

**HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
June 26, 1989**

The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Robert H. Grunmeier at 7:30 P.M.

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

Others present were: James H. Singley, Township Manager
Gloria G. Neiman, Township Secretary
George C. Egly, Chief of Police
Francis X. Grabowski, Twp. Solicitor
C. Robert Wynn, Township Engineer

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly to approve the minutes of the June 12, 1989 Supervisors' meeting as written; motion seconded by Mr. Bennett and carried unanimously.

B. ACCOUNTS PAYABLE: General Fund - \$35,819.44; Street Lighting Fund - \$96.48; State Highway Aid Fund - \$225.93. Mr. Bennett questioned year to date expended for Carter Van Dyke Associates (planner); Mr. Singley replied that approximately \$7500 has been spent since last year and approximately \$5,000 year to date. Mr. Bennett also questioned mobile telephone bills which included beepers. Motion was made by Mrs. Kelly to pay all bills when due; motion seconded by Mr. Bennett and carried unanimously.

C. TREASURER'S REPORT: Mr. Singley read the report for the month of June, 1989: General Fund - \$147,784.78; Street Lighting Fund - \$2,468.76; Fire Protection Fund - \$2,987.09; Capital Projects Fund - \$309.29; Highway Aid Fund - \$117,663.71; Police Pension Fund - \$45,276.83; Non-Uniform Pension Fund - \$25,375.86; Federal Revenue Sharing Fund - \$3,664.92; Fire Protection Fund - \$64,439.11; Escrow Fund - \$12,125.74. Mr. Bennett questioned what monies are included in the escrow fund; Mr. Singley replied that this is money put in escrow by certain developers with the township; other escrows are retained through banks and credit institutions. Motion was made by Mr. Bennett to accept the Treasurer's Report as read subject to audit; motion was seconded by Mrs. Kelly and carried unanimously.

D. CONFIRMED APPOINTMENTS:

1. Eric Tobin/Baker Subdivision - Ms. Kim Flanders was present, representing Mr. Tobin's engineer, Showalter Associates. Mr. Wynn explained that this is a residential 8 lot subdivision located between Rt. 113 and Keystone Drive, with a cul-de-sac street. It is located within Telford Borough Authority jurisdiction in the RR district. Plan proposes extension of sewer service by way of HTWSA; however, no approvals have been received

from HTWSA and plan does not conform to the Township Wastewater Facilities Plan. Plan has received several extensions (now to 6/30/89). Outstanding items include: 1) Sidewalks are required on both sides of street; 2) Additional monumentation required in easement area; 3) Method of sanitary sewer service and complete design of water facilities not shown on plan; 4) PennDOT approval needed for widening of curb and sidewalk along Rt. 113; 5) Awkward lot lines need to be addressed. Motion was made by Mr. Bennett to deny the Baker Subdivision Preliminary Plan based on PC's recommendation, lack of adequate waste disposal provisions, and the Township Engineer's comments; motion seconded by Mrs. Kelly and carried unanimously.

2. Robert Blue/M&B Investments - Mr. Neil Stein was present representing M&B Investments. Mr. Stein presented a conceptual plan depicting townhouses on a 8.664 acre parcel on Summit Avenue and asked the Board's direction regarding possibility of filing a zoning change application to change from RR to a CR zoning district. The property is presently being utilized for auto dismantling and auto parts sales and Mr. Stein indicated that this property would be cleaned up. The Board agreed to view the property prior to making a decision; the Township Manager will set up a meeting with the Supervisors, Township Engineer, and a representative of M&B Investments.

3. John Suchodolski - Mr. Geoffrey Keely spoke on behalf of Mr. Suchodolski and asked that the Supervisors consider an amendment to the home occupation ordinance. Mr. Keely stated that in the last three months, three beauticians have begun business within a one-half mile area in the Pleasant Meadows development. He stated that currently, in the zoning ordinance, beauticians are listed as a personal service (E-6). Mr. Grabowski advised that the Board itself could change the ordinance; or an applicant file a petition and pay a fee for a hearing before the Board to request a change in zoning. Mr. Keely also expressed concern that there are no "speed limit" or "watch children" signs with only one entrance and one exit and that these businesses will generate traffic during times children are playing. Mr. Grabowski explained that these beauticians received relief from the Zoning Hearing Board. Mr. John Snyder, a member of the Zoning Hearing Board, was present and asked to speak. Mr. Snyder stated that, since this type of business had been allowed previously as a home occupation, the Zoning Hearing Board has no choice but to approve future hearings of this nature. Mr. Snyder further stated that he would like to see some clarification and possible rewording of "home occupation". The Board agreed to take this under advisement and will discuss this at their joint work session this week with the PC and HTWSA.

4. Michael Toth - not present at this time.

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5. Jeffrey Drake - not present at this time; asked to speak under Engineering/Planning.

8:00 P.M. - Zoning Hearing on Sewer Use Ordinance.

Mr. Grabowski explained that the Sewer Use Ordinance (31 pages) was advertised in the News Herald on June 14, 1989 for adoption at tonight's meeting. Mr. Grabowski gave the following summary: Hilltown Township is served, in portion, by the Hilltown Township Water & Sewer Authority (HTWSA). HTWSA does not have its own treatment plant in Hilltown Township; but is served by a joint treatment plant located in Sellersville Borough and West Rockhill Township - the Pennridge Wastewater Treatment Authority (PWTA). PWTA must follow rules put out by the Environmental Protection Agency (EPA) and the Department of Environmental Resources (DER). EPA now requires that the quality of sewer residue that leaves the plant and enters the stream must be of very high quality to meet the requirements of the Clean Streams laws. This ordinance will set very severe standards on industrial users of the sewer system and will allow the municipality to enforce the ordinance. There being no public comment or Supervisor's comments, a motion was made by Mr. Bennett to adopt Ordinance #89-2, Sewer Use Ordinance; motion seconded by Mrs. Kelly and carried unanimously. Hearing adjourned.

8:07 P.M. - Regular meeting called back to order.

E. MANAGER'S REPORT:

1. Fire Panel - Mr. Singley reported that the panel met last week; next scheduled meeting is July 6th and letter will be sent to Fire Chiefs and Presidents (3 at first meeting; 4 at next meeting). The Fire Panel recommended that the following allocations be made for the 1989 year only (25% increase over 1988 allotments) and stressed that these monies are for 1989 only and could change in future years based on findings and recommendations to the Supervisors:

Dublin	\$ 6,800
Hilltown	\$28,200
Perkasie	\$ 6,000
Sellersville	\$ 6,000
Silverdale	\$14,700
Souderton	\$ 6,000
Telford	\$ 7,600

Motion was made by Mrs. Kelly to approve the above allocations to the fire companies for 1989 only; motion seconded by Mr. Bennett and carried unanimously.

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2. Park & Recreation Board/Grant - Minutes of Park & Recreation meeting of 6/13/89 were copied to Supervisors. Grant was sent to DCA on June 16, 1989.

3. Line Lexington Sewer Project - Mr. Singley reported that he and Mr. Wynn met with Robert Bender of New Britain Township, Bob Truman of the Chalfont/New Britain Sewer Authority and Michael Perstein of Community Development. Mr. Wynn reported that an agreement is necessary with Chalfont/New Britain Sewer Authority for a service area within the township; also an Act 537 Plan revision is needed to allow public sewer to the Line Lexington Village area. PennDOT has indicated the northeast portion Hilltown Pike (area under reconstruction) will not be permitted to be excavated and suggested that the design be changed. A survey will need to be made to determine low income families (who would not be assessed). Approximate cost to remaining homes would be \$6,000 to \$9,000. This will be discussed at the joint work session between the PC, HTWSA and Supervisors on June 28th.

4. Bucks County Transportation Improvement Program - The Board agreed that the Roadmaster should review for any future road projects which may be necessary.

5. Letter received from Strothers Associates stating that pins and monuments have been set as of 6/21/89 at the Grasse Subdivision.

Phinney/Longview Estates - Motion was made by Mr. Bennett to accept Mr. Phinney's extension until 10/15/89 for planting of trees in the Longview Estates Subdivision; motion seconded by Mrs. Kelly and carried unanimously.

Phinney/Society Meadows - Motion was made by Mr. Bennett to accept Mr. Phinney's extension until 10/15/89 for replacement of dead trees; and replacement of those trees which do not conform to the ordinance (a letter will be sent to Mr. Phinney explaining that these trees must also be replaced) in the Society Meadows Subdivision; motion seconded by Mrs. Kelly and carried unanimously.

6. Bucks County Waste Management Plan - public hearings will be held Thursday 6/29/89 at 7:30 P.M. at the Neshaminy Manor Center; on Tuesday 7/18/89 at 7:30 P.M. at the Quakertown Borough Hall; and on Thursday 7/20/89 at 7:30 P.M. at the Bristol Township Building.

F. POLICE CHIEF'S REPORT - Chief Egly remarked that the police officers are very upset over an article appearing in The North Penn Reporter newspaper on 6/21/89 which quoted Borough Council Manager Ken Hedrick (Telford would like to say thanks to the people who helped renovate the new police station), "Can you imagine guys working on their own time in Souderton or Hilltown?". The Chief stated that the police department did volunteer many hours in helping to move to the new building and in preparing for the dedication ceremonies.

G. FIRE CHIEF'S REPORT - Robert Grunmeier II read the June report for Hilltown Township Volunteer Fire Company. The company responded to three calls to date in the month of June in Hilltown Township. This report is on file at the township office. Mr. Grunmeier also thanked the Board and management for the letter received regarding change in name of Cath-Scott Road.

H. ENGINEERING/PLANNING:

1. Garges Subdivision - Tabled until next meeting.

2. Grasse Subdivision - 2 lot subdivision on Callowhill Road (lot #1 - 2 acres) contains existing house and shed and lot #2 being the balance of the site, 20 acres). Due to potential flood plains and wetland soils, site was investigated by Del-Val Soils and they have stated there are no wetlands present on the site. PC recommends approval subject to: 1) Dedication of Callowhill Rd. right-of-way; and 2) Installation of monumentation. Motion was made by Mr. Bennett to grant final plan approval to the Grasse Subdivision based on PC recommendation and subject to stipulations stated by the Township Engineer; motion seconded by Mrs. Kelly and carried unanimously.

3. Hilltown Village Subdivision - 5 lot subdivision located on Rt. 152 to be served by on-site sewer and water. PC recommended approval subject to: (1) verification of final approval for road improvement from PennDOT and discharge of the retention basin; (2) review of common driveway easement by the township; (3) verification of approval for the septic system from BCHD prior to issuance of a building permit; (4) retention basin easement; and (5) an escrow agreement to guarantee installation of all public improvements. Applicant's engineer was present and stated that PennDOT approvals have been received. Motion was made by Mr. Bennett to grant final plan approval to the Hilltown Village Subdivision subject to stipulations stated by the PC and Township Engineer; motion seconded by Mrs. Kelly and carried unanimously.

4. Torrissi Subdivision - Minor subdivision - lot line change, consolidating existing lot with two adjoining properties, resulting in all parcels now conforming to zoning regulations with no new building lots. PC recommended approval with a waiver of the the 2' contour field topographic survey and waiver of street improvements. Outstanding items include: (1) installation of concrete and property monumentation as shown on the plan; (2) consolidation of parcels with adjoining properties into a common deed with a common outboundary description. Motion was made by Mrs. Kelly to grant final plan approval to the Torrissi Subdivision subject to stipulations stated by the PC; motion seconded by Mr. Bennett; Mr. Bennett questioned size of lots - Lot #1 would be 76,000 s.f. and Lot #2 would be 50,121 s.f. after consolidation; motion carried unanimously.

5. Ice City Land Development - Charlene Strothers explained that PC recommended conditional approval subject to: (1) receipt of PennDOT approval of Bethlehem Pike improvements; (2) escrow agreements for water and sewer; and (3) wetlands crossing permit. Chairman Grunmeier questioned installation of traffic light; Mr. Wynn stated that the escrow amount of \$212,965.00 includes the complete cost of the traffic signal. Chairman Grunmeier also questioned topography of ground which slopes towards the Donis property. Mr. Wynn stated that the owner's contractor has agreed to regrade the property to divert flow of water. The Fire Chief indicated he has approved this plan. Motion was made by Mr. Bennett to grant conditional final plan approval subject to PC's stipulations and regrading of property to divert water flow from neighbor's (Donis) property; motion seconded by Mrs. Kelly and carried unanimously.

6. Plan Extensions:
Brick's Villa (90 days) to extend review period to 10/11/89.
Country Square (90 days) to extend review period to 10/10/89.
Motion was made by Mr. Bennett to accept the extensions of Brick's Villa and Country Square as stated; motion seconded by Mrs. Kelly and carried unanimously.

7. Nob Hill - complaint received from Hilltown Township resident regarding water runoff from Nob Hill Phase III, located in Perkasio Borough, with two building lots in Hilltown. The Board directed Mr. Wynn to draft a follow-up letter to the Perkasio Borough Manager requesting information on the status of the Borough's investigation into this matter.

8. Construction Improvements:
Pleasant Meadows - swale which was recently reworked washed out the next day. Trees were trimmed and dead growth removed; 14 trees were replaced (work was performed last week with no prior notification to the Township or Engineer).

Broderick Subdivision - As of this date, outstanding items have not been accomplished - Mr. Kemmerer was advised he would be found in default if not completed by 7/16/89.

Keyser-Miller - lawn at Landis Road/Route 113 has been restored by Telford Borough Authority. Erosion of retention basin still needs to be repaired by P.K. Moyer.

Rex Subdivision - Awaiting work to be completed by Road Department; Blooming Glen Contractors will then repave the road.

CONFIRMED APPOINTMENT (continued)

Jeffrey Drake (Stellabott Subdivision) - Mr. Drake explained that this plan was approved on 5/22/89 subject to conditions. One of the conditions was the location of driveway to conform to PennDOT Chapter #441 regarding sight distance; there has been difficulty locating the driveway due to wetlands involvement; Mr. Wynn has advised sight distance of driveway on original plan is insufficient (Mr. Wynn explained that minimum distance required under PennDOT Chapter #441 is twice the amount shown on the plan); applicant must now attempt to obtain a wetlands crossing permit from DER. Motion was made by Mr. Bennett to allow the applicant to submit an amended plan to be reviewed by the Township Engineer, showing location of driveway with a note stating that the building permit is not to be issued until wetlands crossing permit has been received from DER and location of driveway approved by Township Engineer; motion seconded by Mrs. Kelly and carried unanimously. Regarding Act #319 dedication of road frontage along Lots #2 and #3, motion was made by Mr. Bennett to grant relief from road dedication on Lot #2 (farming lot); motion seconded by Mrs. Kelly and carried unanimously.

I. SOLICITOR'S REPORT:

1. Orchard Road Speed Limit - Mr. Grabowski reported that the proposed ordinance, to limit the speed limit to 35 mph for the entire length of Orchard Road, will be advertised for possible adoption at the next Supervisors' meeting of 7/10/89.

2. Ice City Development agreements have been accomplished. Summit Court agreements have also been completed.

3. Mr. Grabowski requested an executive work session, either tonight or during the advertised work session on 6/28/89 for discussion of pending litigation and potential litigation. The Board agreed to meet on Wednesday, June 28, 1989.

4. House Numbering System - Mr. Grabowski reported that the Zoning Officer has completed his update of the existing house numbering plan done some time ago. An ordinance was passed in 1970 which did require mandatory numbering of homes in an area served by Perkasio Post Office. The Board agreed to allow the Solicitor to amend the existing ordinance for advertisement. Mr. Grabowski questioned definition of buildings in the previous ordinance; the Board agreed that all public buildings should be included in the numbering system.

5. In response to Chairman Grunmeier's suggestion, the Board agreed to have Mr. Grabowski's office look into cost of codification of the zoning ordinance.

J. RESIDENT'S COMMENTS: None.

K. CORRESPONDENCE:

1. Pennridge Aquatic Club letter received thanking the Board for their financial support for the 1989 season.

2. Fire reports received from the Hilltown Township Volunteer Fire Company and Sellersville Fire Department. Mr. Singley reported that Mr. Gardner also presented the updated reports for Silverdale Fire Company, including the annual report.

L. SUPERVISOR'S COMMENTS:

1. Mr. Bennett requested that Mr. Singley prepare a 1989 budget progress report for the next Supervisors' meeting. He also commended Mr. Singley on the report he presented for the Park & Recreation grant.

2. Chairman Grunmeier stated that DCA is conducting a seminar entitled "Training on How to Conduct Effective Municipal Meetings" on August 24th in King of Prussia. The Supervisors indicated they would attend this seminar.

3. Chairman Grunmeier requested that Mr. Singley draft a letter to U.S. Representative Donald Ritter in support of his proposed resolution which would empower Congress to prohibit the desecration of the American flag and to set criminal penalties. The Board agreed to this suggestion with letters also to be sent to Senator Heinz, Senator Specter and Representative Kostmayer.

4. Chairman Grunmeier asked the Board if they had considered the Risk Management program which he proposed at a previous meeting. He explained that this would involve compiling a list (according to priority) of various intersections which would need upgrading or have hazardous conditions, and as monies are received these intersections would be repaired in order of priority. The Board agreed that the Township Manager would be in charge of the Risk Management Plan for Hilltown Township, with input from the Police and Road Departments.

5. Chairman Grunmeier questioned the 5/15/89 Planning Commission minutes in which John Brennan asked why funding was cut in half on the Carter Van Dyke Associates' proposal. Mr. Singley stated that no funding has been cut for this proposal and that there is a cap of \$25,000 for this year. Mr. Singley will forward a letter to Mr. Brennan clarifying this.

6. Chairman Grunmeier also quoted from Item 3 of the 5/15/89 Planning Commission minutes: "Kenneth Beer stated that the maintenance men worked for one full week setting up and taking down things for the open house celebration....." and Mr. Beer asked why the maintenance men were not mentioned on Saturday (dedication day). Mr. Grunmeier stated that to his knowledge he did thank the road department but if he did not, "I would say right now we have one of the best road departments in Bucks or Montgomery County, and if I overlooked them on the work that they did -- and they did a lot of work -- I would like to publically apologize to our entire Road Department for, if it was an oversight, it was an oversight on my part, and it was not intentional."

7. Mr. Bennett asked if Mr. Schooley's letter regarding fire company coverage was answered; Mr. Singley replied that he had contacted Mr. Schooley in person and explained the situation to him.

M. PRESS CONFERENCE: A conference was held at this time to answer questions and concerns of those reporters present.

There being no further business, a motion of adjournment was made by Mr. Bennett at 9:20 P.M.

Respectfully submitted,



Gloria G. Neiman
Township Secretary