennington replied he would certainly be willing to give this idea consideration, however he is only one Supervisor on a Board of three. Chairman Bennett and Supervisor Kelly felt it was a good idea and would be happy to take it into consideration. Mr. Jack Fox, Chairman of the Planning Commission, commented this idea has been incorporated into the Comprehensive Plan which was passed in November, 1990. It states 50,000 square feet can be sold or given to anyone, as long as there is some open space for recharge. Discussion took place regarding the recharge area and the water problem in Hilltown Township.

3. Chief George Egly, Old Bethlehem Road, requested the Board of Supervisors draft a letter to our representatives regarding PennDot's lack of concern for the stretch of Blooming Glen Road,

8.53

near Hayhouse Road and Rickert Road. Chief Egly traveled Blooming Glen Road this morning noting the large potholes in the area. Chairman Bennett stated he will contact our representatives tomorrow.

4. Mr. Robert Gregory, 1008 Blue School Road, asked if the money borrowed from the Escrow Fund has been replaced. As of this time, Chairman Bennett advised it has not yet been replaced. Mr. Gregory asked how the Township has been able to pay the bills. Chairman Bennett explained the Township borrowed \$100,000.00 through the Tax Anticipation Loan, which proved to be insufficient, and therefore another \$20,000.00 was borrowed from the Escrow Fund. The Township anticipates the monies will be returned to the Escrow Fund by mid-May.

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

Mr. John Gerner of the News Herald announced the Civic Association will present "Candidate's Night" at the Hilltown Township Municipal Building on Tuesday, April 30, 1991 at 8:00PM. The presiding moderator will be the Honorable Gregory Mondjack, Esquire. Candidates invited are Oscar Brett and Robert H. Grunmeier who are running for Constable, Dave Sattelle and Jack Fox who are Republican candidates for Township Supervisor, plus the fourteen candidates still on the ballot for School Board Director.

N. SUPERVISOR'S COMMENTS -

1. Motion was made by Supervisor Bennington and seconded by Chairman Bennett to appoint Supervisor Betty Kelly as representative to the Upper Bucks Consortium. Motion passed.

2. Supervisor Bennington, being a long time participant in Deep Run Valley Sports Association, mentioned the Under 13 Boys Traveling Team from Deep Run Valley is hosting an "Oldie's Night" on May 18, 1991 at the Quakertown Moose to benefit their trip through the upper part of the United States and into Canada.

3. Chairman Bennett commented he and Chief Egly visited the sixth grade classes of John M. Grasse and Margaret Seylar schools, as well as eighth grade classes of Our Lady of the Sacred Heart school to make a presentation for Local Government Week, which was April 14 through April 20, 1991.

4. Supervisor Kelly and Chairman Bennett attended the 69th Annual Pennsylvania State Convention in Hershey, Pennsylvania from April 7 through April 10, 1991. Supervisor Kelly advised they attended many worthwhile seminars while at the convention.

O. ADJOURNMENT - There being no further business, a motion for adjournment of the Hilltown Township Board of Supervisor's

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meeting of April 22, 1991 was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously at 8:40PM.

Respectfully submitted,

Lynda Seimes

Lynda Seimes

Assistant Township Secretary

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

855A



Memo To: Hilltown Township
From: C. Robert Wynn
Subject: Escrow Release Summary
Date: April 18, 1991

1. Sterling Knoll Phase II - Voucher No. 35 dated March 26, 1991 in the amount of \$9,082.24 for storm sewer, sidewalks/handicapped ramps, driveway aprons, E&S control and as-built plans.
2. Sterling Knoll Phase II - Voucher No. 36 dated March 26, 1991 in the amount of \$4,683.70 for construction stakeout and contingency.
3. Newman - Voucher No. 1 dated April 15, 1991 in the amount of \$215.22 for const. obs./esc. admin. for period from 4/1/91 thru 4/15/91.
4. Newman - Voucher No. 2 dated April 15, 1991 in the amount of \$2,880.00 for buffer installation.