

**HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
November 9, 1987**

The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Robert H. Grunmeier at 7:36 P.M.

Before proceeding with the agenda, Chairman Grunmeier requested a moment of silence in honor of Veteran's Day, for the men and women who have served and are serving in the U.S. Armed Forces.

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

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

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly, seconded by Mr. Pischl and carried unanimously, to approve the minutes of the October 26, 1987 Supervisors' meeting as written.

B. ACCOUNTS PAYABLE: Current billing in the amount of \$66,515.08 was approved for payment by the Board. Motion was made by Mrs. Kelly, seconded by Mr. Pischl and carried unanimously to pay bills when due.

C. TREASURER'S REPORT: Mr. Singley read the report dated November 1987 which is on file at the Township office. Motion was made by Mrs. Kelly, seconded by Mr. Pischl and carried unanimously to accept the report as given.

D. CONFIRMED APPOINTMENTS:

1. John Apple - Mr. Apple was not present; but submitted a letter addressed to Board of Supervisors regarding installation of street trees at the Brick's Way and Hickory Hamlet subdivisions. Mr. Apple stated he made an error in size of tree plantings and, in an effort to save the trees and expedite work, Mr. Apple has proposed that he would place \$30 per tree or \$2,340 (total cost of difference between size of trees required and those actually planted) in escrow to be used by the Township in the spring for plantings on public ground. Motion was made by Mr. Pischl to approve \$2,340 to be placed in an appropriate escrow account to provide for installation of landscaping plantings in the spring; motion seconded by Mrs. Kelly and carried unanimously.

2. Rimiro Corporation - will not be present at this meeting.

E. MANAGER'S REPORT:

1. Old Business:

a) Budget - Mr. Singley requested a rescheduling of the budget meeting to Thursday, November 19, 1987. He indicated that, at that time, 98% of the budget would be ready for the Supervisors review. The Board agreed to this date.

b) Community Development Requests - Mr. Singley made the following recommendations for funding: (1) Traffic light at Rt. 113 and Diamond Street; (2) Thomas Musselmann Log Barn Project; (3) Zoning revision update. Motion was made by Mr. Pischl, seconded by Mrs. Kelly and carried unanimously to accept these requests.

c) Used Cars - Bids advertised to be read this meeting. Only one bid received for '74 Malibu in the amount of \$100. No bid received for '83 Chevy Caprice which will be readvertised. Motion was made by Mr. Pischl to accept the \$100 bid for the '74 Malibu; motion seconded by Mrs. Kelly and carried unanimously.

d) Police Clerk - Motion was made by Mr. Pischl, seconded by Mrs. Kelly and carried unanimously to appoint Ms. Susan R. Kell to the position of Police Clerk/Secretary with one year probationary period, starting date 11/10/87.

e) Auto Maintenance - Identical bids received; will be rebid.

f) Chairman Grunmeier requested clarification on traffic light at Bethlehem Road and Township Line Road. Mr. Singley reported that, to date, no reply has been received from PennDOT.

g) Chairman Grunmeier requested update on the Upper Bucks County Consortium. Mr. Singley reported that there will be a meeting in mid-January, inviting all municipalities in Pennridge and Upper Bucks area to attend.

h) Chairman Grunmeier requested update on Fairhill I polling district -- Mr. Singley indicated that the process has begun to change location to the Calvary Church.

F. POLICE CHIEF'S REPORT: Chief Egly read the report dated October 1987 which is on file at the Township office. Chief Egly reported there were 35 false alarm responses during this month and suggested the Board consider raising the fee for false alarms to \$50 instead of \$25 presently charged.

G. ROADMASTER'S REPORT: Tom Buzby read the report dated October 12 thru November 7, 1987 which is on file at the Township building. He indicated that Keystone Drive school bus signs and Firehouse signs have been ordered. Mr. Buzby stated he would take care of the street sign down at Diamond & Hilltown Pike.

H. ENGINEERING/PLANNING:

1. 209 Realty Subdivision: located on Rt. 152, bordering Silverdale Borough. Outstanding drafting items have been accomplished. In accordance with request made at the Supervisors' meeting of 10/12/87, Mr. Garis met with Mr. Wynn and Mr. Singley to discuss a contribution to the Township for use on adjoining roadways to minimize the impact of his development and to cover future cost to Township for care of open space. Mr. Garis has submitted a letter dated 11/9/87, offering a contribution of \$550 per lot (payable when building permits are obtained for each lot). Motion was made by Mr. Pischl to approve the preliminary plan of 209 Realty Subdivision with stipulations stated in the Twp. Engineer's letter of 10/9/87 and to accept Mr. Garis's letter; motion seconded by Mrs. Kelly and carried unanimously.

2. Deerfield Subdivision: In accordance with same request made at Supervisors' meeting of 10/12/87, Mr. Hassan has also offered a contribution of \$550 per lot to cover cost of road improvements and open space maintenance, to be paid when building permits are obtained. Motion was made by Mrs. Kelly to grant preliminary plan approval to the Deerfield Subdivision with stipulations stated in the PC minutes of 9/21/87 and to accept Mr. Hassan's letter dated 9/10/87; motion seconded by Mr. Pischl and carried unanimously.

3. Wa-Wa Land Development (Pileggi): In accordance with concerns expressed by the Supervisors at their meeting of October 26, 1987, regarding the potential of a third structure making this location a shopping center, the Township Zoning Officer was requested to review this plan for conformance to regulations. Mr. Wynn stated that the Zoning Officer, in his memo of 11/6/87, has reviewed the plans and stated it is his opinion that the plan meets all zoning requirements and is an allowable use as E-1 Retail Stores in the PC-2 District. At their meeting of 10/19/87, the PC recommended approval subject to: 1) Installation of monumentation; 2) Dedication of roadway; 3) Establishment of escrow agreement to guarantee public improvements; and 4) Verification of access from PennDOT. Motion was made by Mr. Pischl to grant preliminary and final plan approval to the Wa-Wa Land Development subject to conditions stated in P.C. minutes of 10/19/87 and this meeting; motion seconded by Mrs. Kelly. Before calling for a vote, Chairman Grunmeier asked that the letter from the Zoning Officer be incorporated into the Township records, stating that in his opinion this is not a shopping center. The motion passed unanimously.

8:03 P.M. - Regular meeting recessed and hearing called to order for consideration of Tenant/Landlord Ordinance.

Mr. Grabowski explained that this ordinance would require owners of rental property to report to the Township names and addresses of tenants and rental properties. Proposed ordinance was advertised in the Perkasio News Herald in their October 28, 1987 publication; proof of same is on file at the Township. Mr. Grabowski requested the Board's decision whether the Ordinance would be limited to residential, commercial, or industrial use - or if all three would be required. The Board indicated that only residential use would be necessary. Section Three of the ordinance states that on the 15th of March of each year, the Township will mail to all owners of rental property within H.T. an appropriate form. Chairman Grunmeier stated that, if passed tonight, everyone aware of this ordinance would be obligated to complete a form. Mr. Grabowski stated that Mr. Dan West (of the School District) has offered to aid the Township in sharing tenant information and the computerized printing of forms. Chairman Grunmeier asked for questions from the public or Supervisors; there being none, a motion was made by Mr. Pischl to adopt Ordinance #87-5, Tenant/Landlord Ordinance (Residential Units Only); motion seconded by Mrs. Kelly and carried unanimously.

8:07 P.M. Regular Meeting resumed.

ENGINEERING/PLANNING (continued):

4. Good Site Development: Proposed truck terminal with 22,000 s.f. building to be located on Central Avenue (along expressway of Rt. 309), to be connected to public water & sewer through the Telford Borough Authority. Previous plan indicated a truck sales and service use which would require 220 parking spaces; previous plan proposed 11 spaces. Submission has now been changed to a truck terminal which requires off-street parking to be determined by the Supervisors (off-street parking spaces have been increased to 45). Applicant's engineer has requested the Township waive improvements east of the box culvert at this time; however improvements would be made when Township deems necessary. Mr. Wynn recommended relief from Section 410 of Land Development Ordinance; parking spaces are 10' from right-of-way rather than 15' required by the ordinance. Chairman Grunmeier questioned if a truck terminal would mean tractor trailers; Mr. Wynn replied that it would. Mr. Pischl stated he concurs with the Township Engineer and would like something in writing, indicating the purpose of the business. After discussing time frame involved, the Board agreed to table decision until they have an opportunity to view the site.

5. Hilldale Subdivision: located south of Silverdale on Rt. 152. Mr. Wynn indicated that all road improvements have been completed satisfactorily; roadway was accepted by the Township last fall. PennDOT documentation has been completed to add Audrey Lane and Beverly Drive to Township Liquid Fuels Map. Mr. Wynn recommended approval of release of all funds with the exception of 10% retainage to be held for maintenance until 5/23/88. Motion was made by Mr. Pischl to release all escrow funds of the Hilldale Subdivision with the exception of 10% maintenance fund; motion seconded by Mrs. Kelly and carried unanimously.

Mr. Wynn reported on the following:

Pleasant Meadows Subdivision has requested acceptance of roadways in all phases with exception of area concerning the culvert. Schultz Subdivision, Hickory Hamlet, and Brick's Way roads will also be requesting dedication in the near future.

Dr. William Agocs has indicated he would like to present information regarding Skunk Hollow Quarry investigation at the next Supervisors' meeting of 11/23/87. Chairman Grunmeier indicated that residents whose homes were inspected and C.O.V.E.R. President, Mr. Hendricks should be notified that this report will be presented on that date.

Chairman Grunmeier had the following three questions/comments:

- (1) Status of trench box culvert at Schoolhouse Road and Diamond Street -- still outstanding.
- (2) Sign down at Hickory Hamlet on Diamond Street -- replaced today.
- (3) Roadmaster & Engineer to check the roads proposed to be dedicated.
- (4) Mr. Pischl requested stop signs at entrances--to be installed tomorrow. Developers have requested Township install the signs and bill through escrow agreements.

I. SOLICITOR'S REPORT

1. Sunnewendi Farm Subdivision (Frank Nicholas): Motion was made by Mr. Pischl to adopt Resolution #87-58, Acceptance of Deed of Dedication and Resolution #87-59, Declaration of Public Purpose for the Frank Nicholas, Sunnewendi Farm Subdivision; seconded by Mrs. Kelly and carried unanimously.

2. Herbert Hager Subdivision (Quarry Road): Escrow of \$5,100 has been provided by a letter of credit through Bucks County Bank & Trust. Motion was made by Mrs. Kelly to adopt Resolution #87-60, Acceptance of Deed of Dedication and Resolution #87-61, Declaration of Public Purpose for the Hager Subdivision; seconded by Mr. Pischl and carried unanimously.

3. Summit Court Site Development (Robert C. Valimont/Monahan Subdivision): Two sets of deeds of dedication: Motion was made by Mrs. Kelly to adopt Resolutions #87-62, #87-63, #87-64 and #87-65, motion seconded by Mr. Pischl and carried unanimously.

4. Mr. Grabowski reported that a special hearing was held Thursday, November 5, 1987 to receive resident's input regarding the proposed Bux-Mont Trash Transfer Station on Reliance Road. He requested direction from the Board regarding drafts of proposed amendments to the Zoning Ordinance, addressing utilities and resource recovery facilities. Mr. Grabowski also suggested other items be included (besides trash transfer stations) in the Resource Recovery Facility use. Motion was made by Mrs. Kelly to give permission to sent the Resource Recovery Zoning Change to the BCPC and HTPC for their review and to advertise the zoning change for the Supervisors' meeting of 12/14/87; motion seconded by Mr. Pischl and carried unanimously.

5. At this time, Chairman Grunmeier requested the Solicitor to read a resolution requesting PA DER to hold a public hearing within Hilltown Township concerning the Bux-Mont Refuse Services application for approval of a trash transfer station at the intersection of Reliance Road and Old Rt. 309 in Hilltown Township. The resolution states that a public hearing was held on 11/5/87 and at that time a petition was received (in excess of 600 signatures) indicating opposition to the proposed use; with attendance at that meeting of approximately 120 people. The Township is also in receipt of a copy of correspondence from Bux-Mont Refuse Services indicating their intent to file an application with DER for a trash transfer site. In answer to Mr. Pischl's question asking if he could vote on this resolution, Mr. Grabowski answered that this is merely a request to a state agency to hold a hearing and he does not see any type of conflict. Motion was then made by Mr. Pischl to adopt Resolution #87-66, seconded by Mrs. Kelly and carried unanimously.

6. Chairman Grunmeier thanked Mr. Grabowski and Mr. John Rice for their work on the mandamus hearing with Bux-Mont.

J. PUBLIC COMMENT:

1. Ed Dembroski, Telegraph Road, asked what happened to the 26 acres of open space on the Deerfield and Garis Subdivisions. Chairman Grunmeier answered that it is being dedicated to the Township for possible use as park land.

2. Toni Rose, Telegraph Road, asked why another park is needed. Chairman Grunmeier replied that there is no public park in Hilltown Township and suggested Ms. Rose attend a Park & Recreation Board meeting to voice her opinion.

3. John Bolger, Route 152, questioned location of the 26 acres of open space. Chairman Grunmeier replied that it is the Moyer tract, on Rt. 113 and in back of Rt. 152. Mrs. Bolger questioned why the Township ends up with flood plain. Mr. Grunmeier replied that many other municipalities have this type of ground; Mr. Grabowski stated that flood plain areas are now regarded as the most valuable because of the diminishing water table and also wetlands. Mr. Grunmeier stated that wetland area can be built over; but cannot be built upon.

4. Ivan Jurin, Rt. 152, asked if the Township is receiving this ground as open space and/or municipal use. Mr. Grabowski replied that the plans were not available at this time to check the notation. Mr. Jurin also questioned if the new Township building is proposed to be serviced by public water and sewer; Mr. Grunmeier replied public water and sewer is not proposed at this time.

K. CORRESPONDENCE

1. PennDOT has indicated in their letter of 10/26/87 they will install a "Side Road" sign on Hilltown Pike (northbound) to indicate intersecting Green Street. They suggest the Township remove and replace existing "Stop" sign on Green Street because of loss of its value.

2. Certified letter received from Jack Hetherington regarding a "Notice of Corporate Dissolution" of The Institute for Community Issues, Inc., having its office at Our Lady of the Sacred Heart Rectory, Rt. 152 & Broad St., Hilltown.

3. American Resource Consultants sent notice by certified mail of their intent to file for a new permit for trash transfer station at Reliance Road. Mr. Singley indicated they have not done so to date.

4. Resolution #87-67 - joining with Doylestown and New Britain Townships and other local municipalities to approve Bucks County's receipt of water from the Point Pleasant Pump/Neshaminy Water Shed. Motion was made by Mr. Pischl, seconded by Mrs. Kelly and carried unanimously to adopt Resolution #87-67, approving connection for Bucks County Water Supply System.

5. Fire Company Reports received from Dublin, Telford and Souderton Fire Companies.

6. Annual membership meeting of the Hilltown Historical Society will be held on Thursday, November 19, 1987.

7. Mr. Singley read the results of the Centralized Post Office Poll taken on Election Day, 11/9/87 as follows:
Hilltown, Hilltown 582 Total Votes; 181 Yes; 66 No.
Fairhill I, 321 Total Votes; 158 Yes; 87 No.
Fairhill II, 416 Total Votes; 186 Yes; 61 No.
Blooming Glen, 686 Total Votes; 130 Yes; 107 No.
Total Votes Cast: 2005; 645 Yes; 321 No.

8. Letter received from Chief Egly advising Officers Randall Tanghe and James Kane have completed their one-year probationary period on November 3, 1987. The Board commended the officers on a job well done.

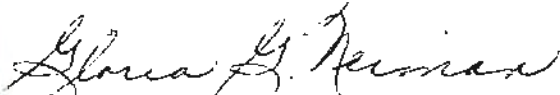
K. SUPERVISOR'S COMMENTS:

Chairman Grunmeier requested a work session pertaining to possible litigation after tonight's meeting.

L. PRESS CONFERENCE: At this time 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 Mr. Pischl at 9:00 P.M.

Respectfully submitted,


Gloria G. Neiman
Township Secretary