

**HILLTOWN TOWNSHIP  
SUPERVISORS' MEETING  
August 22, 1988**

The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Robert H. Grunmeier at 7:30 P.M. Chairman Grunmeier announced that the Township Manager would not be present at this meeting due to illness.

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

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

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the minutes of the 8/8/88 Supervisors' meeting as written.

B. ACCOUNTS PAYABLE: General Fund billing in the amount of \$28,492.98; with Highway Aid Account bills in the amount of \$1,394.05 were approved by the Board. Mr. Bennett questioned bills for Computer Consultant Services (Mr. Singley will advise); and bill for Nationwide Insurance for \$8,888; Mr. John Snyder (agent for Nationwide) was present and explained that this is one of nine premium installments for Supervisors and Police Professional Liability insurance. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve payment of bills when due.

C. TREASURER'S REPORT: Will be presented at next meeting.

D. CONFIRMED APPOINTMENTS:

1. Robert H. Grunmeier II: Mr. Grunmeier asked the Board's consideration of appointing an Assistant Emergency Management Coordinator, (EMC) and suggested that Mr. Robert Tuttle (who applied for the Coordinator's position) be considered for this position. The Board agreed to this suggestion; motion was made by Mrs. Kelly and seconded by Mr. Bennett to appoint Mr. Robert Tuttle of Quarry Road, Hilltown Township, as Assistant EMC. Mr. Bennett questioned whether a probationary time period would be necessary; the Board agreed that it would not, since this is not a salaried position; strictly volunteer. A vote was taken; motion carried unanimously. Chairman Grunmeier provided correspondence to Mr. Grunmeier II from Bucks County Commissioners in which they have offered the assistance of the Bucks County staff when setting up an emergency management program.

2. John Snyder, Perkasio: Mr. Snyder was present on behalf of St. Peter's Lutheran Church with David Leslie, V.P. of the Church Council, to request that the Board waive building permit fees for construction of an additional shed on the Church property. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to allow St. Peter's Church to construct a 16' x 16' shed (which will meet Township setback requirements) and to waive all building permit fees related to this construction.

E. MANAGER'S REPORT: Chairman Grunmeier read Mr. Singley's report.

1. Building Update - A project site meeting was held on 8/17/88. Projected progress for next week as follows: a) complete footing and foundation walls; b) install foundation walls; c) back-fill foundation walls; d) plumbing to commence 8/22/88; e) storm drainage in progress; f) layout ground floor slab work. Moyer Electric signed to do electrical work. Next project meeting: 8/24/88 at 9:00 A.M.

2. Consortium - Meeting held 8/18/88 in Haycock; next meeting, 9/15/88 - 7:30 P.M. at West Rockhill. Seeking joint bids on anti-freeze, rock salt, and police cars.

3. Park & Recreation - Meeting held 8/16/88; next meeting tentative for 9/13/88. Will be forwarding by-laws for possible approval at 9/12/88 meeting. Park & Rec. Board also recommends accepting open space on Calhoun Subdivision and formulating plans for recreation and parks within the Township.

4. Employments - Advertisements have been placed for two clerk/secretaries and one road crew position; applications accepted until 9/1/88. Advertisement has been placed for acceptance of applications for the Police Department Hiring List. Applications accepted 9/1/88 to 9/15/88.

F. ZONING REPORT: Chairman Grunmeier read the July report (submitted by the Zoning Officer) dated 8/19/88 which is on file at the Township office.

G. ENGINEERING/PLANNING:

1. Garden Spot II Land Development, Church Road & Bethlehem Pike - Mr. Pileggi has requested that he be allowed to revise the parking scheme, providing a row of parking (23 spaces) along the frontage with planting of additional trees and shrubbery. PC has indicated they have no problem with this revision. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to allow parking spaces to be parallel along the frontage of the building (located over 20' from building), rather than perpendicular as originally proposed.

2. New Horizon's Adult Day Care Center - The Zoning Officer referred this plan to the PC for their input. Representatives of St. Luke's Church were present. Mr. Ben Larzelere, President of St. Luke's stated that the facility would be in operation from 7:30 A.M. to 5:00 P.M., Monday through Friday; he requested that the Board waive the zoning permit fee. PC recommended that the Board approve issuance of a zoning permit provided all building code requirements are met. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to allow the Zoning Officer to issue a zoning permit to New Horizon's Adult Day Care Center after all requirements have been met; and to approve waiver of permit fee costs.

3. Newman Site Development Plan, County Line Road - Dr. Newman proposes to convert existing building to medical offices. Building permit withdrawn by Building Inspector until approval is received from Supervisors. PennDOT Highway Occupancy Permit has been received. Telford Borough Authority to advise on capacity for public water and sewer. Motion was made by Mrs. Kelly to approve the Newman Site Development Plan subject to: (1) Installation of escrow plantings; (2) Removal of existing septic tank; and (3) Connection to public sewer and water (no occupancy is to be permitted until water connection has been made; escrow required for sewer connection); motion seconded by Mr. Bennett and carried unanimously.

#### **8:00 P.M. - Hearing for Building Code Ordinances**

Mr. Grabowski gave a brief synopsis of the ordinances:

Ordinance 88-1: BOCA National Building Code, 10th Edition, 1987 and the CABO One and Two Family Code. Both Codes are included in this ordinance with standard provisions, and with the addition of provisions regarding erosion and sedimentation control which have been incorporated into the Basic Building Code Ordinance. Also added are sections requiring first floor elevation certification and preparation of as-built plans.

Ordinance 88-2: BOCA National Mechanical Code, 1987 Edition.

Ordinance 88-3: Plumbing Code, 1987 Edition.

Ordinance 88-4: Electrical Code

Ordinance 88-5: National Fire Prevention Code

All ordinances have been reviewed by Mr. Grabowski, Mr. Wynn, Mr. Myers (Zoning Officer), and Mr. Radcliff (Building Inspector), and contain standard form language contained within booklets provided by those organizations.

#### Questions/Comments:

Mr. Bennett questioned whether the Fire Chief is familiar with the Fire Prevention Code; Fire Chief stated that he is and that it is a good code.

John Brennan, 506 S. Perkasio Road, questioned 4 hour rated walls, stating that he is concerned about their use in a high density duplex. There followed discussion regarding type of fire walls vs. fire stops and possible increase of guidelines within the codes. Mr. Grabowski stated that guidelines could be increased by adopting an amendment to the ordinance. At Mr. Grabowski's suggestion, the Board agreed to adopt all ordinances at this time, with possible addendums at a later time.

There being no further discussion, a motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to adopt the following ordinances:

- #88-1: BOCA National Building Code, 10th Edition, 1987 as locally amended and CABO Code.
- #88-2: BOCA National Mechanical Code, '87 Edition.
- #88-3: Plumbing Code, 1987 Edition.
- #88-4: Electrical Code.
- #88-5: National Fire Prevention Code.

Hearing adjourned at 8:15 P.M.; Regular meeting resumed.

G. ENGINEERING/PLANNING (continued):

4. Brick's Villa - Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to accept the 90 day extension offered on 8/16/88 to permit further revisions and submissions.

5. Lindsey Subdivision, Upper Church Road: Consolidation of lots; no new building lot. PC recommends approval subject to: 1) Installation of monumentation and pins; and 2) Consolidation of Lot #2 with adjoining lands to prevent creation of a non-conforming lot. Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to accept the consolidation of lots of the Lindsey Subdivision with stipulations stated by the Planning Commission.

6. Bergen Subdivision: Mr. Wynn reported that Mr. Chris Schubert, who is representing the Bergen Subdivision, has requested a 30 day extension; however, no written offer of extension has been received. Planning Commission has recommended that an independent survey be performed of property outboundaries and open space area to resolve errors in property survey. The Board tabled decision until next Supervisors' meeting.

7. Toth Subdivision: Toth Brothers have requested changes in the plan -- retention basin located at bottom of site (Keystone & Mill) be lowered 6 feet and emergency spillway dropped. As-built plan has been submitted of basin area. There has been a change in location of Swale B on Lot 18. Easements must be re-written; profiles for Loni Court Road cul-de-sac roadway to be raised approximately 2 feet. Mr. Wynn has recommended approval of all changes proposed. Mr. Wynn suggested that consideration be given to installation of a cross pipe along Keystone Drive to reduce amount of uncontrolled off site runoff to stream and divert same to new retention basin. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the changes of the Toth Subdivision, the cross pipe along Keystone Drive, and use of a Wildflower Meadow Mix to be installed in the basin area in place of crown vetch (at the request of Mike Toth).

8. Mr. Wynn reported that Mr. Joseph Lancenese of PennDOT has requested names and addresses of residents on Bethlehem Pike (from Todd Motors to Green Thumb Nursery) which is planned for overlay next year; and that the Township provide pipes to these residents, to be paid by residents at cost which Township would pay. Chairman Grunmeier questioned the reason for this overlay and asked if it will alleviate the icing problem in this area. Mr. Wynn answered that it probably would not. There followed discussion regarding cost of pipe. Chairman Grunmeier emphasized that the icing problem should again be brought to PennDOT's attention. Motion was made Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to allow residents of Bethlehem Pike to purchase pipe at Township cost.

#### H. SOLICITOR'S REPORT:

1. Mr. Grabowski reported that the Solid Waste Management contract between the Township and Alderfer & Frank has been signed by Alderfer & Frank; Township signatures will be obtained after this meeting.

2. Hackett/Finkelstein Subdivision - Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to approve escrow subdivision agreements for the Hackett/Finkelstein Subdivision with a capital contribution from the developer of \$17,500 to the Township (received 8/22/88).

3. Hilltown Industrial Park - Mr. Grabowski reported that a stop work order had been issued due to applicant's failure in returning all signed agreements (escrow agreement has not yet been received). Mr. Grabowski recommended that "stop work" order not be lifted until all documents have been received. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to accept signed agreements which are in hand, conditional upon receipt of the signed escrow agreement. "Stop Work" order not to be lifted until escrow agreement has been received.

#### I. RESIDENT'S COMMENTS:

John Brennan, S. Perkasio Road - Mr. Brennan expressed his concern over the condition of the roadway on S. Perkasio Road and requested an indication of when it would be repaired. The Township Manager and Township Roadmaster will investigate this situation and advise of status.

Mr. Brennan also questioned compensation to Mr. John Pelow (a neighbor) for the Water & Sewer Authority's acquisition of their well site. Mr. Grabowski reported that after unsuccessful attempts to reach Mr. Pelow's attorney, the matter was turned over to the Authority's Water Operator, Mr. Wynkoop, who discussed the matter with Mr. Pelow last week.

J. CORRESPONDENCE:

Letter dated 8/13/88, addressed to Board of Supervisors, Hilltown Township, received from Bernie Enterprises, Inc., 1410 S. West End Blvd., Quakertown, PA 18951, read into the record by Chairman Grunmeier. Letter states, "As per your instructions at your August 8, 1988 meeting, this letter confirms that, I, Donald C. Metzger or any of my companies, will not exceed the existing use of the property at 609 Keystone Drive." Letter signed by Donald C. Metzger, President of Bernie Enterprises, Inc.

K. SUPERVISOR'S COMMENTS:

1. Mr. Bennett requested that the Zoning Officer note addresses of properties (in addition to their tax parcel numbers) in his correspondence.

2. Chairman Grunmeier requested that Mr. Singley set up a meeting with the licensed trash haulers to discuss recycling and the type of service they could provide.

3. Chairman Grunmeier requested that, prior to budget work sessions, Mr. Singley set up a meeting between the Supervisors and the Tax Collector.

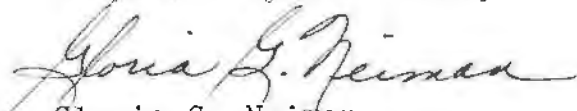
4. Chairman Grunmeier also requested that the Township Auditors be allowed to sit in on the budget work sessions and submit their input. The Board agreed to this suggestion.

5. Chairman Grunmeier presented Mr. John Gerner with a check in the amount of \$9,000 as Hilltown Township's contribution to the Pierce Library Fund. Mr. Gerner indicated that the Grundy Foundation has promised to contribute \$0.50 for each dollar that is collected; and this will result in a donation of \$4,500 from that organization.

J. PRESS CONFERENCE: At this time, a conference was held to answer questions of those reporters present.

There being no further business, a motion of adjournment was made by Mr. Bennett at 8:50 P.M.

Respectfully submitted,

  
Gloria G. Neiman  
Township Secretary