

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED PUBLIC MEETING
Monday, September 24, 1990
7:30PM

The meeting was called to order by Chairman William H. Bennett, Jr. at 7:38PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairman
Betty J. Kelly, Supervisor
Lee Buchanan-Gregory, Acting Township Manager
John Rice, Representative for Township
Solicitor
C. Robert Wynn, Township Engineer

A. APPROVAL OF MINUTES: Supervisor Bennington advised page two, last paragraph, and continued on page three, first paragraph, should be corrected to read "Mr. Tobin disputed the minutes of the August 27, 1990 meeting, where it is stated that Supervisor Bennington felt Mr. Tobin and Mr. Williams, the owner of Quiet Acres, had misrepresented the best interests of the residents of Quiet Acres". Supervisor Bennington advised on page four, last paragraph, should read "Mr. Richard Hinkle, consulting engineer for Mr. Williams, replied that it would take a year at best, for the new package plant to be installed, given the time it would take to design, to obtain a permit from DER, and to make arrangements for construction." Supervisor Bennington also pointed out on page 10, second paragraph, the correct name should be "Mr. Mac Jacobs of Telford Fire Company".

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington, and carried unanimously to approve the minutes of the September 10, 1990 Supervisors' meeting as corrected.

B. APPROVAL OF CURRENT BILLS: Chairman Bennett stated the current bills presented totalled \$17,766.00 for the period ending September 24, 1990. Supervisor Bennington questioned an employee's spouse dental bill. Chairman Bennett advised it is the policy of the Township, if an employee's spouse is covered by another dental plan, the Township will not reimburse the cost. A checkproof system for this was installed last year, to avoid duplication. Ms. Buchanan-Gregory was asked to research this particular matter.

Chairman Bennett questioned if the bill for Perkasio Uniform totalling \$1,308.00, for the Highway Department is an annual bill or a semi-annual bill. Ms. Buchanan-Gregory answered that under the contract, the Township is required to supply a set of uniforms. This is an annual bill, however, it is higher than what was budgeted, to include winter jackets, hats and teeshirts.

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously to pay all bills when due, with the exception of the employee dental claim for a spouse, until verification is received.

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

D. CONFIRMED APPOINTMENTS:

1. Mr. Robert Wendig, Parks and Recreation Board - Mr. Wendig reported the Parks and Recreation Board has tabulated the Park and Recreation Survey, which was mailed to residents in the Summer, 1990 issue of the Township Newsletter. These results have been tabulated on a worksheet, and compiled in letter form for distribution. Mr. Wendig advised not all surveys were fully completed, therefore exact statistical data is not available. However, these surveys were beneficial in establishing trends towards recreational facilities. It was found that many people were involved in the Deep Run Association, and many people were making use of Lake Nockamixan and Peace Valley Park recreation areas.

Mr. Wendig advised the Parks and Recreation Board is working on plans for the former Municipal Building. At this time, two initial sketch plans were presented for the Board of Supervisor's review. After much discussion, the Park and Recreation Board feels the Supervisors should review these sketch plans along with the Planning Commission and also with the Township Solicitor.

Mr. Wendig indicated the Park and Recreation Board has been in contact with the Homeowner's Association at Green Meadows regarding lease of property to the Township for \$1.00 per year. This land is approximately three to four acres, is very level and is ideally situated within the community for access. The Park and Recreation Board recommends the Township accepts this offer (Park and Recreation recommendation number 90-14), and requests the Township Solicitor reviews the feasibility of a lease.

Supervisor Bennington stated Green Meadows Development is approximately fifteen years old. At the time the plan first came before Hilltown Township, the developer most likely tried to dedicate that ground to the Township, and for whatever reason, it was denied. Supervisor Bennington would like someone to investigate the reason this dedication was turned down originally, by the Board serving at that time. The Board has directed Mr. Wynn, Township Engineer, to research this matter. Mr. Wendig asked Mr. Jack Fox, Chairman of the Planning Commission, if he recalled the circumstances surrounding this issue. Mr. Fox stated at that time, the Supervisor's were not accepting any ground for dedication for parks, because they felt Hilltown Township was rural enough, and therefore, Green Meadows Development was left to form a Homeowner's Association. Supervisor Bennington asked if the Board would agree to take this property on a lease basis, is there access for the Highway Department to cut the grass on the property. Also, Supervisor

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Bennington asked if Hilltown is able to get matching state funds, if we lease property, as opposed to owning it outright. Mr. Wendig explained that Mr. Grabowski has stated there is no prohibition that he is aware of, against making application for matching state funds under a lease program. Ms. Buchanan-Gregory advised she has looked into matching state funds, and while leasing is not prohibited, the Township would not get as many weighted points on the application, in their favor, if the Township does not own the land. Solicitor Rice commented the grant process is very competitive.

Chairman Bennett questioned Mr. Wendig about what the residents of Green Meadows would like to see done with this land. Mr. Wendig advised that aspect had not been researched. When the Park and Recreation Board looked into this initially, they were interested because it was a level piece of land that was well situated, was in an area of high density, and had access to parking. The Park and Recreation Board felt it would take very little money from the Township to provide a facility. When Green Meadows Home Owner's Association was approached about creating any kind of recreational activities, they claimed their liability cost would be too great. Mr. Wendig suggested the recreational facilities Green Meadows residents may like to see created on this land would be a non-lighted park, a baseball diamond, some swing sets, and possibly a basketball court, and a picnic area. Buffering may be required due to the close proximity of some of the homes in the development.

Chairman Bennett asked Mr. John Snyder of Nationwide Insurance - Hilltown's insurance carrier - of the ramifications on our current liability insurance, if this lease was accepted and recreational facilities were added to this open space. Mr. Snyder advised he could not give a dollar figure at this point, however, it would add another liability classification to the current policy. Mr. Snyder advised he would look into this.

2. Ms. Grace Sum, Pearl S. Buck Foundation - Ms. Sum is the executive director of the Pearl S. Buck Foundation, a non-profit organization located in Hilltown Township. The Foundation maintains the Pearl S. Buck house, built in 1835, which is a national historic landmark. Ms. Sum is before the Board to ask Hilltown Township residents and the Board of Supervisors to lend their support to allow access of the Foundation in the Community Development Block Grant Fund to help in the historic preservation of this unique house. The house, which is maintained by the Foundation, is open to the public, however, the tours are completely staffed by volunteers. Each year, ten to twelve thousand visitors tour the house, traveling from all fifty states and approximately forty-four countries.

It has reached the point where major renovation is required to preserve the house. As a first step, the Foundation has engaged a prominent architectural firm from Philadelphia, which specializes in historical buildings. The preliminary report is complete, the exact priority of work and the cost of this work is now available.

Supervisor Bennington advised Ms. Sum the Community Development Block Grant Fund has been greatly reduced from what it was in the past. Hilltown Township is in a pool of approximately 24 other municipalities, where the maximum amount granted over a three year period is \$20,000.00 per year, for a total of \$60,000.00 over the three years. Supervisor Bennington stated the Pearl S. Buck Foundation is the first application submitted and he sympathizes with the Foundation's plight, and believes this is a very worthy cause. However, Supervisor Bennington feels the Board would be remiss to not allow other groups to appear before the Board and request part of that \$20,000.00 funding for the year. Funding would have to be advertised, to allow other groups who have historical preservation rights, as well as low income housing and planning/zoning, to apply for these funds. Supervisor Bennington suggested Ms. Sum and the Foundation submit an application for these funds as quickly as possible, as the cut off date is November 20, 1990. Supervisor Bennington encouraged all Township residents to visit the Pearl S. Buck Foundation, as it is one of Hilltown's more prominent landmarks.

E. MANAGER'S REPORT - Ms. Lee Buchanan-Gregory:

1. Ms. Buchanan-Gregory stated Mr. Wynn, Township Engineer, would address the Board on the first three escrow releases listed on the agenda this evening - the Pileggi (Wawa) Land Development - before the Board takes any formal action.

Mr. Wynn advised the Pileggi escrow releases are for road improvements for the intersection of Rt. 113 and Rt. 313, which were completed some time ago. The actual start was almost three years ago. At this point, the maintenance period on the roadway improvements is coming to an end. The first release is for \$500.00 and is payable to Hilltown Township for installing the pavement markings, such as cross bars, stop bars, and right turn only pavement markings. The second voucher is for construction observation and escrow administration for this year, through Sept. 17, 1990 for \$452.08. The third voucher, if approved, would release the balance of funds to Joseph Pileggi. These funds are \$6790.00 for maintenance guarantee funds, and \$205.88, which is the balance on funds for construction observation and escrow administration. By approving those three vouchers, the Board would be releasing Mr. Pileggi of any further maintenance requirements for the intersection of Rt. 113 and Rt. 313. Supervisor Bennington asked Mr. Wynn is he is satisfied with the maintenance improvements at that intersection. Mr. Wynn stated there has been no deterioration of the roadway at that location, as it has been installed.

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Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to release the seven escrow releases listed below.

Pileggi (Wawa) Land Dev. (L/C)	Voucher #14	\$ 500.00
Pileggi (Wawa) Land Dev. (L/C)	Voucher #15	\$ 452.08
Pileggi (Wawa) Land Dev. (L/C)	Voucher #16	\$6,995.88
Sterling Knoll Phase II (L/C)	Voucher #28	\$1,278.88
Sterling Knoll Phase II (L/C)	Voucher #29	\$15,130.00
Orchard Station Subdiv. (L/C)	Voucher #10	\$1,161.01
Bridle Run Subdivision (L/C)	Voucher # 4	\$1,706.19

2. The Board of Supervisors has received two separate memorandums from Ms. Buchanan-Gregory, regarding the 1991 Minimum Municipal Obligation for the Non-Uniform Pension Fund and also for the Police Pension Fund. They address Act 205, which requires the chief administrative officer of each pension plan to inform the governing body of the municipality, of the plan's expected financial obligation for the following year, by the last business day in September, 1990.

Ms. Buchanan-Gregory attended a seminar hosted by PMRS, which is the Township's pension plan. Following their guidelines, it was determined the minimum municipal obligation for the Hilltown Township Police the Township would have to raise, through General Funds, \$16,951.00. For the Non-Uniform, the Township would have to raise zero dollars. The reason being, the Pennsylvania Municipal State Retirement Fund provides state aid to the municipalities, and there is a calculation that Hilltown must determine, through projected payroll for 1991 year, along with contribution rates, and other factors. Ms. Buchanan-Gregory has reviewed these figures with representatives of the pension plan, and they have concurred these figures are correct.

Chairman Bennett questioned the original figures the U.S. Census Bureau had given for Hilltown Township. Ms. Buchanan-Gregory explained, from the 1980 adjusted census, the U.S. Census Bureau arrived at a figure of 300 less for 1990. Chairman Bennett advised Hilltown Township has filed a protest to these figures, along with a number of other communities in Upper Bucks County, because of the gross inaccuracy of those numbers.

3. Ms. Buchanan-Gregory attended a budgeting seminar sponsored by the DCA on Wednesday, September 12, 1990 and on Wednesday, September 19, 1990, in preparation for the 1991 budget, for which Ms. Buchanan-Gregory has received a certificate of completion.

4. Ms. Buchanan-Gregory is currently in the process of meeting with department heads to review their submitted 1991 budget requests and anticipate providing same to the Board by the beginning of the second week in October.

5. On Friday, September 28, 1990, from 9:00AM to 12:00NOON, there is a Stormwater Management Plan seminar being sponsored by the Bucks County Planning Commission. Ms. Buchanan-Gregory anticipates attending this municipal work session.

6. Notification has been received from the Hilltown Township Police Department that a speed check was conducted on Hilltown Pike, on Wednesday, September 19, 1990. There were 22 citations issued and 2 written warnings. The total fine revenue for the Township was \$720.50. The cost of labor for the Township was \$194.28, with a credit to the Township of \$526.22. In addition, a truck check was conducted on September 10, 1990 at the Dublin Fire Company on Rt. 313 and Rickert Road. Approximately 150 trucks were stopped and inspected, with 125 of those inspections by the Hilltown Township Police Department.

7. Ms. Buchanan-Gregory is in the process of reviewing costs to the Township, in terms of employee benefits and other related operating expenses, both on a long term and a short term basis.

8. The U. S. Census formal response by the Board of Supervisors has been filed. Ms. Buchanan-Gregory thanked Mr. Jack Fox, Chairman of the Planning Commission, for his research, along with Police Chief George Egly and Detective Bill Leyden for their assistance in compiling figures to support the Township's protest. The Township's projected census figure is between 13,000 and 14,000.

9. The Planning Commission has asked for direction from the Board of Supervisors for a suggested site location at the Municipal Building, to plant the living memorial tree they have donated, in honor of the late Vincent Pischl. Chairman Bennett suggested the Supervisor's inspect the Township building grounds in the daylight, and respond to the Planning Commission's request by the next meeting.

F. EMERGENCY MANAGEMENT COORDINATOR'S REPORT - Mr. Robert Tuttle:

1. Mr. Robert Tuttle, Assistant Emergency Management Coordinator, was in attendance to present the report. Mr. Tuttle announced Spill Containment Packs had been ordered and received for the Township, to be placed in strategic locations.

2. Mr. Tuttle advised the temporary Emergency Broadcast System can be heard on WOGL, 1210 on the AM dial, and 91.1 on the FM dial. These are the stations the citizens will be requested to tune to, in the event of an emergency situation. The state and federal government is investigating which stations will take over these duties permanently.

3. The Emergency Management Committee has submitted it's budget to the Township for 1991. Mr. Tuttle asked if the Board would like to schedule a meeting to clarify or review this budget proposal, either Mr. Grunmeier or himself would be available to answer questions.

4. The Emergency Management Coordinator, Mr. Robert Grunmeier, II, has recently completed his training in regards to Disaster Planning. Since the first of the month, Mr. Al Wegler, who was appointed last month to the Emergency Management Committee, and Mr. Tuttle have attended and completed a course on Radiological Response Training in Lehigh, Pennsylvania. Mr. Wegler and Mr. Tuttle are presently undergoing training for Radiological Monitoring in Clarion, Pennsylvania, and hope to complete that training by this weekend.

Supervisor Bennington questioned the feasibility of running a Disaster Drill in 1991 in Hilltown Township. Mr. Tuttle replied it is very feasible that such a program will take place in 1991. In the early part of 1989, Hilltown attempted to have an Emergency Management drill, but due to another situation arising, the explosion at the old R & S Diner area, three days prior to the drill, it was cancelled.

G. ENGINEERING/PLANNING - Mr. Bob Wynn:

1. Quiet Acres Mobile Home Park - Mr. Wynn advised at the last Supervisor's meeting, the Board had directed Mr. Wynn and Ms. Buchanan-Gregory to meet with Mr. Lee Williams, owner of Quiet Acres Mobile Home Park, Mr. Eric Tobin, solicitor for Mr. Williams, and their engineer, Mr. Hinkle, from Gilmore Associates. That meeting was scheduled for Thursday, September 13, 1990. Just prior, discussions took place with Mr. Tom Wynkoop of Hilltown Township Water and Sewer Authority regarding the possibility of the Hilltown Township Authority providing sewer service to the site. This was brought to Mr. Wynkoop's attention by the Authority Board on Wednesday, September 12, 1990. After some discussion, the Authority Board indicated their initial reaction, if it were feasible, and if it could be worked out, to pursue it. This was presented to Mr. Tobin, Mr. Williams and Mr. Hinkle on September 13, 1990.

The advantages of the Hilltown Township Water and Sewer Authority servicing the site is primarily economic to Mr. Williams and the Quiet Acres Mobile Home Park. Connection fees are approximately \$800.00 less per unit in the Hilltown system, as opposed to the Telford system. Most importantly, it eliminates the involvement with Bethlehem Pike, the crossing of a state highway, eliminates the easement problem through a neighboring property, and most recently, the paving of Bethlehem Pike, which created another problem with the Telford connection. PennDot has a policy that once a roadway is paved and becomes a major artery, it can no longer be open cut for five years. Occasionally, there is an exception to that, but if there was a requirement, the sewer line would have to be jacked or tunneled under the highway, the cost would skyrocket.

Mr. Wynn met again with Mr. Hinkle, Mr. Wynkoop, and Cowan Associates, the Authority Engineer, on Thursday, September 20, 1990. That meeting basically involved what area the Township Authority might consider servicing. That area would be Quiet Acres Mobile Home Park, the currently Commercially zoned land of A & T Chevrolet, and lands of Mr. Liverman, immediately to the rear of A & T Chevrolet. Another property for consideration, which is adjacent to the Liverman property, is also an area under the proposed land use plan as being zoned Industrial, which contains three apartments. The connection would be made by construction of a lift station, with a force main being constructed on Highland Road to an existing sewer manhole of the Hilltown Authority system. The discussions involved lift station design, the force main design, location of the collection system, construction in Township roadway, and what type of emergency alarms and generator requirements. Some of these issues must be brought before the Authority Board for approval. The intent was for Mr. Hinkle to have the ability to put together a more specific and accurate cost estimate for further discussion. It is Mr. Wynn's understanding that Mr. Hinkle expects to have the cost estimate by the end of this week. At this point, Mr. Tobin has requested the Township set aside the Act 537 request for a stream discharge. The time period for the Board of Supervisor's action on that expires on October 28, 1990. Mr. Tobin indicated if this proceeds along as it initially appears, an extension will be granted, and Quiet Acres will amend their Act 537 plan for connection to the Hilltown system. The cost must still be determined, but the initial costs appear as though it may be a viable alternative to a stream discharge system.

One of the resident's of Quiet Acres asked if the Bucks County Department of Health would still revoke Quiet Acres operating license on Dec. 31, 1990. Mr. Wynn explained there is a meeting next week with the Bucks County Health Department, Mr. Tobin, and Mr. Williams, to explain the proposal and request relief from the license removal.

2. Stoneycrest Subdivision (Prel.). - The plan consists of 44 new building lots, ten of which are located in Hilltown Township. The majority of the development is located in Perkasio Borough. The development access within the Borough of Perkasio is Walnut Street, and proposes access to the lots within Hilltown Township through two cul-de-sacs. The plan also proposes public water and sewer service from Perkasio Borough Authority. A stormwater retention basin is proposed to be located within Perkasio Borough. There is no retention basin within the Township, which is the high point of the development. This abutts lots which front on South Perkasio Road, just east of the intersection of South Perkasio Road and Walnut Street.

The plan has received the recommendation of denial by the Hilltown Township Planning Commission because of the two proposed cul-de-sac streets. There are other conditions which would need to be met, however, the major issue is the cul-de-sacs. Mr. Damon Aherne from the Quaker Group was present to discuss the plan. This project was originally submitted in December of 1989, and subsequent to some initial dialogue with Perkasio Borough, the application was withdrawn to Hilltown in February, 1990, because of the extent of engineering and other concerns they had at that time. This plan was officially submitted as a new preliminary plan in March, 1990, and an extension was granted to May 21, 1990. On August 15, 1990, revised plans were submitted, based on Mr. Wynn's comments. On August 17, 1990, an extension to October 2, 1990 was granted.

Mr. Aherne explained the rationale for the cul-de-sacs is two fold. Every planning agency, guideline, etc. the Quaker Group consulted recommends cul-de-sac as being an ideal street situation for daily trips generated, less than 200 per day. The applicant feels both these courts would obviously generate less than that. From another standpoint, a loop road could be provided, however, it would incur very shallow, wide lots, to conform to the minimum area requirements, and it would also substantially increase the amount of impervious area. Cul-de-sacs are preferable from a marketing standpoint, but also from a community standpoint. They provide for a quieter community center and there would be no through traffic. As Mr. Wynn mentioned in his engineering review letter, this design does conform to Hilltown Township's road specifications, and as such, the applicant felt compelled to persist with the cul-de-sac design. It is Mr. Aherne's belief, from a safety standpoint, a planning standpoint, and a traffic standpoint, a cul-de-sac design is much more appealing.

Supervisor Bennington asked Mr. Wynn why the Planning Commission preferred the through street, rather than the cul-de-sac. Mr. Wynn advised one of the major reasons is the maintenance of cul-de-sac streets, such as snow plowing. The Planning Commission was also concerned about police, fire and ambulance service to the cul-de-sacs. Although cul-de-sacs have turn around areas with certain minimum requirements, they are not normally big enough for large fire equipment to turn around. Mr. Aherne stated the issue of safety was reviewed. Mr. Aherne met with Paul Leonard, Manager of Perkasio Borough, and it was determined the fire service would actually fall within one of the Perkasio Borough substation range, and that cul-de-sacs, in their opinion, would not cause a problem. Mr. Aherne spoke briefly to Hilltown Township Police Department, though not with Chief Egly, and found police jurisdiction cannot be transferred, however, it is their belief, with the small number of houses, it would not create confusion. From a maintenance standpoint, the cul-de-sacs provide approximately 8,500 square feet less area to be maintained, not including sidewalk and curb. In addition, on the cul-de-sac design on the plan, there is a reference for easement areas, so that snow can be plowed.

Supervisor Bennington questioned the total length of the cul-de-sacs. Mr. Aherne did not have those figures available, however, Mr. Wynn stated he reviewed the length again, before this meeting, and it does conform to the ordinance requirements. Supervisor Bennington stated there seemed to be some kind of controversy between the Planning Commission and the developer on whether the Board could restrict the cul-de-sacs. Supervisor Bennington reviewed the ordinance and there is nothing the Board can do to prevent cul-de-sac's that conform to the maximum length to use that as a basis of denial of the plans.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend preliminary plan approval, based upon the recommendations of the Planning Commission and the Township Engineer, with the exception of allowing the two proposed cul-de-sacs.

3. Cheeks, Inc. Land Development (Final) - The Planning Commission recommends approval of the plan subject to a number of conditions. At the preliminary plan stage, it was represented that the access had to be relocated to the north, under the direction of PennDot. This has been completed on the plan. This plan provides for cartway widening and curb along Bethlehem Pike, installation of a retention basin, buffer plantings staggered throughout the site, connection to Telford Borough Water and also sewer connection to the Hilltown Authority. The recommendation is based on final approval from PennDot, approval of Planning Modules by DER, approval of the sewer line by Hilltown Authority, approval of the water service by Telford Borough Authority, and approval of the form of the easement on adjoining Keyser/Miller Sales, Inc. property. Final approval of the Erosion and Sedimentation Control Plan by the County Conservation District, an escrow agreement for public improvements and dedication of Bethlehem Pike right-of-way is also needed. Mr. Paul Heck was present and advised there is no problem with any of the contingencies as they are all in the process of being completed and finalized.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend final plan approval for Cheeks, Inc. Land Development upon completion of the provisions stated by Mr. Wynn and the Planning Commission.

4. Schade Tract Subdivision (Final) & Act 537 - This subdivision is located on Green Street and Rickert Road and proposes five new building lots to be serviced by on-site water and sewer, with a minimum lot size of five acres. There are four 5+ acre lots. The plan proposes dedication of Rickert Road and Green Street right-of-way to the Township.

This plan was recommended unanimously by the Planning Commission Board for final plan approval, subject to changing the landscaping plan to provide for 2 1/2" caliber deciduous trees as required by Section 515 of the Subdivision Regulations. The plan currently shows 1 1/2" - 2" trees. Approval of the Planning Modules must be received from DER and an escrow agreement for public improvements, which are the buffer plantings, the regrading of Rickert Road, Erosion Control, driveway trench grates and pipes. Dedication of Green Street and Rickert Road right-of-way is also required. A note was added to the plan, as discussed at the last Supervisor's meeting, referencing the Glider Port flight path.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly, and carried unanimously to recommend final plan approval to the Schade Tract Subdivision, based upon the unanimous recommendations of the Planning Commission and Mr. Wynn's engineering review letter.

Mr. Wynn advised, in association with this plan, new Planning Modules have been received which provide for the on-site sewage disposal, and must be approved by the Board of Supervisors, signed by the Zoning Officer and the Planning Commission Board, as well.

Supervisor Bennington made a motion, seconded by Supervisor Kelly and carried unanimously to acknowledge and recommend approval of the Planning Modules for the Schade Tract Subdivision.

5. Solar Atmospheres Land Development (Revised Final)
- By vote of 5:1:1, the Planning Commission recommended approval of the revised plan of Solar Atmospheres, Inc. Land Development. This plan consists of a revision to sanitary sewer service from a 6" private lateral to an 8" public sewer main for the site, as requested by the Hilltown Township Water and Sewer Authority. The public main will be extended along Clearview Road right-of-way, behind the curb, on the north side, and along the frontage of both lots #1 and #2. One of the questions that also came up in conjunction with the sewer main, was whether or not to submit Planning Modules for an Act 537 Revision. Originally, with the 6" lateral, the Pennsylvania Department of Environmental Resources indicated that Planning Modules would not be necessary for this project. A letter from the applicant's engineer, Metz Engineering, to the Acting Township Manager, indicates Mr. DiFrancesco at the Health Department, has been contacted on whether the change to the 8" collective system in Clearview Road would require Planning Module approval. Mr. DiFrancesco advised the original letter should suffice, and that no Planning Modules would be required for the sewer extension in this particular case. This area is zoned Industrial where the sewer line is being installed. At least one member of the Planning Commission has indicated reservations and concerns about future potential laterals being extended from across the street to the Rural Residential district, tying into the sewer in the Industrial District. Supervisor Bennington agreed with this concern, and would only recommend this plan for final approval if the lines did not encroach into the Rural Residential Zoning District.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend final plan approval of Solar Atmospheres Land Development, as revised.

6. Reblock Act 537 - Mr. Wynn advised the Planning Commission recommended approval of the Reblock Act 537 Revision by a vote of 6:1:0, providing for installation of a single-family stream discharge on lands owned by Richard and Debra Reblock, located on Broad Street. The approval is subject to execution of an appropriate escrow/maintenance agreement to provide for satisfactory maintenance and operation of the system in the future; and funds to permit Township inspection. This is a small treatment plant with discharge via the treated affluent onto the surface. This application was submitted under the old Planning Module form, which allows the Township only 60 days from the day of submission to act on the plan. Supervisor Bennington stated he received a letter from Mr. James Strothers concerning this issue.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend approval of the Reblock Act 537, (Resolution #90-31) pending preparation of the maintenance agreement by the Township Solicitor, stipulating the agreement be executed now and the escrow must be paid prior to issuance of the building permit.

7. Grafton Subdivision (Final) - Mr. Wynn stated the Planning Commission recommended approval, by unanimous vote, of the minor subdivision located on County Line Road, subject to the right-of-way of County Line Road being dedicated to Hilltown Township to the ultimate right-of-way line. Currently, there are three existing lots, one containing the Grafton Piano and Organ Shop, one containing a single family dwelling with a vacant piece between the two. This subdivision creates two lots, one containing Grafton Piano and Organ Shop and one containing the non-conforming single family dwelling. All of the conditions of the preliminary plan, including the connection of the dwelling to the North Penn Water Authority System, have been accomplished, with the exception of dedication of County Line Road. The legal description for this dedication has been received.

Supervisor Bennington made a motion, seconded by Supervisor Kelly and carried unanimously to recommend final plan approval of the Grafton Subdivision pending the dedication of right-of-way of County Line Road.

8. Telford Borough Authority Water Tank (Final) - Mr. Wynn advised, by unanimous vote, the Planning Commission recommended approval of the Telford Borough Authority Water Tank. No outstanding conditions remain.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend final plan approval of the Telford Borough Authority Water Tank.

9. Derstine Land Development (Prel.) - Mr. Wynn stated this is a preliminary plan for an Industrial zoned piece of property located on School House Road. The site is opposite the Clemmer Moving and Storage property. Currently, the property has an existing two story dwelling. A Zoning Hearing Board approval was received for the site, since the site is smaller than permitted under Industrial zoning district. There is proposed a 52' by 120' warehouse attached to the dwelling, which is to remain a residential dwelling at this time. The plan proposes a stormwater retention basin, which is located towards the front of the building. There is a dual driveway access - one way in and one way out. The site is proposed to be serviced by Telford Borough Authority Water and Sewer. The Planning Commission unanimously denied a request by the applicant to waive street improvements along the frontage of the tract and indicated that improvements, including roadway widening and curb, should be installed.

Mr. Wynn and Mr. Tom Buzby, Director of Public Works inspected and found this site to contain a section of roadway which has been widened on the opposite side. On the same side as the land development, there is no curb or widening. The concern is if the curbing and widening is not installed along the frontage of the tract at this time, in the event there is further development along School House Road on the same side of the road, this will be the only section of the road without the curb and widening.

Ms. Kim Flanders from Showalter and Associates, and Mr. Daryl Derstine were present to discuss the plan. Ms. Flanders stated one of the reasons they are requesting a waiver for street widening and curbing is the fact that if all neighboring properties get developed, and if the zoning district changes to Light Industrial, the road widening could be done at that time. Supervisor Bennington asked Mr. Derstine, if in the future, the other properties were developed, would he then be liable, financially, for the curbing, and would Mr. Derstine be willing to have a recordable document stating this drawn up. Mr. Derstine advised he is agreeable to this proposal. Solicitor John Rice advised this would not be a waiver of this provision, it would be holding that provision in abeyance for either a specified period of time, or until those other sites are developed.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend preliminary plan approval for the Derstine Land Development based upon the recommendation of the Planning Commission, and agreement that the street improvements will not be waived, but will be an added covenant to the plan, to be executed at a later time, as well as engineering/drafting details as mentioned in Mr. Wynn's engineering review letter.

10. Clemens Land Development (Prel.) - Mr. Wynn advised Mr. Steve Marielli of Urwiler and Walter is present to discuss the plan. This plan is located on Bethlehem Pike, across from School House Road. There is an existing dwelling. This property received a Zoning Hearing Board approval to construct or modify the building and add a seven bay garage for an auto repair shop. The plan proposes to utilize an existing on-site septic system and well. This is a very narrow site with road improvements proposed, which include curb and widening. This site abutts lands owned by Viking Associates, who own the Industrial Park. The plan for Reliance Road and Old Bethlehem Pike is to install curb and widening along the entire frontage of properties owned by Viking Associates to the Clemens Land Development.

There are a number of waivers requested such as sidewalk installation along Bethlehem Pike, "Piggyback" parking, parking encroachment within 15 feet setback required for property boundaries, and proposed grading encroaches within 5 feet of property boundaries.

Mr. Wynn stated by unanimous vote, the Planning Commission recommends approval of the requested waivers with the exception of the proposed grading within 5 feet of the property boundary. The waiver regarding grading should not be granted unless the applicant shows evidence of temporary construction easements from adjoining property owners. This is also subject to Bucks County Health Department approval of the drainage field for commercial use, PennDot permit for the improvements in access, the Bucks County Conservation District approval, which has been received as of Sept. 20, 1990, and installation of property monumentation, prior to plan recordation. Further, an additional easement to facilitate the improvements along Bethlehem Pike from a concrete swale to a curved section would be required, an escrow agreement for public improvements and completion of drafting and engineering items from the engineering review letter dated September 7, 1990.

Mr. Wynn advised this development proposes a change in use from a Residential use to Commercial use. The applicant has indicated they estimate the daily water use to reduce from a single family dwelling usage from 250-350 gallons per day to 85 gallons per day, and therefore do not feel the ordinance is not applicable in this case. The Planning Commission felt this issue should be determined by the Board of Supervisors. Mr. Marielli advised both neighbors of the proposed development have agreed to grant a temporary easement, and document's to that effect will be presented to the Township when finalized. Mr. Marielli stated it is the applicant's intention to comply with all conditions of the engineering review letter.

Chairman Bennett asked Mr. Clemens why there are seven garage bays proposed, when only two employees will be working. Mr. Clemens advised in his line of work, two bays per mechanic are needed. The remaining bays would be used for storage of old tires, which would be picked up once a week by a tire wholesaler.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly, and carried unanimously to recommend preliminary plan approval for the Clemens Land Development, agreeing with the proposed grading encroaching within five feet, and allowing applicant to maintain the present on-site well.

11. Garges Land Development (Final) - Mr. Wynn explained this plan had already received a final plan approval, subject to a number of conditions. However, one of the items proposed by the plan is utilization of a retention basin on the adjacent Chittick property could not be accomplished. The plan has been revised and relocated the retention basin on what is currently adjoining lands also owned by Mr. Wismer. The next plan, which is a subdivision plan, up for review incorporates one of the initial concerns of the proposal, that is the retention basin be located on the same land as the car wash facility. The next plan does that. This plan is the revised land development plan, and the revisions consist of the retention basin relocation, and no longer uses the retention basin on the Chittick property. There are a number of detail items on the retention basin construction, which should not be a problem for the applicant to accomplish. There is also a need to acquire Bucks County Conservation District approval for the retention basin.

Mr. Wynn advised the plan has been forwarded to the Board of Supervisors by a 6:1 vote of the Planning Commission, because there is a detention which involves the discharge of the retention basin, onto an adjoining property. As proposed, the retention basin would discharge into a level spreader type arrangement, which would discharge over a length of approximately 100 feet, located just off the adjoining lands of Mr. Chittick. This is currently at a location where there is no drainage swale or drainage channel existing. There has been an initial review of this by Township Solicitor, Frank Grabowski. Mr. Wismer was present at the last Planning Commission meeting with his attorney. Some legal questions exist as to whether or not the Township could become embroiled in a dispute between Mr. Chittick and Mr. Wismer, over the discharge of the basin. The Planning Commission recommended approval subject to this being resolved, by the Township Solicitor and at this level.

Solicitor Rice asked Mr. Wynn if the water flow will cut new channels into the adjacent property. Mr. Wynn replied it was not likely to. Solicitor Rice stated that Mr. Wynn and Mr. Grabowski agree that a drainage easement would be ideal, to avoid the Township becoming embroiled in a future dispute.

Solicitor Rice feels that if Mr. Wismer would be willing to sign an agreement indemning the Township from any claim Mr. Chittick may make against the Township, then he sees no reason for the drainage easement the way the plan is laid out. Solicitor Rice believes this would alleviate Mr. Wynn's concerns and the Township's concerns.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend revised final plan approval for the Garges Land Development, with the aforementioned items, as well as the stipulation of an indemnification agreement between Mr. Wismer and the Township be executed.

12. Wismer Subdivision (Minor) - Mr. Wynn stated this plan subdivides a parcel from the adjoining lands also owned by Mr. Wismer that front on Keystone Drive. This site would be consolidated with the car wash facility property and would contain the retention basin, so that the retention basin and land development would be on one tract. The lot remaining on Keystone Drive, which is non-conforming Residential use, would remain with an excess of two acres required by Industrial zoning district.

The Planning Commission recommended, by a 6:0:1 vote, to recommend approval of the Wismer Subdivision, subject to a waiver requested for street improvements, sidewalk, street lights, curbing and field survey contours being granted. Also needed would be ultimate right-of-way of Keystone Drive, with a width of 25 feet, as opposed to 30 feet shown on the plan, be dedicated to the Township. This will actually increase the lot area slightly. Combined area of Lot #2 and the adjoining lot should be provided on the plan. Installation of property monumentation should be required prior to plan recordation and be certified in writing. The proposed buffer yard plantings should be required to be installed prior to plan recordation, or an Escrow Agreement be required to guarantee installation of same.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend approval of the Wismer Subdivision with the stated recommendations of the Planning Commission and Mr. Wynn, Township Engineer.

13. Philadelphia Electric Company Subdivision - 2 Lot (Minor) -

14. Philadelphia Electric Company Subdivision - 5 Lot (Prel.)

Planning Commission recommended denial of these plans by a vote of 6:1 due to non-compliance with Subdivision and Zoning Regulations as noted in the latest Township Engineer's review,

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend denial of the Philadelphia Electric Company - 2 Lot Subdivision and the Philadelphia Electric Company - 5 Lot Subdivision, unless an extension in the review period is provided by the applicant.

H. SOLICITOR'S REPORT - Mr. John Rice -

1. Solicitor Rice advised at the last Supervisor's meeting, a resolution was passed regarding Building Code Appeal Fees. It has come to Solicitor Rice's attention, the Board may want to consider amending their BOCA Ordinance to provide for Building Code Appeals to go before the Zoning Hearing Board. As it stands now, Building Code Appeals of the BOCA Ordinance come before the Board of Supervisor's for a hearing. Since there is already a Board in place that performs this function, that Board should also hear Building Code Appeals. Solicitor Rice advised a public hearing would need to be advertised at least once prior to adoption by the Board of Supervisors to amend the BOCA Ordinance.

Motion was made by Supervisor Kelly, seconded by Chairman Bennett, and carried unanimously to table this issue for further discussion.

I. CORRESPONDENCE -

Ms. Buchanan-Gregory advised all general correspondence to the Board of Supervisors has been placed on file at the Township office.

J. RESIDENT'S COMMENTS -

1. Mr. Jack Fox, Chairman of the Planning Commission, stated the Planning Commission had recommended the Board of Supervisors advertise for acceptance of Comprehensive Plan. Mr. Fox asked the reason this was not discussed. Supervisor Bennington stated it was discussed in the pre-meeting. The Board of Supervisors has not yet received the Bucks County Planning Commission review of the Comprehensive Plan, and therefore decided to advertise for the public meeting when the BCPC review has been received. Mr. Fox advised that it could be another 45 days before this review is received. Supervisor Bennington stated it will be an extensive review.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to advertise for a public meeting for review of the Comprehensive Plan by the Board of Supervisors as soon as the Bucks County Planning Commission review is received.

2. Mr. Robert H. Grunmeier advised Ms. Buchanan-Gregory he has some copies of the Driver's License Books for the Highway Department and would give them to her after the meeting. Mr. Grunmeier also had maps available for the Board of Supervisors.

3. Mr. William Godek of Broad Street, asked if the Board of Supervisors had found out the reason for the hardship Mr. Miley presented for the Habitations subdivision.

Supervisor Bennington stated he did extensive investigative work on this issue. On August 21, 1989, when Supervisor Bennington was not on the Planning Commission or a member of the Board of Supervisors, Mr. Miley came to the Planning

Commission meeting requesting a community system. On September 11, 1989, the Supervisors heard a request from Mr. Miley for a hardship to go with the individual wells as a community system, which was tabled at that time. On September 25, 1989, the Supervisors granted a waiver, based upon recommendations of the Water and Sewer Authority at that time. Therefore, when Supervisor Bennington made the motion on March 12, 1990, which was Supervisor Bennington's first opportunity with Habitations, he made a recommendation to approve the preliminary plan based upon the Planning Commission's recommendations. These recommendations did not include the community system, because a waiver had already been granted by the Supervisors. Supervisor Bennington suggested Mr. Godek ask the remaining two Supervisor's for their reasoning on this issue.

Chairman Bennett did not recall the reason for this hardship and advised Mr. Godek to review the minutes of those meetings. Mr. Godek stated he has never heard, publicly, what the hardship was for Mr. Miley and the Habitations Subdivision, not to have a community well.

K. SUPERVISOR'S COMMENTS -

1. Supervisor Bennington stated there has been some confusion as to the length of term for Mr. Tom Wynkoop on the Penridge Wastewater Treatment Authority, since he took the place of Mr. Bill Beals.

Supervisor Bennington made a motion, seconded by Supervisor Kelly and carried unanimously to finalize Mr. Wynkoop's term as ending December 31, 1992, retroactive to the date he was appointed to the Penridge Wastewater Treatment Authority.

Chairman Bennett commented he spoke to Mr. Wynkoop this morning and he did research the records and found Mr. Beals was appointed to the Penridge Wastewater Treatment Authority in 1975 for a two year term. After that term, there were two successive five year terms, which would have ended in 1987. Mr. Wynkoop's appointment coincided with Mr. Beal's third five year term in January, 1987. Therefore, Mr. Wynkoop's term would expire in December, 1992.

Supervisor Bennington stated, originally, the Chairman of the Penridge Wastewater Treatment Authority contacted Supervisor Bennington, because Hilltown Township had a member on the Penridge Wastewater Treatment Authority that was never formally appointed and would not therefore, have a vote on the Authority.

2. Mr. Wynn advised linens for Telford Borough Authority, St. Phillip's Church and Solar Atmospheres would be available after the meeting for signature.

3. Chairman Bennett requested the Board schedule a date for the October, 1990 Fall Road Inspection. Supervisor Bennington suggested Saturday, October 13, 1990 at 9:00AM. Ms. Buchanan-Gregory will notify Mr. Tom Buzby, Public Works Director.

L. ADJOURNMENT - The meeting of the Hilltown Township Board of Supervisors was adjourned upon motion by Supervisor Kelly, seconded by Supervisor Bennington, and carried unanimously, at 10:20PM.

Respectfully submitted,

Lynda Seimes

Lynda Seimes
Assistant Township Secretary

688A

September 24, 1990

Results of the Park and Recreation Survey sent out in Township Newsletter, Summer 1990, Volume 5, No. 2 Issue.

TOTAL NUMBER MAILED: Approx. 1500

TOTAL NUMBER RETURNED: 304

1) Various numbers of all eleven zip codes were sent in.

2) Children:

Ages: 0 - 5	73
6 -12	119
13-18	91
Adults:	548

3) Baseball, Soccer, Basketball and Tennis were the most popular activities.

4) RECREATIONAL FACILITIES:

	YES	NO
Ballfields	123	85
Picnic Areas	153	65
Tennis Courts	137	81
Basketball Courts	124	88
Playgrounds	155	66
Swimming Pools	126	96
Golf Course	59	140
Bike Jogging Trail	193	48
Hiking Trails	132	84
Nature Center	106	104
Horse Trails	54	135
Ice Skating Areas	133	82

5) SPECIAL EVENTS:

	YES	NO
Parades	82	121
Concerts	128	87
Antique Shows	83	116
Car Shows	76	73
Pet Shows	73	119
Farm Fairs	151	91
Marathon Races	69	117
Art Exhibits	99	103
Horse Shows	84	113

*Please note: All totals are not or may not reflect exact statistical data due to the fact some forms were not completely filled in.

Park and Recreation Survey

This survey is being made in an attempt to assess recreational needs within the township. The main objective is to determine what, if any, recreational facilities should be considered, for planning purposes, and where they might be needed most.

Your help. Fill out the survey and mail it in. If you wish to make additional comments please do. Everyone's comments and your thoughts and comments are needed and appreciated.

- 1. — We are trying to determine the recreational needs of residents in different parts of the township without asking for names and addresses. To do this, we are using zip codes.

Please list your zip code _____.

- 2. — How many children (under age 18) live at your address and what are their ages?

Number of children: _____ ages _____

How many adults: _____

- 3. — Both public and private organizations (such as the Pennridge School District and the Deep Run Sports Association) offer sports programs. Tell us what activities, if any, members of your family are or have been involved in. (Baseball, football, soccer, etc.)

- 4. — The following is a partial list of recreational facilities the township could construct for use by all residents. What is your opinion on constructing each one?

	YES	NO		YES	NO
1) Ballfields	<input type="checkbox"/>	<input type="checkbox"/>	7) Golf Course	<input type="checkbox"/>	<input type="checkbox"/>
2) Picnic Areas	<input type="checkbox"/>	<input type="checkbox"/>	8) Bike/Jogging Trail	<input type="checkbox"/>	<input type="checkbox"/>
3) Tennis Courts	<input type="checkbox"/>	<input type="checkbox"/>	9) Hiking Trails	<input type="checkbox"/>	<input type="checkbox"/>
4) Basketball Courts	<input type="checkbox"/>	<input type="checkbox"/>	10) Nature Center	<input type="checkbox"/>	<input type="checkbox"/>
5) Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	11) Horse Trails	<input type="checkbox"/>	<input type="checkbox"/>
6) Swimming Pool	<input type="checkbox"/>	<input type="checkbox"/>	12) Ice Skating Areas	<input type="checkbox"/>	<input type="checkbox"/>

Please list anything you would like to see constructed that is not on list

- 5. — Should Hilltown sponsor special events?

	YES	NO		YES	NO
1) Parades	<input type="checkbox"/>	<input type="checkbox"/>	6) Farm Fair	<input type="checkbox"/>	<input type="checkbox"/>
2) Concerts	<input type="checkbox"/>	<input type="checkbox"/>	7) Marathon Races	<input type="checkbox"/>	<input type="checkbox"/>
3) Antique Shows	<input type="checkbox"/>	<input type="checkbox"/>	8) Art Exhibits	<input type="checkbox"/>	<input type="checkbox"/>
4) Car Shows	<input type="checkbox"/>	<input type="checkbox"/>	9) Horse Shows	<input type="checkbox"/>	<input type="checkbox"/>
5) Pet Shows	<input type="checkbox"/>	<input type="checkbox"/>			

Are there other special events you would like to see?

Thank you for your help. The results of the survey will be available at the Township Building (probably within the next 60 days). Park & Recreation Board meets the 3rd Tuesday of the month at the Township Building on Creamery Road and all are invited.