

HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
April 28, 1986

STUDENT'S DAY

Vice-Chairman Robert H. Grunmeier announced that a portion of this meeting will be conducted by students from local elementary schools who will act as Supervisors. Mr. Grunmeier explained that he and Mr. Wynn visited these schools the week of April 14th in observance of Local Government Week to give lectures and extend an invitation to each school to choose a student who would be Acting Supervisor for this evening's meeting. The following students were introduced by Mr. Grunmeier:

Chairman - Daniel Finlayson, 8th Grade, Sacred Heart School
Vice Chairman - Andrew Snyder, 6th Grade, John M. Grasse Elementary School
Supervisor - Brian Snyder, 6th Grade, Margaret M. Seylar Elementary School

The "Student Day" meeting of the Hilltown Township Board of Supervisors was called to order by Chairman, Daniel Finlayson at 7:30 P.M.

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

Others present were: Mr. C. Robert Wynn, Twp. Coordinator
Mrs. Gloria Neiman, Secretary
Francis X. Grabowski, Solicitor
George C. Egly, Jr., Police Chief
Thomas Buzby, Road Superintendent

A. APPROVAL OF MINUTES: Motion was made by Andrew Snyder to approve the minutes of the April 14, 1986 meeting as written; motion seconded by Brian Snyder and carried unanimously.

B. ACCOUNTS PAYABLE: Current billing in the amount of \$18,652.50 was approved by the Board. Motion was made by Brian Snyder to pay bills when due; motion seconded by Andrew Snyder and carried unanimously.

C. CONFIRMED APPOINTMENTS: None

D. TOWNSHIP COORDINATOR'S REPORT:

1. Old Business:
 - (a) Quarry Well Testing - tests were performed on the Hess, Sekula, Wyllie and landfill wells on March 23, 1986. Results were substantially the same, showing no significant improved or depressed water quality levels since the last test (September 1985). Next testing is scheduled for September, 1986.
 - (b) Employment - Township Secretary - ads have been placed in the Daily Intelligencer and News Herald with only one response received to date. Motion was made by Andrew Snyder to run the ad again in other than local newspapers; motion seconded by Brian Snyder and carried unanimously.
 - (c) Alderfer & Frank Trash Transfer Station - DER granted permit on April 22, 1986 to the Alderfer & Frank, Inc., 400 Progress Drive, to operate a solid waste transfer station. (Permit No. 101390)

3. Street Light Petition for Brick's Way - Diamond Street & Rt. 113 - Petition dated April 16, 1986: Andrew Snyder asked what would happen if residents want street lights removed after this resolution is passed. Mr. Grabowski indicated future owners would have to remove them at their own expense and with the approval of the Township. Motion was made by Andrew Snyder to adopt Resolution #86-27, seconded by Brian Snyder. A vote was taken; with Daniel Finlayson and Brian Snyder voting aye, and Andrew Snyder opposed. The motion carried 2 to 1.

8:00 P.M. - Telford Industrial Development Authority Hearing.

Barker Leasing Co., previously located in Sellersville is moving their operations to Hilltown Township. Proposed building is located on 8.29 acres (old Route 309) and will occupy 15,700 square feet. Presently employed personnel total 25, with 15 new job proposed. Financing for this building (\$450,000) will be through Bucks County Bank & Trust. Mr. Steve Shelly was present with Mr. John Chittick, developer, who explained the use of the store as a retail interior design firm. There being no public comment, a motion was made by Andrew Snyder to appoint Mr. Pischl, Applicable Elected Representative for this project, motion seconded by Brian Snyder and carried unanimously. Mr. Pischl approved the Barker Leasing Co. project in an amount not to exceed \$500,000.

8:08 P.M. - Hearing adjourned.

SOLICITOR'S REPORT (continued)

4. Pleasant Meadows, Orchard Road - Phase 4 of development agreements now completed. Mr. Grabowski recommended these agreements be signed. Motion was made by Andrew Snyder to approve Phase 4 agreements of the Pleasant Meadows subdivision; motion seconded by Brian Snyder and carried unanimously.

G. CORRESPONDENCE:

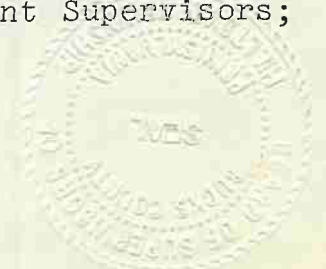
1. Pennridge Community Day - correspondence received thanking Supervisors for \$300 contribution and inviting public to join in July 6th celebration at Lake Lenape Park (July 13th - rain date).
2. Confirmation of DCA course (Administering Police Force in Small Communities) received for Chief Egly, Mr. Wynn and Mr. Grunmeier on May 22nd.
3. Zoning Hearing Board will meet on Thursday, May 1st at 7:30 P.M. to consider application of Leslie Swartley, Blooming Glen Road and Twin Brook Road.

8:12 P.M. - Chairman Daniel Finlayson returned gavel to Mr. Pischl and called for a recess. At this time, the Supervisors presented the students with Certificates of Recognition, indicating their "special excellence as an Acting Hilltown Township Supervisor."

Video tapes were made of the meeting by Detective Kerry Trauger and will be distributed to the schools.

8:30 P.M. - Regular Township Meeting resumed.

Adoption/Amendments to student actions: Motion was made by Mr. Grunmeier to approve actions taken by Student Supervisors; seconded by Mrs. Kelly and carried unanimously.



H. CONFIRMED APPOINTMENTS:

1. James Strothers, Joseph Barchman Property, Act 537 Revision - Mr. Strothers is seeking approval of a stream discharge permit to allow a small treatment plant on the site. Preliminary approval has been received from DER. Mr. Grunmeier asked if there is another similar plant in operation nearby, and was told there are none in the immediate area. In answer to Mr. Pischl's questions regarding licenses and payment, Mr. Strothers advised the State issues the license and the homeowner pays for same. Motion was made by Mr. Grunmeier to table discussion until this system has been reviewed by the Township Engineer; motion seconded by Mrs. Kelly and carried unanimously.

I. PLANNING:

1. Pearl Buck Foundation Site Plan - Fred Diserod explained that modules approved by Supervisors two weeks ago would be received from DER by first week in May. Motion was made by Mrs. Kelly to grant final approval subject to conditions listed in P.C. minutes of 4/21/86; motion seconded by Mr. Grunmeier. At this time, Mr. Grabowski indicated that the building inspector cannot issue permits until a construction permit for the on-site sewage disposal system is granted by DER. He indicated that an escrow agreement could be made, guaranteeing funds for construction. Mr. Grunmeier stated, "we have a procedure in place in the Township and we should follow that procedure; if we start changing things around, I don't like it and would vote against it." We are setting a bad precedent if we approve it." Mr. Diserod then explained the problems encountered with digging test holes, weather conditions, and problems with the percolation test. Mr. Pischl stated he would like a guarantee from DER that this system is approved, and indicated he would not support a change in Township procedures for issuance of a building permit.
2. Pileggi Site Plan (Preliminary) - Retail store on Rt. 309, immediately north of Kevin Carney Plumbing, to be serviced by public water and sewer (North Penn and HTMSA). The P.C. requests that the applicant enter into an agreement with the Township whereby as stores with very intense use are leased, additional parking would be required, in addition to an entrance corridor to make parking more accessible. A discussion was also held with John Snyder, President of Line Lexington Fire Company, regarding requirements for standpipes, firewalls and additional hydrants. Motion was made by Mrs. Kelly to grant preliminary plan approval, subject to conditions listed in P.C. minutes of 4/21/86. Mr. Grunmeier indicated his concern regarding Rt. 309 traffic and the possible need for a traffic light at Orvilla Road. As the motion was not seconded, action on the plan was tabled.
3. Bergen Subdivision - located on Rt. 152 and Creamery Road, to be serviced by public water and sewer (HTWSA). Plans have been reviewed by BCPC, Township Engineer, BCHD, and Hilltown Township P.C. Planning modules have been reviewed by Bucks County. Plan was originally presented to P.C. in June, 1985 as a sketch plan and formally submitted as a preliminary plan on 2/19/86. Approximately 38 acres of open space has been offered for dedication to the Township.

Ms. Jurin was present at this meeting to again voice her objection to submission procedures and use of open space (quoting several times from the Hilltown Township 1983 Zoning Ordinance). Mr. Wynn explained that this plan was submitted to the BCPC on October 1, 1985 and a 7 page review was received from that office. Ms. Jurin's questions have been answered at several previous Supervisors' and P.C. meetings. Motion was made by Mr. Grunmeier to grant preliminary plan approval to the Bergen Subdivision subject to conditions listed in P.C. minutes of 4/21/86 and submission of the final plan to BCPC for review; motion seconded by Mrs. Kelly and carried unanimously.

4. North Penn Industrial Subdivision - located off of Route 309 Spur. Originally submitted on 12/16/85, extension of review period granted until 5/1/86. P.C. recommends plan be denied due to number of outstanding items still remaining and Township Engineer's review letter. Motion was made by Mr. Grunmeier to deny the North Penn Industrial Subdivision plan, motion seconded by Mrs. Kelly and carried unanimously.

J. PUBLIC COMMENT:

Telford Volunteer Fire Company has switched to Montgomery County Radio Room. Requests Township supply copies of occupancy permits in their territory so they can be entered into computer.

K. CORRESPONDENCE:

1. Letter from Joint Water Study Commission requesting \$335.00 release of funds. Motion was made by Mr. Grunmeier approving funding contingent on meeting with Hilltown Township's Study Commission members to discuss the NWRA study; motion seconded by Mrs. Kelly and carried unanimously.
2. DCA Course, "Sewer Charges for Wastewater Systems" in King of Prussia on May 28th. Motion was made by Mr. Grunmeier to send Mr. Wynn (if he finds it advisable to attend) to this course at a cost of \$15/person; seconded by Mrs. Kelly and carried unanimously.
3. 1986 Recycling Course, Marriot Hotel, Harrisburg on 5/26/86 at a cost of \$100/person + expenses.
4. PEMA has invited Coordinator and Supervisors to a day-long seminar entitled, "Role of Public Officials in High Stress Emergencies" on May 12, 1986. Mr. McCoach will be notified.
5. Seminar entitled, "Decent Housing for All", including lunch with Arlen Spector in Lansdale on 5/9/86, 11:30 A.M., \$10/person.

L. SUPERVISOR'S COMMENTS:

1. Mr. Grabowski reported that the Maurice Schultz subdivision agreements have been prepared, given to proposed developer, and should be returned by the next meeting.
2. Mrs. Kelly reported on the April 10th meeting of the Solid Waste Committee. Dennis Livrone of the BCPC was present at that meeting and indicated the County would contribute a matching grant of \$25,000. The Committee is considering five engineering companies to perform a feasibility study. Mr. Grunmeier

asked if the matching grant is determined by population of municipality and was told that it would be. Motion was made by Mr. Grunmeier to adopt Resolution #86-29 with the stipulation that all participating municipalities would share an equal cost; motion seconded by Mrs. Kelly and carried unanimously.

3. Mr. Grunmeier read from an "Official Release" which stated that the estimated cost of the proposed Hilltown Township Municipal Building is \$1,200,000. The Township will be joining with HTWSA in floating a bond issue for 2.3 million dollars. Mr. Grunmeier indicated that HTWSA will own the Township Building; the Township will lease the building from them until it is paid (30 year period). Mr. Grunmeier further stated, "This is the time to move considering the favorable interest rates".
4. Mr. Grunmeier also referred to an article which appeared in the North Penn Reporter on April 23rd. He stated, "In my opinion Mr. Grabowski and Mr. Wynn were given a bum rap". Both of these men work directly with the Board -- the Board alone decides what action should be taken! People have to realize, any decision will please some people and disturb others." He further stated: "Many people are dissatisfied with the growth of the Township; however, lower interest rates will lead to growth. Many developments have been approved years ago, and are now being developed due to lower rates. The Board has rules and regulations which must be followed. The Hilltown Township Zoning Ordinance is updated every five years if residents have a problem with the next update, they should show up and voice their concerns."
5. Mr. Pischl announced that a joint work session was held Tuesday, April 22, 1986, with the Hilltown Township Planning Commission and the newly appointed Agricultural Advisory Committee.
6. Mr. Pischl further announced that the semi-annual road inspection was held by the Supervisors, Mr. Wynn and Mr. Buzby on Saturday, April 19th at 9:00 a.m. prior to the Open House. He also thanked all who participated in the Open House celebration: Chief Egly, Robert Wynn, Gloria Neiman, Myron Fetch (architect), John Gerner (News Herald Editor), and the Line Lexington Fire Company, and all who were present.
7. Test Team Agreement - Mr. Grabowski reported that everyone has received the proposed ordinance to enact. Mrs. Eberle is setting up a joint advertisement.
8. In answer to Mr. Pischl's question regarding the Adventure Park race track, Mr. Wynn advised that Mr. Moser is making repairs to the sewer line. Due to a failure of materials, the pipe was replaced and still needed to be tested.

There being no further business, a motion of adjournment was made by Mr. Grunmeier at 10:07 P.M.

Respectfully submitted,



Gloria G. Neiman
Secretary

