

**HILLTOWN TOWNSHIP  
SUPERVISORS' MEETING  
July 11, 1988**

The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Robert H. Grunmeier at 7:32 P.M.

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

Others present were: James H. Singley, Township Manager  
Gloria G. Neiman, Township Secretary  
Chief George Egly, Chief of Police  
Thomas Buzby, Roadmaster  
Francis X. Grabowski, Township Solicitor

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the minutes of the 6/27/88 Supervisors' meeting as written.

B. ACCOUNTS PAYABLE: General Fund billing in the amount of \$25,546.28 (with an additional bill of \$6,294.61 for Building Inspection Underwriters); Highway Aid Account \$449.00; and Street Light Account \$285.55 were approved by the Board. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to pay bills when due.

C. TREASURER'S REPORT: Mr. Singley read the July Treasurer's Report. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to accept the report as given.

D. CONFIRMED APPOINTMENTS:

1. Aaron Landis - Mr. Landis requested the Board's permission to continue operation of an insurance, real estate and notary business at 702 E. Walnut Street. Since this is a non-conforming use, Chairman Grunmeier informed him that the Zoning Officer must investigate the premises and make a recommendation to the Board. The Board will consider this request after receipt of the Zoning Officer's report.

2. Karl Rio, 609 Keystone Drive - Mr. Rio requested the Board's permission to continue use of an auto parts store at this location. The Board will consider this request after the Zoning Officer has inspected the premises and makes his recommendation.

3. David Creciun - Building Inspector has received revised drawings for Mr. Creciun's building on Hilltown Pike, and has advised that it is now in compliance with all building regulations; balance due on the building permit is \$160. Mr. Creciun presented a letter from the landscaper advising that tree plantings will be delayed approximately 60 to 90 days due to dry weather conditions. The

Board agreed to allow issuance of the occupancy permit to Mr. & Mrs. Woodward for their hardware store subject to: (1) review by the Zoning Officer and payment of \$160 balance due for the building permit; (2) landscaping waived at the present time, situation will be re-evaluated at end of September; and (3) parking agreement must be signed and finalized before any other occupants take occupancy of the building.

E. MANAGER'S REPORT:

1. Municipal Building - Architect's office has reviewed all general contractor's bids and recommended that bid be awarded to the low bidder, Penn Builders, Inc. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to recommend to the Hilltown Township Water & Sewer Authority that award for general contractor of the Township Municipal Building be given to Penn Builders, 1991 Old Bethlehem Pike, Quakertown, PA at a cost of \$1,413,255 and accepting Alternate 1A at an additional cost of \$2,700.00, subject to all permits being secured.

2. Quarry - Mr. Singley read from a memo sent to the Supervisors regarding Mr. Begley's concern over a water sample obtained from H & K Quarry. In his memo, Mr. Singley reported that he contacted Mr. George Getz who performed the water test. Mr. Getz stated that the sample, although not suitable for drinking due to the coliform content, would be similar to any sample which would be taken from a stream, water runoff down a street, or from a sump pump. He further indicated that the high coliform content could be the result of a variety of sources that would enter the sample from the point taken and does not clearly relate to contamination on H & K's part. The Board agreed to send Mr. Begley a copy of this memo. Mr. Singley also read a memo sent to the Supervisors by Clarence Myers, Zoning Officer, regarding Mrs. Virginia Keers complaint of dumping in the Quarry. Mr. Myers reported that he visited the Quarry and spoke with Mr. Scott Seitz, Ass't. Superintendent, who indicated that there is some wall board and building materials which was left after remodeling of an old office; he indicated that they would cooperate with the Township if removal of the material is required. He also stated that the stump shredding operation is at a standstill at this time.

3. Traffic Maintenance Agreement - Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to adopt Resolution #88-20, entering into a traffic maintenance agreement with Hatfield and New Britain Townships for maintenance of traffic signal at Rt. 309 & Hilltown Pike (Zoto's Diner).

4. Road Materials Bids - Township Manager and Roadmaster have reviewed all bids with recommendations as follows:  
 Signs - Loder & Sharp - \$3,502.00  
 Line Striping - Accent Striping - \$4,059.79  
 Stone - Blooming Glen - various prices listed on bid.  
 Seal Coating - Loder & Sharp - \$46,741.00

Leveling Course - Blooming Glen: ID-2 Wearing \$21/T  
 Binder \$18/T  
 FJ-1 \$23.50/T

Paver - Georges Assocs. - \$21,500

Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to approve aforementioned road material bids as stipulated, subject to review by Township Manager and Roadmaster. At Chairman Grunmeier's suggestion, Mr. Buzby indicated that he would look into cost of line striping tape, rather than use of paint.

F. POLICE CHIEF'S REPORT: Chief Egly read the June 1988 report which is on file at the Township office. Chief Egly has requested that the ordinance which states that payment for parking fines be made to the "Chief of Police" be revised to be paid to "Hilltown Township". The Board agreed to allow the Township Solicitor to draw up an ordinance for advertisement.

8:00 P.M. - Regular meeting recessed. Mehl hearing advertised for this time convened.

Chairman Grunmeier stated that this is a request for a zoning change for Parcels #15-4-11-1; #15-2-18; and #15-1-32, located between E. Summit Street and Central Avenue in a Rural Residential Zoning District. The petition proposes to rezone approximately 32 acres from Rural Residential to Country Residential to permit the construction of 88 townhouses and 6 twin homes. The owners are W.J. Mehl, W.F. Shade, and H.F. and I.B. Kratz; the applicant is William J. Mehl.

Note: John McHugh, Bucks County Court Reporter, was present to record this portion of the Mehl hearing. All of the following residents were sworn in by Mr. McHugh before giving testimony.

Resident's Comments:

1. Arlene Gerhart, 610 Oak Street - Mrs. Gerhart stated that she is a neighbor of Mr. Shade who, in her opinion, is not aware of what is happening. She voiced her displeasure over the amount of townhouses proposed and stated that Mr. Shade was originally told that single family homes would be built on this property. She questioned entrance to property and was shown a copy of the plan indicating one proposed entrance off of E. Summit Street. Mrs. Gerhart asked if another entrance will be provided and was told that there is only one entrance proposed at this time.

2. Douglas Snyder, 605 Hickory Street - Mr. Snyder stated that he would like to see another entrance/exit on Hickory Street.

3. Robert Bricker, Attorney for Mr. Mehl, presented a petition (Exhibit #A-1) signed by six residents of Hickory Drive, which stated that they approve of the proposed zoning change. Mr. Bricker summarized that the proposed development conforms to all requirements of the CR District. He stated that the plan presented to the Board is not a final plan and that revisions can be made, as required. Mr. Bricker acknowledged that there will be impact on traffic on Bethlehem Pike and Reliance Road (by approximately 14%), and stated that the developer would contribute (financially) to help alleviate any resulting traffic problems. He stated that the townhouses will provide affordable housing for low to middle income families.

4. Kenneth Bennington, 926 E. Walnut Street, Chairman of the Hilltown Township Planning Commission - Mr. Bennington stated that the PC is adamantly opposed to this zoning change. He stated that the applicant was aware that a zoning change would be required for construction of townhouses when he purchased this property. Mr. Bennington concluded by saying that he feels there is sufficient land in the existing CR District for construction of townhouses.

8:20 P.M. - Recess

8:25 P.M. - Hearing resumed.

Chairman Grunmeier asked for comments from the Board:

1. Mrs. Kelly stated that she is not in favor of townhouses; that the schools are overcrowded; and that she would rather see single family dwellings constructed.

2. Mr. Bennett stated that he is not in favor of the plan as submitted, and that he agrees with some of Mrs. Kelly's comments and with views of the Township Planning Commission. He stated that this proposed development would result in more automobiles on the road, resulting in traffic problems. Mr. Bennett concluded by saying that he would vote for denial at this time.

3. Chairman Grunmeier stated that he is in agreement with Mrs. Kelly and Mr. Bennett; that the plan was not researched thoroughly (i.e., only one entrance); and that Mr. Mehl originally promised sewer hook up to residents of Hickory Drive. Mr. Grunmeier also stated that he would rather see single family homes on 1/4 or 1/2 acre lots; that repair of roads would be necessary; and that public water and sewer should be provided to homeowners currently residing there.

There being no further comments, motion was made by Mr. Bennett to deny the Mehl zoning change request, seconded by Mrs. Kelly and carried unanimously.

8:30 P.M. Regular meeting resumed.

G. PUBLIC WORKS REPORT: Mr. Buzby read the report dated 6/5/88 through 7/2/88 which is on file at the Township office. Mr. Buzby further reported that he met with Mr. John Haines on Friday 7/8/88 to discuss repair of Broad Street. H & K has offered to donate material if the Township will provide labor. Mr. Buzby will review the situation with the Township Engineer.

H. ENGINEERING/PLANNING:

1. Deerfield Subdivision, Final Plan - decision tabled from 6/27/88 Supervisors' meeting. Hilltown Township Water & Sewer Authority has agreed to install 16" lines on Rt. 113 with 8" lines throughout the development. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the Deerfield Subdivision Final Plan with stipulations listed in Township Engineer's letter of 6/3/88 and providing that 16" water lines be installed on Rt. 113 and 8" lines within the development.

2. By letter of 6/27/88, Attorney Jeffrey Drake has asked that he be allowed to draft a Deed of Dedication for the Moyer/Drake Subdivision. Township Solicitor and Township Engineer have indicated they have no problem with this. The Board agreed to Mr. Drake's request.

3. Nob Hill, Phase II, Perkasio Borough Authority - Mr. Haring has indicated plans have been recorded.

4. Mr. Singley reported that the Planning Commission interviewed four planner applicants last Wednesday for update of the Township ordinances. Additional information has been requested which will be forwarded to Mr. Bennington, Chairman of the PC. A recommendation is expected from the PC at their 7/18/88 meeting, with a decision from the Supervisors at their 7/25/88 meeting.

I. SOLICITOR'S REPORT:

1. Sprinkler Systems - Township Building Inspector has requested that a resolution be drafted to include review fees for fire protection sprinkler systems. Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to adopt Resolution #88-21, establishing a fee schedule for review of fire protection systems required under applicable building regulations, as follows:

- (1) Multi-family (detached or attached systems) -- review fee of \$150 per dwelling unit.
- (2) Commercial and industrial systems -- review fee of \$250 per story.

2. Direct Stream Discharge - Amendment to present spray irrigation resolution to include engineering and legal fees for sanitary sewer disposal of \$250 plus an escrow fund to be determined by the Township Manager. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to adopt Resolution #88-22, Filing Fees for Direct Stream Discharge with additional escrow fund -- minimum fee \$250; commercial and industrial minimum fee \$1,000.

J. RESIDENT'S COMMENTS:

Mr. Kenneth Bennington, Chairman of the P.C., stated that the P.C. has been recommending lamp posts in lieu of street lights and stated that they should be in place before residents take occupancy. He suggested that someone check all aspects of construction to insure that plans are being adhered to.

K. CORRESPONDENCE:

1. Judith Hayes, Schoolhouse Road - Mr. Singley stated that he explained procedure of traffic study to Mrs. Hayes (via telephone). Mr. Singley will also send a letter of explanation.

2. Fire reports received.

3. Bunny's Animal Shelter report received.

L. SUPERVISOR'S COMMENTS:

1. Mr. Bennett asked if the Township has investigated a means of repairing its vehicles (police and public works). Chief Egly and Chairman Grunmeier stated that specialized equipment would need to be purchased and installed, and that this was investigated approximately 5 years ago.

2. Mr. Bennett also questioned possibility of a contribution to the Perkasio Fire Company to help compensate for loss of vehicles in the recent fire. Mr. Bennett suggested a contribution of \$5,000 (over and beyond their regular allotment). Chairman Grunmeier stated that other municipalities have donated \$1,000 and that he would be in favor of donating that amount until all pending insurance monies are determined. Motion was made by Mr. Grunmeier to donate \$1,000 to the Perkasio Fire Company at this time, with a review of the situation at a later date; motion seconded by Mrs. Kelly and carried unanimously.

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 Mrs. Kelly at 9:05 P.M.

Respectfully submitted,



Gloria G. Neiman  
Township Secretary