

**HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
August 24, 1987**

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
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

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly, seconded by Mr. Pischl and carried unanimously to approve the minutes of the August 10, 1987 Supervisors' Meeting as written.

B. ACCOUNTS PAYABLE: Current billing was approved in the following amounts:

August 27, 1987/General Acct. - \$15,524.22
August 27, 1987/Street Light - \$ 106.04

Motion was made by Mrs. Kelly to pay bills when due, seconded by Mr. Pischl and carried unanimously.

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

EXECUTIVE SESSION: Mr. Singley called for an executive session at 7:35 P.M. Regular meeting resumed at 7:55 P.M.

D. CONFIRMED APPOINTMENTS:

1. Mr. Bill Hitchings, Souderton Square Site Development: Mr. Hitchings was present to request the Board's approval for installation of a traffic signal on Rt. 113. Traffic analysis has indicated a signal is warranted. Road and signal improvements for this development will total approximately \$145,767 (cost to be borne by the developer). Motion was made by Mr. Pischl to make application to erect a traffic light on Rt. 113, adjacent to Souderton Square site development; motion seconded by Mrs. Kelly and carried unanimously.

2. Gary Phinney - Phinney Subdivision: Mr. Wynn indicated that, since plans have not been submitted by his engineer, Mr. Phinney would not be present at this meeting, but requested that he be placed on the agenda of the next Supervisors' meeting.

3. 8:00 P.M. - SPRAY IRRIGATION ORDINANCE: Mr. Grabowski stated that this ordinance has been advertised in the local newspaper and that copies have been available for inspection at the Township Building, the News Herald, and the County Courthouse. The following synopsis was given by Mr. Grabowski: The Ordinance defines a spray irrigation system; the site and setback requirements; regulation of spray area; buffer area; design features; operation and maintenance; and requires that permits be obtained from DER, BCHD, and the Township office. Fees are established by a separate resolution.

There followed public discussion of the spray irrigation ordinance:

John Bolger, 324 Route 152, asked why the Township would allow spray irrigation systems when there is public sewer. Mr. Grabowski answered that there is public sewer present in only 10% of the Township; the remaining 90% of homeowners would need to apply to BCHD for approval of a septic system. There are several systems: (1) Conventional system; (2) Sand mound; (3) Spray irrigation. Mr. Grabowski explained that guidelines and regulations for spray irrigation are issued by DER; however, this ordinance contains additional conditions and also includes maintenance and operation requirements. Mr. Bolger questioned minimum amount of acreage and was told that DER requires not less than 2 acres. When asked if this type of system will be allowed in a development, Chairman Grunmeier answered that it would be handled on a "case by case" basis.

Bill Godek, 206 Broad Street, questioned enforcement to assure that the system is operating correctly. Chairman Grunmeier answered that there is a warning system and line of inspection by the Township, with additional reports which are required. Mr. Grabowski stated that surveillance by neighbors will aid the Township in enforcement of maintenance requirements.

Chairman Grunmeier asked if there were any further comments by the Supervisors or department heads. Mr. Pischl stated, "We have been working on this for over a year and I think it is time we had it adopted". There being no further comments, a motion was made by Mrs. Kelly to adopt Ordinance #87-4 for Spray Irrigation Systems, motion seconded by Mr. Pischl and carried unanimously. Motion was made by Mrs. Kelly to adopt Resolution #87-37, Fees to be paid to Municipality for installation of a Spray Irrigation System, as follows:

Single family, residential system.....	\$250.00
Multi-family detached or attached....	\$250/per dwelling unit
Commercial/Industrial.....	\$1,000.00

Motion seconded by Mr. Pischl and carried unanimously.

4. Chairman Grunmeier stated, "The Supervisors, realize when people work in government, whether it be municipal, federal or state government and can last for a period of 20 years or more, they are deserving of some recognition. We would like to do so tonight in recognizing Doris Gross, who has been with the Township since January 20, 1967. She was Secretary/Treasurer of the Township at one time; she did work under two police chiefs, Blaire Boose and Chief Egly (who she is now working under). She has been a very beneficial person to this municipality." Mr. Grunmeier stated that Mrs. Gross was unable to attend this meeting; but the Township Manager will deliver a Certificate of Appreciation (read by Chairman Grunmeier) and a gold watch to her tomorrow.

5. Mr. & Mrs. Sal Picard were present to question necessity of their paying entire cost of road improvements on their property on Broad Street (which was subdivided 2 years ago). Mr. Picard indicated that he believes these improvements are necessary; however, he asked why it would be necessary for them to pay the entire cost. Mr. Wynn indicated that the P.C. had waived a significant amount of other improvements for the Picard's previous minor subdivision; however, in less than three years they have submitted another subdivision and an additional transfer of land. P.C. has recommended waiving of sidewalk and curb; but required storm drainage and shoulder improvements be accomplished. The Board agreed that the Picard's should adhere to their agreement to pay for the necessary improvements. Mr. Grabowski indicated that all documents and escrow are in order. The Picard's questioned who they would contact for release of escrow monies; they were told to contact C. Robert Wynn Associates, Township Engineer.

E. ZONING REPORT: Chairman Grunmeier read the report for the month of July, 1987; same is on file at the Township office.

F. MANAGER'S REPORT:

Old Business:

a) Hilltown Water Study - Letters will be distributed to residents regarding what the study entails and to ease any concerns of the residents. Mr. Singley has contacted INTEX and the Hilltown Post Office to determine the best method of delivering this letter to residents.

b) Agway Stock Redemption - Hilltown Township owns four (4) shares of Montgomery-Bucks Cooperative which can be transferred to Agway (total worth \$200.00). Mr. Singley requested the Board's decision regarding whether to retain the stock or to cash it in by the end of the year. Motion was made by Mrs. Kelly to give approval to cash in four shares of the Agway stock; motion seconded by Mr. Pischl and carried unanimously.

c) Traffic Light at Rt. 313 and Stump Road - An agreement has been drawn up whereby three municipalities (New Britain, Plumstead and Hilltown) would share in the cost of erection and operation of a traffic light at Rt. 313 and Stump Road. Mr. Grunmeier questioned traffic control during a snow storm and was told the light would be placed on a "flasher". The Board directed Mr. Singley to forward a copy of the agreement to the Township Solicitor for his review of same -- to be discussed at next Supervisors' meeting.

d) Old Bethlehem Pike & Route 113 - Per correspondence of 8/17/87 from PennDOT, the following steps will be taken: installation of oversized stop signs, replacement of crossroad warnings, clearing of brush and/or weeds at all four intersections (clearing of brush has been accomplished where Township and State have received landowner's approval). Chief Egly reported that work is progressing slow but well. Intersections will also be striped.

New Business: None.

G. ENGINEERING/PLANNING

1. Ernst Subdivision - Minor Subdivision located on County Line Road and Cherry Road, zoned Commercial, served by independent septic systems and wells. ZHB approval received to permit the creation of two new lots, less than 50,000 sq. ft. in area, with on-site septic systems. PC recommends approval subject to: (1) dedication of County Line & Cherry Lane; and (2) installation of iron pins and concrete monuments. Motion was made by Mr. Pischl, seconded by Mrs. Kelly and carried unanimously to grant final approval to the Ernst Minor Subdivision plan with stipulations as stated by the PC.

2. Sunnewendi Farm Subdivision: 2 lot minor subdivision located on Keystone Drive and Mill Road with frontage on Hilltown Pike. Proposed is subdivision of existing improvements from rest of the parcel. Lot #1 contains a house on 4.2 acres with on-lot water and sewer; remaining parcel contains 60+ acres (not proposed as a building lot at this time). PC recommends approval subject to: (1) dedication of Keystone Drive along the frontage of Lot #1 only; (2) note be included on the plan, stating Lot #2 is not a proposed building lot and no construction shall be allowed until approval received from BCHD; (3) installation of monumentation; and (4) utility poles be shown on plan. Motion was made by Mr. Pischl to approve the Sunnewendi Farm Subdivision subject to stipulations stated by PC; motion seconded by Mrs. Kelly and carried unanimously.

3. Walden Farm Subdivision: Minor subdivision of house and outbuildings to be subdivided from balance of tract. Outbuildings are contained on a 10 acre flag lot; balance of tract contains 55 acres, not proposed as a building lot at this time. PC took no action; however, recommended that the plan be denied (if no revisions are made) for nonconformance with the Zoning Ordinance, Section 527.b, pertaining to lane lots. PC recommends plan for Lot #2 be provided in a rectangular fashion meeting lot width/depth ratio and that a lane lot not be approved. In order to provide the applicant an opportunity to revise the plans, the Board directed the Township Engineer to advise the applicant that if the plan comes to the Supervisors next month in this fashion, it will be denied.

4. Bergen Subdivision: Applicant's engineer indicated extension will be forthcoming; nothing received to date. In event an extension is not received, action will be required by next Supervisors' meeting.

5. Finkelstein Subdivision: Same as above.

6. Grass Subdivision: Escrow has been held by the Township for installation of street trees; agreement requires that trees be installed within ninety (90) days. Mr. Grass has requested that the Township permit an extension, requiring that the trees be installed prior to issuance of an occupancy permit (in order that final grading of lots can be accomplished prior to installation of trees). Mr. Grass and a purchaser of three of the lots has signed a letter acknowledging this. Motion was made by Mr. Pischl, seconded by Mrs. Kelly, and carried unanimously to approve this modification to the Grass escrow agreement.

7. Garis Subdivision: Mr. Wynn indicated he spoke with Bill Jenkins of the Army Corps of Engineers regarding the box culvert in this subdivision. Final paving of roads is to begin tomorrow; however, a section of the roadway from the subdivision to Hillcrest Road is incomplete due to stopping of construction (in April of this year) by a Army Corps of Engineers' inspector due to involvement with wetlands. Mr. Jenkins indicated that several applications must be made to the Army Corps of Engineers; permit may be delayed until Spring or Summer of next year. Mr. Wynn stated that problems resulting from this delay are: (1) interim stabilization of the site will be necessary; (2) installation of signs will be required because of the "dead end" street; (3) snow fence must be maintained; (4) removal of temporary culvert crossing on Hillcrest Road; (5) before January 1988, by agreement with Hilltown Township, Mr. Garis is required to install all improvements and he will be unable to do so. At present, there are 112 homes utilizing only one entrance/exit. The Board directed Mr. Wynn to contact Mr. Garis regarding these conditions. Mr. Grabowski recommended that the Board contact the PA Representatives and Congressman to assist in this matter, stating that the Supervisors have concerns due to the fact that there is only one road leading in and out of this development and request their aid in securing a permit (to protect the safety of residents in that development).

8. Mr. Wynn reported that he has received a call from Mrs. Harrison, a resident Hilltown Pike, who requested the Township consider placement of an "intersection sign" at Hilltown Pike, northbound lane, to advise motorists of the Green Street intersection. PennDOT has indicated they will not consider a request from a resident; request must be from the Township. Motion was made by Mr. Pischl, seconded by Mrs. Kelly and carried unanimously to request that PennDOT construct an intersection warning sign at Hilltown Pike & Green Street.

Due to illness, Mr. Wynn was excused from attendance for the remainder of the meeting.

H. SOLICITOR'S REPORT:

1. Picard Subdivision - Agreements and Deed of Dedication were signed by the Board. Mr. Grabowski indicated a change in the agreement, extending the time period for performance of work to 12 months. An escrow check in the amount of \$6,600 has been submitted to the Township for deposit. Motion was made by Mrs. Kelly, seconded by Mr. Pischl, and carried unanimously to adopt Resolution #87-38, Relinquishing previous Deed of Dedication (found to be in error); Resolution #87-39, Acceptance of Current Deed of Dedication; and Resolution #87-40, Declaration of Public Purpose.

2. Mr. Grabowski reported that the following matter was brought before the HTWSA at their last meeting. PC required that two minor subdivisions on South Perkasio Road have a notation placed on their plans stating that lots would have to connect to public water when available; developers agreed to this and a note was placed on the plans which were recorded at the Courthouse. However, purchasers of those lots were not made aware of this restriction. HTWSA now proposes to extend the water line along S. Perkasio Road to Well #3. Letters have been sent to owners of lots. The Authority, at their meeting, advised owners that the actual requirement to comply with this notation is a decision of the Supervisors (the Authority has indicated they will abide by the Supervisors' decision).

The following lot owners had comments during this meeting:

Mark Fackler, 829 S. Perkasio Road, indicated this requirement was not evident during title search and that the subdivision linens had not been available during settlement. Mr. Fackler asked the Board's assistance in possible relief from this situation; or aid in a payment schedule. He indicated that the owners would prefer a waiver of this requirement.

In answer to Mr. Grunmeier's question, Mr. Grabowski indicated that cost involved would be \$2,000 connection fee to HTWSA which does not include plumbing fee. Mr. Fackler indicated that the new homeowners had to drill a well and that cost added to the cost of the connection and plumbing fees would place a financial burden on the homeowners. There are six homeowners involved at present; a total of twelve homes in both developments.

Mr. Paul Gourley, 770 S. Perkasio Road, stated that the water line connection to his property would be at the furthest corner of his house (across driveway, electrical, and sewer lines). Mr. Gourley stated that the proposed location of the lateral was "the last place he would put it".

Chairman Grunmeier stated that this would be placed on "hold" until the Supervisors have a chance to investigate the situation with Township personnel. A "sign-in" sheet was completed by property owners present.

Chairman Grunmeier stressed to all residents that, before purchasing property, they should go to their municipal officials and ask what plans there are in the future for that area.

Mr. Picard questioned why Mr. Grabowski's office had not responded to his telephone calls; Mr. Grabowski replied that his office does not normally accept collect calls, and that Mr. Picard's agreements were completed in the normal time frame. There followed further discussion regarding response time for subdivision agreements. In bringing the discussion to a close, Chairman Grunmeier stated that the Township is very satisfied with Mr. Grabowski's services.

9:10 P.M. - Chairman Grunmeier called for a recess for discussion of litigation matters. Meeting resumed at 9:21 P.M.

I. PUBLIC COMMENT: Mrs. Bolger, 324 Rt. 152, Hilltown, questioned need for water survey in Hilltown Village. Chairman Grunmeier answered that the PC is concerned about the water supply and this study is being done for future planning.

J. CORRESPONDENCE:

1. County of Bucks - "We the People" celebration constitutional banners will be presented at ceremonies in Doylestown on August 26th at 11:00 A.M. Any Supervisor wishing to attend should contact the Township Manager who will also attend the ceremonies.

2. Deep Run Valley Sports Assoc. - Letter received thanking the Township for their support and presentations made during tournament held with soccer team from Great Britain.

3. County of Bucks - Meeting on solid waste to be held on Thursday, September 3rd at 7:30 P.M. at Courthouse in Doylestown for discussion of "Bucks County Recycling Program". Mrs. Kelly indicated that she would attend.

4. Mr. Grunmeier reported that (while Mrs. Kelly was on vacation) he attended the Solid Waste meeting held on Thursday, August 20th at West Rockhill Township. A report has been drafted; it was determined that each Township pursue an Act 97 Plan for ways of disposing of solid waste materials. The Board directed Mr. Singley to begin working on an Act 97 plan for Hilltown Township.

K. SUPERVISOR'S COMMENTS:


1. Mr. Pischl announced that a work session will be held on Monday, August 31st at 7:30 P.M. at the Township Building with the Township Engineer for the purpose of discussing the Trip generation study.

2. Chairman Grunmeier stated that, according to the local newspaper, there has been a misunderstanding between the Hilltown Township Planning Commission and the Silverdale Planning Commission regarding streets in proposed subdivisions. He requested that Mr. Singley draft a letter to the Silverdale P.C., to their Borough President and to the Hilltown Planning Commission, asking for enlightenment as to this misunderstanding.

L. PRESS CONFERENCE: At this time a meeting 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 9:35 P.M.

Respectfully submitted,


Gloria G. Neiman
Township Secretary

