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**HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS' MEETING
SPECIAL HEARING - M & B INVESTMENTS
December 20, 1989**

This special meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Robert H. Grunmeier. Meeting was held in the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown, PA.

Members present were: Robert H. Grunmeier, Chairman
Betty J. Kelly, Vice Chairperson
William H. Bennett, Jr., Supervisor

Others present were: Kenneth Bennington, Supervisor-Elect
James H. Singley, Township Manager
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
George C. Egly, Chief of Police

1. Chairman Grunmeier announced that this meeting was advertised to consider the request of M & B Investments to amend the Hilltown Township Zoning Ordinance and the Hilltown Township Comprehensive Plan to reclassify the zoning district classification of an 8.664 acre tract bounded by East Summit Street and Hickory Street. The desired zoning change is from RR District to CR Country Residential District to allow 47 townhouses and related amenities upon the tract. Following the hearing, the Board will remain in public session to hear and discuss other matters that may come before the Board. Chairman Grunmeier further stated that the township received a Federal Express letter yesterday from M & B Investment requesting a 30 day period to allow review of the Bucks County Planning Commission comments and related commissions. Motion was made by Mrs. Kelly to table the M & B zoning change request for 30 days; motion seconded by Mr. Bennett and carried unanimously. Mr. Grabowski suggested that this issue be tabled indefinitely, since 30 days may not be sufficient time for M & B to appear at a Township Planning Commission meeting. A revised motion was made by Mrs. Kelly to table the M & B zoning change request indefinitely; motion seconded by Mr. Bennett and carried unanimously.

2. Request for Act 537 Revision: Mr. Jack Roberts, Chairman of the Hilltown Township Water & Sewer Authority stated that the Authority has spent a great deal of time on the Act 537 Revision Proposal and in choosing an adequate site. He further stated that the best site appeared to be the property to the rear of the Pleasant Meadows' Subdivision.

In view of the number of questions which were raised at the Planning Commission meeting Monday, December 18th, the Authority has decided to again review the proposal and the sites and will come back to the Supervisors at another time. Mr. Roberts stated, therefore, that the Hilltown Township Water & Sewer Authority would, at this time, withdraw their petition for the Act 537 Revision. (Mr. Roberts invited the public to attend the HTWSA meetings to make them aware of the planning process; to answer their questions; and to receive their input.)

3. Chairman Grunmeier stated that there has been a request from the Telford Water Authority to install a water tank on the Keyser-Miller Ford tract with a waiver of the Land Development fees. They have also requested that they be permitted to place a sign on the tank, and that Zoning Hearing Board fees be waived. Motion was made by Mr. Bennett to waive the Land Development and the Zoning Hearing Board fees (since fees are normally waived between neighboring communities); motion seconded by Mrs. Kelly and carried unanimously.

Public Comment: Due to the amount of residents present at this meeting regarding the proposed Act 537 Revision, Chairman Grunmeier asked for public comment; however, he reminded everyone that the Act 537 Revision request was withdrawn.

Following is a list of residents who spoke at this meeting (Chairman Grunmeier suggested that residents with questions regarding the Authority's planning process should attend the Authority meetings and discuss same with that Board):

John Suchodowski, 305 Thistle Lane, Pleasant Meadows (suggested another site be considered).

John Wapson, 1211 Telegraph Road (asked that the following questions be considered: why the project is needed; is this the best time to accomplish the project; and what are the alternatives. Chairman Grunmeier stated the difficulties experienced in other townships when developers have put in their own treatment plants, leaving the maintenance of same to the township. He further stated that the Water & Sewer Authority has been attempting to assure long range planning for the township. Discussion followed regarding DER's involvement; Mr. Wapson stated that he spoke to Mr. Frank DeFrancesco of DER, who will be contacted by the township.)

Jay Poggi, Pleasant Meadows (stated that developers could build their own package plants throughout the township and asked the residents which they would prefer: one plant that could be controlled by the township; or numerous plants spread out throughout the township which could fail and cause problems. He further expressed his concern over the lack of time involved in alerting the residents of this proposed action; and suggested that the Water & Sewer Authority give sufficient advance notice when another proposal is presented.)

John Bolger, Hilltown (stated that a developer could be required to have a 200,000 gallon capacity tank, and he could be reimbursed when others hook into the line). Discussion followed regarding DER's requirements.

Gary Deckert, 339 Thistle Lane (questioned notification process of meetings). Chairman Grunmeier stated that this meeting was originally advertised as a special hearing for M & B Investments; and that, after resident's obvious concern at Monday's Planning Commission meeting, the Board decided to place this item on tonight's agenda.

Ed Wild, Power, Bower & Valimont (was asked by residents to review the Act 537 submission and stated that, in light of the withdrawal of same, he will now continue to follow the issue and request that he have the opportunity to address the Board at a future date).

Regina Foshwau, Brookside Drive, Pleasant Meadows (presented photographs and complained of high water tables and questioned amount of edu's required). Ms. Foshwau stated that, at the time she purchased her home, the developer was required to set aside 40% of the land as permanent open space and asked how this could be changed. Mr. Grabowski stated that this issue should be looked into; the Board agreed.

Stan Kretowski, Brookside Drive, Pleasant Meadows.

Kim Dries, 323 Thistle Lane (asked how long the Pleasant Meadows area was under consideration as a sewage treatment plant site). Mr. Roberts, Chairman of the Water & Sewer Authority, stated that this issue was proposed in mid-September of this year and again cited the problems that have resulted when developers have installed their own treatment plants.

Since the Act 537 Revision request has been withdrawn, Chairman Grunmeier again urged residents to present their questions and concerns to the Water & Sewer Authority when this issue is proposed again.

Mr. Roberts stated that the Authority will continue to pursue the acquisition of a site to meet the township's needs; he invited residents to attend the HTWSA meetings the second Wednesday of each month (7:30 P.M. in the township building).

Mr. Grabowski suggested that the Authority give prior notification to residents when this topic is discussed in the future; and that a public hearing be held at that time. Mr. Roberts agreed to this suggestion.

Colleen Grussel-Smith, 219 Goldenrod Court (asked that an aid kit be available at the pump stations for inhalation of chlorine gas).

John Brennan, South Perkasio Road (remarked on an incident which occurred this summer when an HTWSA employee was overcome with chlorine gas).

Ron Theis, Florence Circle (asked if the township has the authority to place restrictions above and beyond DER's requirements; to make it more difficult for developers to install treatment plants.) Mr. Grabowski reported that the Township is in the process of preparing a new Comprehensive Plan, Zoning Ordinance, and Subdivision and Land Development Ordinance).

Jay Poggi stated that all of the Township Boards, the Water & Sewer Authority and Planning Commission operate under Act 170 which states that the reason for these various commissions is to protect the health, safety and welfare of the township residents and asked if the placement of a plant in this area would be accomplishing this.

Several other residents also expressed their concerns and were told to address their questions to the Water & Sewer Authority at their meetings.

A resident questioned status of the Pleasant Meadows' second access; Chairman Grunmeier stated that Senator Greenwood has been advised of the situation; and Mr. Wynn reported that this has been delayed by DER due to several changes in (DER) personnel handling review of this situation. The Board has sent a letter to DER indicating the Township's concerns; however, to date there has been no response from that agency.

In answer to another resident's question, Chairman Grunmeier stated that the Supervisors appoint members to the Water & Sewer Authority and that they are a separate entity. He stated that the Authority is progressive and that they are looking out for the long range planning of the township.

Regarding the second access to Pleasant Meadows and the problems that the Township has been experiencing, Chairman Grunmeier stated that he will continue to work on a solution (as a private citizen) after he is out of office.

Regarding the bond issue, Chairman Grunmeier stated there has been a joint bond issue passed between the Township and Water & Sewer Authority for capital improvements. Mr. Singley explained that the Supervisors backed the Bond Issue for the Authority, the bond issue is a refinancing of the 1986 bond issue between the Authority and the Township with excess monies for the Township of approximately \$704,000 which will be applied toward capital projects to be approved by the Supervisors in the future. He further explained the budget process and deletions which have been made in order to attempt to balance the budget.

Other Business:

Ron Theis, Florence Circle (questioned reduction of speed limits in residential areas and provision of signs) and specifically questioned limit on Narothyn Road (currently 35 mph); asking for a 25 mph speed limit and also "Watch Children" signs and why are residential street with limited access set at 35 mph? Mr. Singley (who is a member of the Safety Committee) explained the criteria set by the State for determination of speed limits. Regarding the signs, Mr. Singley suggested that Mr. Theis submit a letter requesting same to the Safety Committee.

Resident's Comments: No comments

Supervisor's Comments:

1. Mr. Bennett commented that the Township Supervisors, Water & Sewer Authority and Planning Commission have the best interests of the residents in mind. He assured the residents that, in the future, meetings of this type will be advertised well in advance; and resident's comments will be welcome.
2. Chairman Grunmeier stated that a letter has been received from Ed Curry requesting reappointment to the Water & Sewer Authority.
3. Chairman Grunmeier stated that he is in agreement with Mr. Bennett's comments and suggested that, should an Act 537 revision be presented in the future, the residents should be prepared with alternatives which could be presented to the Authority in order to facilitate the sewage needs of the Township.

A press conference followed to answer questions of reporters present.

There being no further business, a motion of adjournment was made by Mr. Bennett.

Respectfully submitted,



Gloria G. Neiman
Township Secretary

Note: These minutes were taken from tape recordings of the meeting which occurred on Wednesday, December 20, 1989.