

HILLTOWN TOWNSHIP  
BOARD OF SUPERVISORS  
MINUTES OF MEETING  
JULY 23, 1990

613

This meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:47 PM with the Pledge of Allegiance.

Board Members present:

William H. Bennett, Jr., Chairman  
Betty J. Kelly, Supervisor

Others present:

Lee Buchanan-Gregory, Assistant Township Manager  
Frank Grabowski, Township Solicitor  
C. R. Wynn, Township Engineer  
Police Chief George C. Egly  
Barbara A. Grove, Township Recording Secretary

1. APPROVAL OF MINUTES (JULY 9, 1990):

A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously passed to approve the minutes of the July 9th Supervisors' Meeting as written.

2. APPROVAL OF CURRENT BILLS:

A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously passed to approved the bills as rendered.

3. MANAGER'S REPORT:

- A. Ms. Buchanan-Gregory presented mutual aid agreements for signature from West Rockhill and Telford Borough.
- B. BUILDING INSPECTOR'S REPORT: Ms. Buchanan-Gregory presented the Building Inspector's report for the period July 1st to July 19th. A copy of this will become a permanent record in the minutes (Attachment A).

A thirty (30) day zoning notice was sent to Mr. and Mrs. Wilmer Garis, for being in violation of the zoning ordinance (85-8) by allowing trash storage on their property.

- C. A zoning notice directed to Mr. Daryl Derstine expired on July 17, 1990. This violation was for running a contracting business from a Rural Residential zone.

A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously approved to cite Mr. Derstine for the violation. Chairman Bennett asked if any attempts had been made to improve the situation. Ms. Buchanan -Gregory affirmed that no corrective actions have been taken.

614

- D. SPEED CHECKS - Ms. Buchanan-Gregory reported on a speed check conducted on Diamond Street (at Mill Road) on June 22nd, with fifteen (15) citations being issued, generating revenue of \$423.50, with costs being \$194.28, resulting in a net credit to the township of \$229.22.

The same section of road was further checked on July 20, 1990, with eight (8) citations being issued, generating revenue of \$245.00, costs being \$194.36, resulting in a net credit to the township of \$50.14.

- E. OFFICE OF COMMUNITY DEVELOPMENT - Notification has been received for the allocation system for the new Community Development Block Grant Funds for 1991-'93. Hilltown Township is one of the twenty-four (24) communities whose funding allocation standards have changed, placing Hilltown Township in a more competitive position with the remaining twenty-three (23), with Hilltown Township having a relatively small area of low income housing.

- F. HILLTOWN TOWNSHIP NEWSLETTER is presently being mailed and should be received within next ten days.

- G. BUNNIE'S ANIMAL SHELTER informed the board for the quarter ending June 30, 1990, one dog died and no additional residents were taken in, leaving a total of 188 dogs.

- H. MEETINGS ATTENDED:

Wednesday, July 11th - DC Training Seminar entitled Financing Capital Projects.

Afternoon of Friday, July 13th - Representative Kostmayer was at Township Building to meet with area residents.

July 19th - Upper Bucks Consortium Meeting held in East Rockhill. Hilltown Township will be hosting the October Consortium Meeting.

July 13th - Evening meeting hosted by the Pennridge Chamber of Commerce, along with Upper Bucks Consortium, with topic of discussion being Route 313 bypass.

- 4. BID OPENINGS

- A. 90-10 12 TON DUAL TANDEM TRAILER

Chairman Bennett opened and read the following bids received for the 12 Ton Dual Tandem Trailer:

- 1) Detlan Equipment Company, Silverdale, PA \$8,150.00
- 2) Beck Brothers, Inc., Emmaus, PA \$7,711.00

615

B. 90-11 INDUSTRIAL WHEEL LOADER - BACKHOE

- 1) Road Machinery, Inc., Lionville, PA \$56,756.00
- 2) Plasterer Equipment, Bethlehem, PA \$59,840.00

Further action was tabled until the August 13, 1990 Supervisors' Meeting.

5. ESCROW RELEASE:

A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously passed to approve the following escrow releases:

Longview (L/C)	Voucher #9	\$550.98
Calvary Church (L/C)	Voucher #3	221.95
Souderton Square (L/C)	Voucher #13	298.35
Pleasant Meadows	Voucher #20	193.80
Phase III (L/C)		
Hellwarth (L/C)	Voucher #4	57.98
Grass (Cash)	Voucher #3	88.40
Pheasant Ridge (L/C)	Voucher #7	189.97
Sterling Knoll	Voucher #25	18,090.00
Phase II (L/C)		

6. MR. WILLIAM GODEK posed a question as to whether the homeowners surrounding the Habitations Subdivision would be protected through the Final Agreement process. Chairman Bennett tabled further discussion until Habitations is discussed on the agenda.

7. ENGINEERING/PLANNING

A. GRAFTON SUBDIVISION - PRELIMINARY APPROVAL: located on County Line Road, just south of Route 113. Proposed to take three existing lots and consolidate into two, one containing the Grafton Piano and Organ store and the other containing the existing non-conforming residential structure. Plan was recommended for Preliminary Approval by majority vote of the Planning Commission with following requirements:

1. Street improvements including cartway widening, curb, and sidewalk across the frontage of the tract along County Line Road as required by Section 405 and 505 of the Subdivision Regulations have been waived by the Board conditional upon dedication of right-of-way as required by Section 403. Right-of-way shall be dedicated to the Township to the ultimate right-of-way line designated on the plan.
2. Lot #1 shall be connected to the North Penn Water Authority and use of the existing well discontinued. (Ordinance 87-2).
3. Proposed property monumentation shall be required to be installed prior to the plan recordation and certified by the surveyor responsible for same. (SLDO Section 508)

6114

4. Location Map shall be provided at a scale of 1" = 800' and identified on the plan as such. (SLDO Section 304)

A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously passed to grant Preliminary Approval based on the above-mentioned conditions as outlined by the Township Engineer and Hilltown Township Planning Commission.

B. HABITATIONS, INC. SUBDIVISION - FINAL APPROVAL - a proposed new subdivision off Hilltown Pike at the Village of Hilltown, comprised of seven (7) building lots on a cul-de-sac street and Lot #8 fronting on Hilltown Pike.

A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously passed to approve the Habitations Final Plan, conditional upon the following:

1. An agreement must be executed in a manner acceptable to the Township providing for financial guarantee that the subject subdivision private wells do not adversely impact neighboring wells of ten (10) homeowners; and providing for improvements to water supply of neighboring wells in the event same develop inadequate supply within a period of time after occupancy of the last dwelling within the subdivision. Further, that an escrow (Letter of Credit) for said wells be established with a bank doing business in Bucks County, in the amount of \$30,000. Those ten (10) homeowners are:

- 1) Godek Residence
- 2) Fox Residence
- 3) Heatherington Residence
- 4) Ramsey Residence
- 5) Strauss Residence
- 6) Linke Residence
- 7) Smola Residence
- 8) McGuire Residence
- 9) Reckner Residence
- 10) Thomas Residence

Letter of Credit for initial period of one (1) year to be issued at the time of issuance of the first Building Permit for the subdivision, and extended for a period of time of eighteen (18) months following completion of the subdivision. Should water problems arise, Habitations, Inc. to take immediate corrective action on wells affected to private water, and arbitration board consisting of Hilltown Township Board of Supervisors to determine cause of water problems.

2. The driveway easement shown on the plan to provide access to lands of N.L. Harmon and N.L. Heller must be accomplished in a manner satisfactory to the Township. Per discussions with Mr. Harmon, the following is desired by himself to be incorporated within the easement:

A. Provision that a fence may be placed on the easement boundary by Harmon and/or Heller.

B. In the event a fence is established, the area between the drive and fence shall be maintained as lawn by Heller/Harmon.

Driveway easement will not be permitted to be utilized for access to any newly created lots.

Upon completion of the easement document by the Township Solicitor, Harmon and Heller are to be afforded an opportunity to review the easement prior to plan recordation.

3. An Escrow Agreement is required to guarantee installation of "public" improvements. The cost estimate having been forwarded to the Township Solicitor for preparation of the Escrow Agreement. The total cost of required "public" improvements, not including waterline installation, is \$242,256.99. Costs relative to installation of future waterline will also be included in the Escrow Agreement upon receipt from the HTSWA engineer.

4. Widening, curb, and storm sewer are to be installed along the entire frontage of Hilltown Pike. As required by SLDO Section 403 (e), all improvements within the State right-of-way must obtain approval from PennDOT via a Highway Occupancy Permit.

5. Temporary construction easement necessary from N.L. Parish property in order to accommodate the regrading of the drainage swale along Hilltown Pike must be received in a manner acceptable to the Township.

6. Planning Module approval for the proposed on-lot septic systems has been received from DER dated March 27, 1990. Verification of approval of the sewage disposal systems must be received prior to issuance of a building permit from the Bucks County Health Department. (SLDO Section 515)

7. Verification of approval of proposed erosion and sedimentation control measures must be received in writing from the Bucks County Conservation District. (SLDO Section 422)

8. Outboundary property monumentation should be required to be installed prior to plan recordation and certified in writing by the surveyor responsible for same to reduce potential encroachment upon adjoining properties.

9. Proposed street name "Lorraine Way" must be approved by the Board of Supervisors. (SLDO Section 412)

10. The following revisions to the plan must be accomplished as noted in correspondence dated June 11, 1990:

A. Existing underground cable T.V. marker located on the Maueroeder property has been indicated on the plan. It should be confirmed as to whether the path of said underground cable affects the Habitations property.

B. On sheet 5 of 7, Section A-A of the sidewalk trench detail should be re-drawn to correct the concrete box depiction.

C. On sheet 7 of 7, curb depression and curb detail is incorrect for along Hilltown Pike.

D. Storm pipe from Endwall 7 to Inlet 3 should be a minimum 18 inch RCP.

11. Correction on Plan detail items as outlined in report from Cowan Associates, dated July 12, 1990

C. TBA WATER TANK - PRELIMINARY APPROVAL: a tower approximately 110 feet in height proposed location at the rear of the Keyser Miller Property near the 309 bypass.

A motion was made by Chairman Bennett, seconded by Supervisor Kelly and unanimously passed to grant Preliminary Approval based on the following conditions:

1. The Zoning Hearing Board variance granted to Keyser/Miller Ford for the nonconforming sign located along Bethlehem Pike shall be referenced on the plans indicating the appeal number, date and substance of the variance granted. (SLDO Section 302.8)

2. Final Plan shall be submitted to the Bucks County Planning Commission for review due to the significant change in plan presentation.

3. The area within the ultimate right-of-way of Bethlehem Pike was previously dedicated to Hilltown Township under the Keyser/Miller Land Development Plan. As such, the outboundary of the Keyser/Miller property be revised to correctly indicate that the property boundary terminates at the ultimate right-of-way of Bethlehem Pike as opposed to the centerline of Bethlehem Pike. Note shall be included on the plan indicating that the Bethlehem Pike right-of-way was previously dedicated to the Township; and

the statistics contained in Note #5 on the plan revised accordingly. (SLDO Section 302.8)

4. A planting schedule including size, type, and number of proposed buffer yard plantings shall be included on the plan in conformance to requirements of Section 507 of the Zoning Ordinance. (SLDO 302.8)

5. Stabilized construction entrance shall be provided with geotextile material to be placed under the AASHTO #1 crushed stone.

6. Plans shall be revised to clearly show the end of the existing water main in Landis Road and limit of new water line construction. (SLDO Section 302.8)

7. Waive requirements for execution of an Escrow Agreement to guarantee installation of the buffer yard plantings as requested by Solicitor, Mr. Mark Weand.

D. CLEMENS LAND DEVELOPMENT - PRELIMINARY APPROVAL: a proposed land development located on Bethlehem Pike, across from Schoolhouse Road intersection. Existing residential structure in Industrial zoned district presently being proposed for conversion into an auto repair garage.

A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously approved to deny Preliminary Approval pending an extension.

E. REBLOCK ACT 537 REVISION - a proposed single family residence spring discharge, located on Broad Street. No action necessary.

F. QUIET ACRES - ACT 537 - Township Engineer, Bob Wynn stated Quiet Acres has requested an Act 537 Revision to build a package treatment plant to serve existing mobile homes located on Pheasant Hill Road. This will be reviewed by the Planning Commission during their next meeting.

G. SOUDERTON SQUARE: Land Development Agreement with two minor items remaining to be completed and a decided lack of response on the part of the developer at this time. A motion was made by Chairman Bennett, seconded by Supervisor Kelly and unanimously passed to authorize Bob Wynn, Township Engineer, to notify developer by letter requesting incomplete work to be completed, and if steps are not taken in the next two-three weeks, funds will be taken from the escrow account to complete the work.

8. MISS ALMA CAMPBELL - resident of Keystone Drive (Tax Map Parcel# 15-01-75 and 15-01-115) expressed her discontent over recent action taken by the township informing Miss Campbell she is in violation of the zoning ordinance for having a junk yard on her properties. Miss Campbell stated 17 truckloads of various items on her property have been removed. However, she is unable to say where the material is being taken and does not have weigh slips for said materials, as it is being given away.

9. RESIDENTS COMMENTS:

A. MR. WALTER HELHOWSKI, Broad Street, Hilltown, stated he is an adjacent resident to the Habitation Subdivision, and his well has not been monitored. Mr. Helhowski asked what protection he has should his well go dry. A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously passed to amend the above motion on the Habitations Subdivision Page 4, "B", to include Mr. Helhowski among the ten (10) other bordering property owners should he have well problems, thus making it eleven (11) surrounding properties.

B. MR. ROBERT GRUNMEIER read a Memoriam for Vincent M. Pischl, Jr. and requested it become a part of the minutes. (Attachment B)

Mr. Grunmeier further submitted his application for the vacancy on the Hilltown Township Planning Commission and asked to be considered for this position. Chairman Bennett stated other candidates are under consideration and they will all be reviewed and an appointment made when all Supervisors are present.

C. MR. WILLIAM GODEK, asked when the zoning update would be completed. Mr. Jack Fox, Chairman Hilltown Township Planning Commission, stated it is in the final stage and will be available by the end of the year.

Mr. Godek asked for clarification on the Habitations motion as to whether there would be any further terms in the agreement other than those mentioned tonight. Solicitor Gabrowski stated all terms and conditions having been discussed this evening will be part of the final approval.

D. MR. ROBERT GRUNMEIER, II, Hilltown Township asked if the "Help For Emergency Management" had been placed in the newsletter. Ms. Buchanan-Gregory affirmed it was in the paper.

Mr. Grunmeier asked if in the future he could be listed on the agenda for a report as Fire Chief for Hilltown Township, and also under "Emergency Management", as Hilltown Township Emergency Management Coordinator. This will be done for the second meeting of each month.

10. SUPERVISORS' COMMENTS: No comments.



Page 9 of 9  
July 23, 1990

11. PRESS CONFERENCE; Mr. Gerner, News Herald, asked how the Recycling Program was progressing and if implementation would be soon. Mr. Jack Fox, Chairman of the Recycling Committee stated Hilltown Township was the last in Pennsylvania in Phase I to submit the grant and it is in the process of being reviewed for a grant award.
  
12. A motion was made by Supervisor Kelly, seconded by Chairman Bennett and unanimously passed to adjourn at 9:54 P.M.

Respectfully submitted,

Barbara A. Grove  
Township Secretary

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# IN MEMORIAM

## VINCENT M. PISCHL JR.

### Hilltown Township Supervisor—1976-1988

Vincent M. Pischl Jr., who served 12 years as a Hilltown Township supervisor, died Tuesday morning at Grand View Hospital after being hospitalized for six days. He was 58.

Pischl, who lived on East Reliance Road, Telford, served on the Board of Supervisors from 1976 to 1988, the last eight years as chairman. He had served on the Hilltown Township Planning Commission for the past two years.

He was self-employed in the manufacturing of embossing plates. Vin-Kay Embossing Plates, which he operated from his home, was a second generation business and unique for its individual artistry. The firm had accounts all over the world.

Pischl is remembered as a kind and caring person dedicated to his community.

Hilltown Chief of Police George C. Egly, Jr. was a friend for more than 30 years. "Vince was a very honorable individual and a good civic leader. He always placed the interests of the people above all," Egly said.

Chairman of the Hilltown Board of Supervisors William H. Bennett, who ran against Pischl in 1987, said he was "a very principled man."

"All through the campaign Vince conducted himself on the highest plane. He was very honest and dedicated to his community," Bennett said. He added that Pischl did fine work on the planning commission.

Jack Fox, Chairman of the Hilltown Planning Commission, had known Pischl for many years. "It's so very sad. Vince was as straight



VINCENT M. PISCHL, JR.

as an arrow. He was just a top-notch individual."

"Think of all the good things you can say about a person, and that was Vince Pischl — kind, caring, considerate," Fox said. "He was a good role model of what a public official should be. Vince will be missed on the planning commission. He had a great memory and was a valuable asset. He will be missed."

Born in Maplewood, New Jersey, Pischl was the son of the late Vincent M. Sr. and Jennie H. (Szczyglinski) Pischl. Formerly of Perkaspie, he moved to his current address in Telford in 1965.

Pischl and his wife, the former Kathleen (Hinkle) Pischl celebrated their 37th wedding anniversary in November.

Pischl was a member of Our Lady of the Sacred Heart Catholic Church, Hilltown.

He served as Justice of the Peace from 1968-1974.

He was a board member of the Bucks County Police Association. He held membership in the Bucks County Police Association; Pennridge Republican Club; and an associate membership in the Fraternal Order of the Police.

In addition to his wife, he is survived by three daughters: Debora Marie, wife of Robert C. Muhl, Spinnerstown; Kathleen T., wife of William Somogyi, Hatfield; and Anne B., wife of Dan R. Gensemer, Stevens, PA; three sons: Vincent Ray, Sellersville; Michael Joseph, Hatfield, and Robert Thomas, Souderton; nine grandchildren; two sisters: Mildred H., wife of Anthony R. Wagner and Elyse H., wife of C. Bruce Walker, both of Perkaspie.

A Mass of Christian Burial will be conducted on Friday at 11 a.m. in Our Lady of the Sacred Heart Catholic Church, Hilltown. Interment in the parish cemetery.

The family will receive friends at the church (large church) from 9:30-10:45 a.m.

Contributions may be made in his name to the Memorial Fund of the church or to the American Cancer Society, 608 E. Main Street, Lansdale, PA 19446.

Arrangements are by the Sommers-Sadler Funeral Home, Telford.

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**He Served His Community With  
Integrity, Honesty And Honor.**

*He Will Be Sorely Missed By All*