

WORK SESSION ON PLEASANT MEADOWS BRIDGE
February 8, 1988

Attendance: John Garis, Glenn Garis, Inc.
Glenn Garis, " "
Robert H. Grunmeier, Chairman
Betty J. Kelly, Vice Chairperson
William H. Bennett, Supervisor
James H. Singley, Township Manager
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
Tom Cardry, Del-Val Soil Consultants, Inc.
Kirk Klaus, Urwiler & Walter, Inc.

Mr. Garis bought the site as an approved plan in 1977. The first phase was approved in 1981. Mr. Garis' engineer took the topo off the approved plan. The concrete box culvert was set too low by Mr. Garis' engineer, who took topo from the approved plan. Mr. Marty Miller, of the U.S. Army Corps of Engineers, was previously with the Bucks County Conservation District. Mr. Garis had a permit from DER before March of '87 to install the box culvert. Mr. Garis met with the Army Corps of Engineers, who suggested that the culvert box be placed next to Hillcrest Road. Our Township Engineer stated that the placement of the culvert box next to Hillcrest Drive is not feasible.

There are two types of permits issued by the Army: One is a Nationwide Permit; the other is an Individual Permit. Individual permits are very hard to obtain. Before Garis can apply for an application to the Army Corps of Engineers, a complete wetlands study and DER permit #105 must be obtained.

Options and suggested ideas:

1. To file an application with DER and the Army Corps of Engineers (50-50 chance of success). Request the Army allow us to raise the culvert box and fill under such box for safety reasons.
2. Proceed with construction without a permit -- Garis and Township may be fined on a daily basis.
3. Seek an alternate road through Mr. Slifer's property on Orchard Road.
4. Place a fence around the culvert that is already in place and place "No Trespass" signs.

5. Pull the culvert box out of the creek bed.
6. Have Mr. Garis contact Mr. Slifer to obtain an area to build a roadway.
7. Have the Hilltown Township Engineer, C. Robert Wynn, meet with Mr. Slifer; advise him of problems of stream crossing, etc., and ask if he would provide land so that a road could be built from the Pleasant Meadows Subdivision to Orchard Road.
8. Extended time of six (6) months was given by the Board of Supervisors to Mr. Garis to apply for an Army Corps of Engineers' Permit.

The concensus of the Board is that Township Engineer, Mr. Wynn, meet with Robert Slifer; inform him of what we would like to do regarding the roadway; and report back to the Board.

Tom Cardry of Del-Val Soil Consultants will contact the Army Corps of Engineers to see if we can place fill under the culvert box that is presently in the stream (for safety reasons).

**HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
February 8, 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 requested a moment of silence for Robert Burrage, a member of the Planning Commission, who passed away on 1/30/88.

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
Francis X. Grabowski, Twp. Solicitor
C. Robert Wynn, Township Engineer
Chief George C. Egly, Police Dept.

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the minutes of the 1/25/88 Supervisors' meeting as written.

Chairman Grunmeier made the following statement regarding the Fire Company Meeting, January 28, 1988 -- Perkasio Fire Company was reinstated as a fire company to provide fire protection to Hilltown Township. Monies donated to the fire companies servicing Hilltown Township have reverted back to the 1987 schedule. All fire companies present at that meeting indicated they would abide by the contracts of Hilltown Township. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the reinstatement of Perkasio Fire Company and to adhere to 1987 contribution schedule.

B. ACCOUNTS PAYABLE: Current billing in the amount of \$6,041.05 was 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 report dated February 1988 which is on file at the Township Building. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to accept the report as given, subject to audit.

D. CONFIRMED APPOINTMENTS:

Mr. Robert Valimont was present to discuss the final plan of Summit Court Subdivision, a twin home development located on Reliance Road, to be serviced by Telford Borough Authority public water and sewer. Mr. Wynn indicated the PC recommended conditional approval based upon: (1) Clearer reference on plan of previous subdivision of adjoining parcel; (2) Street light shown on opposite side of entrance should be relocated to same side as development; (3) Paving taper should be included at terminus of widening; (4) Escrow agreement should be established for public improvements; (5) Verification required from Telford Borough Authority of public water & sewer (resolution adopted by TBA on 10/15/87 to provide water & sewer, including pumping station to be constructed on Reliance Road); and (6) Dedication of right-of-way.

Mr. Valimont asked if street light could be mounted on a Bell Telephone pole on the opposite side of Reliance Road; the Board agreed that the light should be installed on same side as the development. Motion was made by Mr. Bennett to grant final plan approval to the Summit Court Subdivision with stipulations stated by the Township Engineer at this meeting (above); motion seconded by Mrs. Kelly and carried unanimously. Motion made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to adopt Resolution #88-6, approving revision to Act 537 Plan for the Summit Court Subdivision.

E. MANAGER'S REPORT:

New Business:

1. Police Appointment - On the recommendation of Mr. Singley, Township Manager and Chief Egly, motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to appoint Mrs. Alice Munn Secretary to the Chief of Police at \$8/hour, effective 2/8/88. The Board also gave permission for advertisement of a replacement for Mrs. Munn's previous position.

2. Liquid Fuels - Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to adopt Resolution 88-7, Application for County Aid allocation of \$2,088.04.

Old Business:

1. Quarry - Mr. Singley reported on red snow condition questioned by Mr. Begley at the 1/11/88 Supervisors' meeting. Mr. Singley contacted H & K; they reported that due to a maintenance breakdown of the crusher, there was red snow present at that location H & K has promised to take the following steps to correct the situation: (1) Enclose the crusher to prevent any further occurrence of this nature; (2) Enclose

any other equipment within a building to prevent noise and dust; (3) Enlarge the berm along Skunk Hollow Road; and (4) Modification will be made to crushing plant to replace malfunctioning equipment (Township has received copy of application made to DER). H & K has also given the Township a blasting plan for Skunk Hollow Quarry (this plan has been forwarded to DER).

2. Mr. Singley reported that Perkasio Fire Company has been reinstated and allocations will revert back to 1987 figures. Souderton Fire Company will also receive monies due them (which were inadvertently omitted from '87 payments).

3. Teamsters' meeting was held on 1/7/88. Employees involved have filed for decertification from the Union.

4. In answer to Mr. Bennett's question, Mr. Singley advised that H & K has agreed to cover all trucks carrying 1/4" stone or less before they are weighed out at the plant, effective immediately.

5. Central Bucks Water Supply - Mrs. Kelly will attend a meeting on 2/10/88 at 7:30 P.M. in Doylestown Township to gather further information regarding this subject.

F. POLICE REPORT: Chief Egly read the report dated January 1988 which is on file at the Township building. The Chief also read a letter, indicating that Detective Lieutenant Kerry Trauger and Lt. William Leyden have been approved and recommended for instructor's certification in firearms by the Municipal Police Officer's Education & Training Commission; and that Sgt. Watts has been approved and recommended for certification in juvenile problems and investigation. In response to Chief Egly's request, motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to send Sgt. Watts to a Crime Prevention Symposium to be held in Whitehaven on 4/6/88 to 4/9/88 at a cost not to exceed \$446.01.

Mr. Bennett commended the Chief on his report and suggested that a chart (with report information) be implemented at future meetings for the benefit of the residents.

G. ROADMASTER'S REPORT: Mr. Buzby read the report dated 1/3/88 through 1/30/88 which is on file at the Township office. Mr. Buzby reported that, due to heavy truck traffic on Progress Drive, the road has deteriorated and the road crew has been working to correct what could have been a hazardous condition.

H. ENGINEERING/PLANNING REPORT:

1. James Strothers was present representing James Hackett regarding a preliminary plan of a proposed 5 lot subdivision located off Narothyn Road. This development is to be serviced by HTWSA public water and sewer. All lots are proposed to be 50,000 S.F. or larger. Mr. Wynn explained the buffer plantings and street improvements and discussed presence of wetlands on a portion of the site. Street improvements and paving of driveways was discussed. PC recommended basin be fenced because it exceeds 30" limitation on maximum water height and is located near group home. Driveway proposed to be paved to right-of-way line; all pipe sizes designed and noted on plan. Mr. Strothers submitted a letter dated 2/4/88 from the Authority Engineer, confirming engineering compliance for water & sewer. The Board indicated there was no objection to the street name of "Florence Circle". Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to grant conditional approval to the Hackett Subdivision, subject to stipulations of the Planning Commission and that all street improvements be installed including curb and sidewalk unless waived by the Supervisors at a later date. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to adopt Resolution #88-8 for Act 537 revision for the Hackett Subdivision.

2. 209 Realty - Tabled - no one present to represent developer (action not required until 3/20/88).

3. Chairman Grunmeier requested that Mr. Wynn contact Mr. Scott Tagg of the Park & Recreation Board to view open space of proposed Garis and Hassan Subdivisions.

I. SOLICITOR'S REPORT:

1. Mr. Grabowski reported that a work session was held prior to tonight's meeting to discuss personnel matters involving the staff and Supervisors.

2. Bux-Mont Refuse Services - Site #1 - located on Spur Road and Rt. 309 - currently on appeal at Commonwealth Court. Mr. Grabowski stated that it could take up to one year for the attorney's oral arguments to be heard.

3. Phase III, Pleasant Meadows - Request for extension - developer originally sought 1 year extension. Motion was made by Mrs. Kelly to grant a 6 month extension for Phase III of the Pleasant Meadows' Subdivision; motion seconded by Mr. Bennett and carried unanimously.

4. At the Board's request, Mr. Wynn reported on a staff meeting which was held with Mr. Garis in response to the Board's direction at a previous Supervisors' meeting. Mr. Wynn stated that a meeting was held with John Garis, Glenn Garis, Kirk Klaus of Urwiler & Walter, Inc., and Tom Cordyn of Del-Val Soil Consultants regarding wetlands and delay of bridge construction. Del-Val Soil Consultants intends to pursue delineation of the wetlands area which is estimated to take 6 to 8 weeks; they will then pursue a permit from the Army Corps of Engineers to permit construction of the box culvert. At the same time, Glenn Garis stated he would pursue alternatives for access of site which may include relocation of roadway. It was reported that, due to Army Corps of Engineers' constraints, permit review could take 1 to 2 years. It was noted that approval may not be granted.

Public Comment concerning Mr. Garis' Development:

Mary Harkins asked if Hilltown Township will be co-permittee with Mr. Garis. Mr. Grabowski answered that the Township staff will recommend whether the Township should be co-permittee after review of the application and information supplied by the wetlands specialist, Del-Val Soil Consultants. Mr. Wynn explained that Del-Val will contact the Army Corps to determine what corrections could be made to secure the box culvert and alleviate any potential hazard at that location.

Following are other questions asked by residents; with Mr. Wynn's replies following each question:

1. What is stumbling block?

Ans.: Need for wetlands permit from Army Corps of Engineers (enforcement for this began in March '87).

2. Why hasn't Garis applied for permit sooner?

Ans.: He indicated he was investigating alternatives as the regulation enforcement began only last spring and was new to everyone.

3. What is necessity of 6 month extension?

Ans.: If extension were not granted, Mr. Garis would be in default of the agreement, Township would have to pursue permit....6 month extension is for evaluation.

4. Residents requested an updated report in 6 weeks. The Board promised an update in 6 to 8 weeks, based on Mr. Wynn's findings.

5. What other building is Mr. Garis doing in the Township?

Ans.: He has a current plan (209 Realty) before the Township -- there is no construction proposed in the wetlands on this site which has been delineated by a soil scientist.

6. What are alternatives?

Ans.: Could locate box culvert upstream further away from the hill road; however, this would create two problems: (1) Mr. Garis does not own land necessary; and (2) alignment of road may be unsatisfactory ("s" curve). These alternatives will have to be further investigated.

J. PUBLIC COMMENT:

1. Mr. Tony Secreto, 212 Goldenrod Court asked if a street light at the beginning of a development is standard; and advised by the Board that it is not.

2. Ron Theis - Mr. Theis questioned covering of Quarry trucks and stated that all trucks (regardless of size stone) should be covered. Mr. Singley stated that the zoning ordinance would be enforced. Mr. Grabowski remarked that, wouldn't it be more important to have all trucks covered with 1/4" or less stone vs. having only H & K trucks covered with all sizes of stone.

3. Philip Begley commended Mr. Singley on his Manager's Update Report, stating that it was excellent and that all of his questions were answered. He also stated that H & K is fulfilling their promises (i.e., enclosing equipment, etc.). Mr. Begley also commended the Board of Supervisors "for doing their homework".

4. Mr. Secreto also questioned septic tank behind 206 Goldenrod Court which should be filled in; tank is currently covered with a steel plate. Mr. Singley will investigate this situation.

5. Deborah Henry, 320 Thistle Lane, reported on the status of her home. She indicated that there are still low spots and the carpet is separating where sectioned together. Mrs. Kelly stated she spoke with the developer who indicated he had corrected the problem. Mrs. Henry stated she is still dissatisfied with the repair work. Mr. Grabowski advised her that she could pursue this through private legal counsel.

6. Several residents complained of curbs which are cracked in the Pleasant Meadows development -- 305 Thistle Lane; and many driveways on Goldenrod Court. Mr. Wynn explained that the developer was not required by the Township to provide paved driveways.

7. Dennis Buchner, 11 Yarrow Court, questioned easements and water flow. Mr. Wynn stated that Mr. Garis is still obligated to stabilize easement area; although, at this time of year, this would be difficult.

8. Jay Poggi requested that the Supervisors "put pressure" on Mr. Garis to correct and/or complete all required improvements. Mrs. Poggi complained of smell of gas coming from their shower head. Mr. Grabowski stated that this could be caused by sulfate and he would report the problem to HTWSA.

9. Susan Bauer, 432 Brookside Drive, complained of sump pumps which are draining in her yard, causing very muddy conditions. Mr. Wynn stated that the sump pumps are located in various directions and there would be no easy solution to this situation. Chairman Grunmeier suggested serrated pipes to cut down water flow.

10. Bill Harkins, 200 Goldenrod Court, also complained of water runoff and trash build up.

11. Residents stated that the drinking water problem has been corrected and they are satisfied with quality of water. Chairman Grunmeier announced that the Water & Sewer Authority has hired Mr. Thomas Wynkoop as a water operator. Mr. Wynkoop now will be available on a full time basis to handle any problems that may arise.

12. Regarding presence of fire hydrants in the Pleasant Meadows development, Chairman Grunmeier indicated that the stops are in the ground (under the surface), HTWSA will place hydrants in the spring, but they will be bagged. Mr. Grabowski stated that plans, showing hydrant locations, will be available at the HTWSA office.

13. George Koppel, 505 Rickert Road, asked status of new Township Building. Mr. Grabowski reported that HTWSA has acquired the property by condemnation and that a zoning permit was issued several months ago. Mr. Wynn reported that three firms were contacted for prices to conduct test borings with Ambric Engineering quoting the lowest price. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to allow Ambric Engineering to proceed with test borings at a cost not to exceed \$4,000. The Board also agreed to allow the Township Engineer to proceed with application for a holding tank permit from DER for this site (for temporary service).

K. CORRESPONDENCE:

1. Yearly and January reports received from Dublin and Silverdale Fire Companies.

2. BCATO Annual Convention, Warrington Country Club, Saturday, February 20, 1988...Chairman Grunmeier, Mrs. Kelly and Mr. Bennett indicated they would attend. Mrs. Neiman will make reservations for all who wish to attend.

L. SUPERVISOR'S COMMENTS:

1. Mrs. Kelly asked when the new building inspector would begin his duties -- Mr. Singley replied that he began this date.

2. Mr. Bennett suggested the Pleasant Meadows' residents form a homeowner's association to approach Mr. Garis as a group.

3. Chairman Grunmeier asked status of RFP's for zoning update -- Mr. Singley indicated they would be mailed in 2 weeks (requires advertisement).

4. Chairman Grunmeier announced there is a vacancy on the Hilltown Township Planning Commission Board and anyone interested in applying for this position should contact either the Township Manager or the Township Secretary.

M. PRESS CONFERENCE: A conference was held to answer any questions or concerns of those reporters present.

There being no further business, a motion of adjournment was made by Mrs. Kelly at 9:30 P.M.

Respectfully submitted,

(Mrs.) Gloria G. Neiman
Township Secretary