

4/6/90

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS
Haines & Kibblehouse, Inc. Public Information Meeting

MINUTES OF MEETING

March 15, 1990

This special public information meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:35 p.m.

Board Members present were as follows:

William H. Bennett, Jr., Chairman
Kenneth Bennington, Vice-Chairman
Betty J. Kelly, Supervisor

Others present were as follows:

John Kibblehouse
John Kibblehouse, Jr.
Harry Budenz
Donna C. Jacobini, Township Recording Secretary

Chairman Bennett opened the meeting with some introductory remarks outlining the nature of the phone calls he had recently been receiving concerning the quarry. He stated that a properly signed and executed Agreement with Haines & Kibblehouse, Inc. was on file in the Township Administration Office since 1981. He then opened the meeting for Public Concerns.

(Please note that except where otherwise stated, **Mr. John Kibblehouse** responded to all questions as posed by the residents.)

Mr. Joe Brady - 135 Broad Street

Mr. Brady began by stating that he had recently seen an uncovered Haines & Kibblehouse truck carrying topsoil and requested that this be investigated and prohibited.

Mr. Kibblehouse assured him that he would look into it; he pointed out that though he had jurisdiction over his own trucks, he has no authority over trucks coming in and out of the quarry that do not belong to him.

Q:"At what hour of the morning does drilling begin at the quarry?"

A:"6:00 a.m."

Q:"The berm behind my house has been higher than 50 feet on two different occasions. This blocks the sun from my property; is there a reason for this?"

A:"It depends on the amount of total storage area available; this won't change much until a certain area is ready for reclamation."

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Q:"In your original DER permit, the projected flow of water per minute was 100 gallons for 57 years; is that much water being pumped out of the quarry?"

A:"Sporadic pumping is done during the spring or during times of excessive wetness; otherwise, we are not pumping. Most of the water that is pumped out is surface water accumulated from rain, etc. There are no springs and very little seepage. Most of the pumping done during wet weather is surface water."

Q:"When the cement plant moves down to Skunk Hollow, will you be using water to fill these cement plants?"

A:"We are only moving the asphalt plant now; when we are ready to move the cement plant, we will then be using water."

Q:"Will the Township be looking into the amount of water used in this new operation; will it get involved?"

Chairman Bennett responded "logically, yes".

A:"On the average day, we will be moving approximately 250 tons of concrete. One ton requires 30 gallons of water."

Mrs. Barbara Walsh - 205 Broad Street

Q:"What is the proposed life span of the quarry at Blooming Glen?"

A:"This is hard to tell as it is a question of supply and demand. Skunk Hollow's life span could be longer."

Q:"Will the asphalt plant be larger than the one at Blooming Glen?"

A:"It will be approximately 1/3rd larger."

Q:"Will the cement plant be larger?"

A:"The cement plant will be the same size."

Q:"Will the asphalt plant operate on Saturdays?"

A:"At certain times of the year, this is a possibility. During those times, it will open at 6:30 a.m., and on a full day, close at 3:00 p.m. or 3:30 p.m. However 90% of the time, Saturdays will be a half-day and the plant will close at noon."

Q:"Will the number of trucks coming into and out of the quarry be increased?"

A:"We will not be shipping the trucks back and forth between the quarries. The traffic should prove very similar to that which it is now."

Q:"Where will the trucks be stored?"

A:"We have approximately three trucks at the Skunk Hollow operation and approximately twelve trucks at Blooming Glen. Most of the trucks that haul are from other private locations."

Q:"The Agreement of 1981 dictates that the fence is to be inspected; how often is this done?"

A:"The fence is inspected, as well as maintained, several times per year."

Q:"Why are the warning signs posted only on the gate and not on the fence?"

A:"I will check into that."

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Q:"Are the quarry trucks required to stop before leaving the quarry?"

A:"Yes, a sign is posted."

Q:"Has the berm been planted with ground cover?"

A:"It has been seeded a number of times; several areas which need it will be reseeded this spring."

Mr. Joe Pettna

Q:"Has a traffic study been done?"

A:"No traffic study was done before the Agreement of 1981."

Mr. Bob Wynn explained that "a traffic study would have to be ordered by PennDot. The road at each end begins and ends in New Britain Township and they are the ones that posted the signs for residents on Broad Street which divides the traffic on both sides."

Q:"What happened to the petition I entered three years ago on this issue?"

Chairman Bennett said he would look into this problem.

Mr. Ron Theis - Warren Circle

Q:"Currently, 100 trucks are already on this road; how many will be going in and out of Skunk Hollow per day and what will their impact be to the road, itself?"

A:"The stone the trucks had been hauling will now be asphalt; therefore, I don't think there will be an impact. Last year, 900 tons of stone were hauled at 22 tons per load."

Q:"Will the entrance on Broad Street still be required?"

A:"Yes."

Q:"What was the original reason for this entrance?"

A:"This driveway was already being used before the time when I initially purchased the quarry."

Q:"What operations will remain at Blooming Glen?"

A:"Crushing."

Q:"Has the Township given any consideration to the traffic problems as well as to the safety of our school children at school bus stops?"

Chairman Bennett asked whether it would be possible to limit the truck traffic to take a right turn only coming out of the back as this would eliminate bad turns and would serve to protect the children at Sacred Heart School."

Mr. Harry Budenz said he would think about this possibility.

Mr. Bennington asked the following question.

Q:"What was the rationale for moving the plant?"

A:"The new plant is an attempt to try to stop the transferring of stone back and forth. In addition, there is a concern regarding constraints in area stock piling."

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Mr. Mike McMackin - 1307 Hilltown Pike

Q:"I am concerned about the safety of my family. Will the blacktop be fueled with an oil-fired equipment?"

A:"An operation such as ours can be fueled with propane, #2 oil or coal. We have been using propane or coal and will definitely not use oil. All fuel storage tanks must be monitored and we cannot use oil without DER approval. Due to costs, we are going with propane or coal at this time."

Q:"Have any studies been done concerning possible carcinogens coming off from the dust on those trucks that are not covered?"

A:"Limestone does not contain any carcinogens; the main concern is for debris only."

Mr. Jack Walsh - 205 Broad Street

Q:"Can you tell me something about the company, its size, location(s), ownership and expansion plans?"

A:"We have a number of other quarries located in Eastern Pennsylvania, Harrisburg and the Pocono area. These quarries house sand, asphalt and concrete and our main work involves highway construction and general contracting."

Q:"Is it safe to say that this quarry will only support asphalt?"

A:"Skunk Hollow will be supporting an asphalt plant."

Q:"Have you ever walked around the perimeter of the fence? There is a lot of standing water not being drained."

A:"We will take a look at it and would be glad to meet with you."

Q:"Have you reclaimed the asphalt use?"

A:"Yes."

Q:"What are your provisions for storage?"

A:"The stock pile has been taken off the pile and will be mixed at the plant."

Q:"Does the potential exist for any petroleum product heating up the evenflow?"

A:"No." Mr. Kibblehouse proceeded to give an explanation of the product.

Q:"Who owns the concrete plant at Blooming Glen?"

A:"Mr. Rahns, Mr. Haines and myself are part-owners."

Q:"What is going to be done about repairs to the road?"

Chairman Bennett responded that Haines & Kibblehouse have generously contributed to previous road repairs.

A:"We will continue to assist the Township in this regard."

Q:"If this is a consistent problem, why not make the road bigger and stronger?"

A:"This is precisely what we are endeavoring to do. We are working with the Township on this."

Q:"Are you going to do partial reclamation while the quarry is in operation?"

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A: "Yes, at some time it will though I can't say when; it depends on the economics of the quarry though it won't happen for some time."

Q: "With the asphalt coming in at 300, can you say that there is no chance for accidental spillage?"

A: "We use wall-contained tanks."

Q: "How many more employees will you hire?"

A: "It takes three people to run the asphalt plant; therefore, three more people will be at the new plant."

Q: "Will the Broad Street entrance also be used as an exit?"

A: "That depends on which way the asphalt is going."

Q: "How would the Township respond to requiring traffic to be routed down if required by petition?"

A: "This would cause more problems in attempting to make such a turn."

Mr. Bennington asked if the new asphalt plant's rate of emissions would be higher than that of the old plant and Mr. Kibblehouse explained that it would be no higher.

Mrs. Lois Gordon - 1414 Broad Street

Q: "Once the asphalt plant is installed, will the blasting continue?"

A: "It will continue at approximately the same rate."

Q: "Reclamation plans should be on file with the State. Do you currently have plans to request that the Township expand your quarry district after the ten year waiting term dictated by Section 21 of this Agreement?"

A: "We may."

Q: "Are you currently negotiating with area property owners?"

A: "Yes, we are negotiating and have acquired small lands as buffers."

Mr. Bill Godek - 206 Broad Street

Mr. Godek thanked the Haines & Kibblehouse representatives for coming to this meeting.

Q: "How many offers have been made for John Murphy's property; I have heard that three offers have been made."

A: "I deny that any offers have been made; we have only spoken."

Q: "Does the fact that stricter environmental governmental regulations are coming into play have any impact on your decisions to move now?"

Mr. Bennington stated that he thought this was a hypothetical question.

A: "Life span permits must make application to DER. The document was filed several years ago for a 57 year term."

Q: "Last year, 900,000 tons were removed. What is the average amount of tonage removed per year?"

A: "The average is 400,000 to 500,000 tons per year."

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Q:"With respect to capacity, how much could you pull out of that quarry. Could DER grant a permit to go deeper than 150 feet?"

A:"Yes, there are such permits available."

Q:"According to the Agreement, what is the procedure that H&K will follow in bringing the asphalt plant into operation. After some discussion, Mr. Bennington clarified the question by asking, "When do you shut off the other asphalt plant before opening the new asphalt plant?"

A:"When the Skunk Hollow plant begins to operate, the Blooming Glen plant will be shut-down. There will be a period of time for approvals that must be taken to the state which represents a normal trial period. DER must give approval to the new plant. After we have that approval, the plant at Blooming Glen will close.

Q:"Can you give any guarantee that the 300 asphalt will not be contaminated asphalt?"

A:"The asphalt is brought in from one of four refineries all of which must adhere to strict specifications. Yes, that is the guarantee that the asphalt will not be contaminated."

Q:"Where is the Company incorporated?"

A:"Pennsylvania."

Q:"Do any other companies hold an financial interest in the Company?"

A:"No."

Q:"Are any building permits required to erect the concrete plant?"

Mr. Bennett asked if a building permit is, in fact, required? Harry responded that no building permit is required but there is a zoning requirement.

A:"A concrete plant is usually understood to be a piece of equipment."

Q:"We realize that you are trying to be helpful to the neighbors by cleaning the streets; however, why do you do a dry sweep only?"

A:"We do use a sweeper with intermediate water control."

Q:"Has H&K done free work on the Payne property repairing a broken septic pipe?"

A:"The quarry superintendent could answer that question; we do try and help out."

Mr. Bennington asked what the point of that question was and Mr. Godek responded that he was interested in determining if there were any settlements made that were not made known to the public.

Q:"Will there be any repair facilities on the premises in the future, and do you have a maintenance permit?"

A:"These facilities will remain the same. One building may be rebuilt and we will acquire a building permit at that time." There would be a very small structure that acts as a lab in

conjunction with the asphalt plant and a small structure, modular unit which is part of the equipment and houses the computers.

Q:"How do you intend to use the dirt when it comes to claiming the quarry?"

A:Mr. Kibblehouse gave an explanation. He also stated that "on the application, our engineers make the determination concerning the water level and DER reviews it".

Q:"Has partial reclamation been started at Skunk Hollow?"

A:"Yes, partial reclamation has begun at Skunk Hollow."

Q:"Are you willing to buy up the homes in the neighborhood at a fair price?"

A:"Definitions of fair price differ. We have bought some properties and will, perhaps, buy some additional properties in the future."

Mr. Bennington requested an explanation of just how the asphalt plant operates.

Mr. Kibblehouse presented a brief operational explanation.

Mr. Phillip Begley

Q:"What about the effect on the environment related to smell?"

A:"If you are within 25-50 yards from the plant, you may have a small odor for a short period after the asphalt is poured."

Mr. Rich Lestmeister - 508 Upper Stump Road

Q:"You mentioned earlier that these plants are fired by coal or fuel oil or liquid propane. Do you have a permit to use liquid propane?"

A:"We heat the stone by coal which is the fuel used to heat the stone before it goes up to the asphalt plant." The liquid propane will be used to heat the plant at Skunk Hollow. No coal is set up at that plant at all.

Q:"The Agreement states the operating schedule is from 6:00 a.m. to 7:00 p.m."

A:"This is a mistake; an addendum will be added to the Agreement stating 6:30 a.m. as the opening hour.

Mr. Lestmeister requested a copy of such addendum.

Mr. Joseph Keller - Skunk Hollow & Callowhill Roads

Q:"Is it correct to state that you currently have a permit to operate 80 acres of quarry. Is this the limit or can you extend such?"

A:"Additional permits can extend this acreage, however, any permits have to go through the Board of Supervisors; at this time we have no such plans for extension, though we may in the future."

Q:"Will Blooming Glen become a landfill?"

A:"We do not propose a landfill; we will fill it in with brick, concrete and earth but not garbage."

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Q:"Where will the storage tanks be located and how many gallons do they store?"

A:"The oil product that comes in is heated and then cooled; once cooled, it sets up rapidly. The total storage capacity is 40,000 gallons.

Q:"Are the tanks certified?"

A:"Yes." They have to be approved. We test ours and also place a wall around the tanks."

Q:"The quarry adds to Township dust, noise and road damage. Would you consider giving something positive to the Township? I would like to make a suggestion that you do so with a ball field or park, perhaps."

A:"We will take your suggestion under consideration."

Mrs. Barbara Walsh

Q:"According to the Agreement, you are not permitted to expand until September of 1991." Mrs. Walsh proceeded to ask specific questions about surrounding properties, their respective acreage, and H&K's interest in purchasing them. She then asked "how far down into the pit are you now permitted to go?"

A:"Our permit allows us to go down 150 feet; at our deepest point, we are currently at the 100 foot level."

Q:"Did you own the cement plant at Blooming Glen at the time of the Agreement of 1981?"

A:"Two-thirds of the property is owned by H&K." It is actually run under HYK."

Q:"At 3:40 p.m. this afternoon, a Pennridge School Bus almost collided with an H&K truck that did not stop at the stop sign. Many of the trucks do not stop and I would hope that we could work together in some way to enforce this stop sign."

A:"We will do everything we can to enforce this; we will put up additional notices and talk to each driver."

Chairman Bennett suggested that Chief Egly give this area additional attention.

Mr. Jack Walsh

Q:"According to the application filed with DER, you can use either #2 fuel or liquid propane." Mr. Walsh questioned an earlier statement regarding coal use.

A:"I have stated that we have, in the past, changed from #2 to coal to propane; at one time, #2 was the cheapest which then went to coal, and now to propane. The application is set-up for #2 or propane; we have been using propane for the past five years at Blooming Glen. When you buy a burner, it can be interchanged. If I stated earlier that we used coal, I was referring to the Blooming Glen plant. At this plant (Skunk Hollow) we will have the ability to use either propane or oil, but could not switch to coal without an expenditure of many dollars.

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Q:"Your operating schedule states that the plant is closed down from 12/31 to 3/1; is that correct?"

A:"Normally the asphalt plant is shut down from January 1 to March 1; this has always been the case relative to the weather."

Mr. Bill Godek

Q:Mr. Godek questioned the operating hours in the event of a spill in the middle of the night.

A:"An open tank spill or leak would be noticed the next day, but that material would probably not even run to the wall before turning solid because once out of heating coils the substance becomes solid very quickly. If it's fuel oil and above ground tank, the new regulation is that you have containers that sit under the tank to hold whatever the capacity of the tank is. Thus, it is sufficient to handle it."

Mr. Garrett Rampola

Q:"How much noise will be emitted from the dryer?"

A:Mr. Kibblehouse invited Mr. Rampola to come down to the Blooming Glen plant to determine the answer to this question, first-hand.

Mr. Bennington then asked if Mr. Kibblehouse would be willing to set-up a Saturday tour of the plant.

A:"I would be happy to do that and will set-up a Saturday tour and notify the Township, accordingly."

After some discussion, it was decided that such a tour would be set-up after the new plant was opened. Mr. Kibblehouse stated that this would, "hopefully, be mid-summer".

Mr. Phillip Begley

Q:"Has any thought be made about moving the crushers to the bottom of the hole because of noise?"

A:"The asphalt plant will be at the bottom of the hole. Within the next two years, the old plant that has been up on the top will be removed and taken down to the lower part of the quarry, which will be helpful in containing the noise level below that which it currently is."

Mr. Bill Godek

Q:"Are the decimal meters emitted by the plant checked?"

A:"The decimal meters can be taken along the perimeter of the plant any time you wish. We have done it on our own and are considerably below the allowable level."

Mr. Ron Theis

Q:"Do stock piles have to be back 200 feet from the nearest property line?" He then read from the Zoning Laws concerning set-back for extractions.

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A: "I would have to look it up and do not have the information with me."

Mr. Mike McMackin

Q: "Is the township going to do something for the people on Hilltown Pike related to traffic. I need some peace of mind relative to the safety of my family?"

Some discussion ensued relative to speed limits and escalating traffic patterns in the Township. Chief Egly voiced his frustrations that, in spite of his repeated requests, PennDot will not lower the speed limit. Additional discussion ensued relative to this problem.

Mr. Jim Keers - 529 Skunk Hollow Road

Q: "Why can't the Township simply put up their own speed limit sign?"

Chief Egly responded that that would be illegal. A suggestion was made concerning the installation of speed bumps. Chief Egly responded concerning the liability that a speed bump incurs.

Mr. David Freed - Broad Street

Q: "If you purchase the Murphy property, would it be possible to have an exit right onto 152?"

A: "That could possibly be looked at."

Chairman Bennett asked a hypothetical question concerning the possible Murphy Property purchase and the chance it would be used for quarry within the next ten years?

A: "There would be a possibility that it could be used for quarry."

Mrs. Ritenour - Broad Street

Q: "Is there ever a possibility that our trees would be cut down on Broad Street to widen the road as I love those trees and worry about this possibility?"

Chairman Bennett said he would investigate this question and reply within due course.

Chairman Bennett concluded the meeting by thanking all those who came to the meeting. The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Donna C. Jacobini
Hilltown Township Recording Secretary