

**HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS
March 13, 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

Others present were: James H. Singley, Township Manager
Gloria G. Neiman, Township Secretary
Lieut. Kerry Trauger for Chief Egly
Francis X. Grabowski, Twp. Solicitor
C. Robert Wynn, Township Engineer
Thomas Buzby, Roadmaster

Chairman Grunmeier announced that Mr. Bennett was unable to attend this meeting.

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly, seconded by Chairman Grunmeier and carried unanimously to approve the minutes of the February 13, 1989 Supervisors' meeting as written.

B. ACCOUNTS PAYABLE: Billing in the following amounts was approved by the Board: General Fund - \$31,719.69; Street Lighting - \$337.74; and State Funds - \$2,434.71. Motion was made by Mrs. Kelly to pay bills when due; motion seconded by Chairman Grunmeier and carried unanimously.

C. TREASURER'S REPORT: Mr. Singley read the Treasurer's report for the month of March 1989 which is on file at the Township office. Motion was made by Mrs. Kelly to accept the report as given subject to audit; motion seconded by Chairman Grunmeier and carried unanimously.

D. CONFIRMED APPOINTMENTS:

1. Matthew Gery was present in place of Donald Smith, Sr. to represent Timothy Vorhauer, who is applying for a zoning permit and is asking that the Supervisors make a decision as to whether a land development plan will be required. The applicant had a meeting with the Township Manager, Engineer, Zoning Officer, and Building Inspector regarding this issue. Mr. Gery explained that his client's business involves the purchase of automobiles, reconditioning and then reselling for auction. He stated that the business is being placed in an existing building with no changes to the size of the building and that this is an allowable use in the PC-2 Zoning District. Mr. Gery stated that he does not believe this is a land development; and that the submission would be a burden to Mr. Vorhauer. There followed discussion regarding the Municipal Planning Code and Sections 404, 405, and 800 of the H.T.

Zoning Ordinance. Chairman Grunmeier stated that it was his impression, under the new Act 170, that this would be considered a land development and referred to Section 501 (p.15), "...the processing of subdivision/land development plans is mandatory". Mr. Grabowski stated that the Board can only give an advisory opinion; but that the next step would be to file a written application for a zoning permit to the Zoning Officer, who will make the ultimate decision, whether or not a land development plan is required; Chairman Grunmeier and Mrs. Kelly agreed to this.

2. Ron Allen, Secretary of Park & Recreation Board - Mr. Allen read from a letter dated 3/13/89 addressed to W. Scott Tagg, Chairman of the Park & Recreation Board, stating that the present township building "should be used to the fullest extent to assist as many groups, and promote as many different activities, as the available space will allow". He further urged the Supervisors to form a special committee to initiate discussions with the Blooming Glen Playground Association, the Hilltown Alumni Association and the Hilltown Lions Club, to explore the possibility of merging the seven acres of open space and recreational area adjoining the old municipal building. Chairman Grunmeier stated that there are four election districts in the Township and asked if it would be advisable to advertise for one resident from each district to serve on this committee. Mr. Allen suggested that there be two separate committees: a committee to look at combining the properties; and another committee to determine use of the building. Chairman Grunmeier suggested that a representative of the Park & Recreation Board, the Township Manager and Mr. Feryl Spaninger serve on the Feasibility Committee. Motion was made by Mrs. Kelly to appoint a committee, consisting of Mr. Scott Tagg (or a representative of the Park & Rec. Board), Mr. James Singley (Township Manager), and Mr. Feryl Spaninger, to initiate discussions with the three groups: Lions Club, Playground Association and Alumni Association; motion seconded by Chairman Grunmeier and carried unanimously.

E. MANAGER'S REPORT:

1. Municipal Building Update - Mr. Singley reported that drywall is 100% complete; plumbing 100%; electrical 85%; ductwork 80%; holding tank to be installed this week; well system will be fully operational this week; HVAC on site. Penn Builders has projected substantial completion by April 15th; with building fully operational by May 1, 1989. Telephone numbers have been assigned and furniture will arrive shortly.

2. Line Lexington Sewers - Mr. Wynn reported that he, James Singley and Robert Grunmeier met with Robert Truman of the New Britain/Chalfont Sewer Authority and New Britain Township staff. Construction for public sewers in the Line Lexington area is proposed to go out for bid the second week of June. The Authority has indicated they would include those homes and businesses along Hilltown Pike from Rt. 309 to the top of hill (one home at the top of the hill is outside the Village of Hilltown). After the

3/13/89

bids are received, a meeting will be held for the residents to discuss the project and answer questions. Motion was made by Mrs. Kelly to allow the solicitor to work on a proposed agreement for the Line Lexington Sewer Project and to begin preparation of an Act 537 revision for that area (for that line of houses along Hilltown Pike with failing systems which were part of the original study); motion was seconded by Chairman Grunmeier and carried unanimously.

F. POLICE REPORT: In Chief Egly's absence, Lt. Kerry Trauger presented the February report which is on file at the Township building.

G. ROAD REPORT: Mr. Buzby presented the report dated 1/29/89 through 2/25/89; this report is on file at the Township building. Chairman Grunmeier commended Mr. Buzby and his crew on the excellent work they performed on snow removal.

H. ENGINEERING/PLANNING:

1. Creciun Property - Mr. Wynn reported on his review of the Creciun property in regard to compliance with the original land development plan and as-built plan submitted last Thursday. He noted the following discrepancies found on the site: (1) Buffer requirements shown on the plan were not installed; (2) Retention basin was built improperly and is incomplete; (3) As-built parking plan submitted last Thursday is inaccurate and does not represent actual parking on the site; and also does not conform to the original plan; (4) Additional impervious surface has been added to the site and is not shown on the plan; (5) There are existing zoning violations; and (6) Amount of impervious surface may exceed permitted amount under the zoning ordinance. Copies of this review will be forwarded to the Planning Commission and David Creciun. Mr. Grabowski also reported that Mr. Creciun has requested copies of Supervisors' 1988 minutes which will be forwarded.

2. Kozitzky Subdivision, Maron Road - 90 day extension received from Mr. Kozitsky to allow him to make changes to plan from two lot to three lot subdivision.

3. John Replogle has requested extension for improvements to the Replogle Subdivision. Motion was made by Mrs. Kelly to allow extension to September 1, 1989 for the Heinrich/Replogle Subdivision, Phases 2 and 3; motion seconded Chairman Grunmeier and carried unanimously.

4. Mr. Wynn reported that plans and application for Erosion & Sedimentation Control plan approval by the Bucks County Conservation District (re-approval required by U.S. Army Corps of Engineers) were submitted by Urwiler & Walter this date. All plans and information will be forwarded to the County.

I. SOLICITOR'S REPORT:

1. Line Lexington Sewer Project - Mr. Grabowski requested the Board's permission to meet with the Township Engineer in order to discuss several questions which need to be addressed; i.e., multiple connections from existing homes and cost involved. Mr. Wynn stated that when bids are received, another public meeting is proposed for resident's input. The Board agreed to Mr. Grabowski's request to meet with Mr. Wynn and Mr. Singley.

2. Bux Mont Refuse Service - Mr. Grabowski reported on the appeal to the Environmental Hearing Board regarding the solid waste permit; Mr. Grabowski has been advised that the permit is going to be revoked by DER and the hearings will not be held. The fourth law suit regarding the civil rights action is still to be resolved; the Township has filed a motion to dismiss this suit.

J. RESIDENT'S COMMENTS:

1. Jack Fox, Hilltown Pike - Mr. Fox asked if the fire station was included in the motion regarding the Line Lexington sewers; Chairman Grunmeier and Mr. Wynn indicated that the fire station would be included.

2. Bill Godek, Broad Street - Mr. Godek questioned method of testing wells and data; Mr. Wynn stated that Mr. Godek could review the entire report as soon as it is submitted. Mr. Singley reported that INTEX determines number of wells to be tested and that Mr. Godek's well is being tested (total of 11 wells are being tested).

K. CORRESPONDENCE:

1. Park & Recreation Board meeting minutes have been submitted.
Next meeting will be held March 21st.

2. Another suggestion received for use of old Township building which will be discussed with Park & Recreation Board when formulating a plan.

3. Fire reports received from Perkasio, Souderton and Dublin Fire Companies.

4. Historical Society will meet 3/14/89.

5. Adult Day Care is having an open forum on Monday, April 10th at 7:30 P.M. - anyone wishing to attend should notify the Township Secretary.

6. Childs' Instant Homes, Inc., Doylestown, inviting Supervisors, Manager, Engineer and Attorneys to attend their 33rd Annual Association Show at the Marriott Hotel in Harrisburg 3/14, 15 and 16.

3/13/89

Page 5

7. Letter received from Mr. Schuenemann regarding addresses necessary for emergency response personnel with a sample ordinance; Mr. Singley indicated he would reply and indicated that the Township is currently working on an address system and thanking Mr. Schuenemann for his interest. Chairman Grunmeier stated that he visited Springfield Township in Montgomery County and obtained an ordinance regarding mandatory display of house numbers which he has turned over to the Zoning Officer for review.

L. SUPERVISOR'S COMMENTS:

1. Mrs. Kelly reported that she was taken on a tour of Bucks County Satellite Recycling and also spoke with Paul Leonard of Perkasio Borough. Mrs. Kelly stated that Hilltown will require further investigation and input because of the amount of area involved.

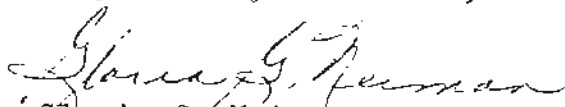
2. Mrs. Kelly reported that plans for the dedication ceremonies for the new township building are progressing.

3. Chairman Grunmeier asked Jack Fox if there are by-laws of the Planning Commission. Mr. Fox replied that the Planning Commission adheres to the PA State Code for Second Class Township (Act 247). Chairman Grunmeier asked why there is not a Chairman and Vice-Chairman, and also why the Planning Commission minutes do not indicate when Mr. Fox was elected Chairman. Mr. Fox explained that because he is Secretary, he automatically takes the place of the Chairman (under the Zoning Ordinance). Chairman Grunmeier asked Mr. Grabowski, under new Act 170, whether a solicitor would have to be selected for the Planning Commission; Mr. Grabowski stated that this could be left "as is". Chairman Grunmeier asked Mr. Fox if he would conform to Act 247 (Act 170) and have an election for Chairman; Mr. Fox replied that he does not agree but that he will review Act 247 (Act 170).

M. PRESS CONFERENCE - A conference followed to answer questions and concerns of those reporters present.

There being no further business, a motion of adjournment was made by Mrs. Kelly at 8:40 P.M.

Respectfully submitted,


Gloria G. Neiman
Township Secretary