

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS
SPECIAL MEETING - DUBLIN BOROUGH
PROPOSED WELL SITE
June 19, 1985

Purpose of this meeting is for discussion of Dublin Borough's condemnation of 26 acres of land in Hilltown Township for a proposed well for the Borough's use.

Present at the meeting were:

Hilltown Township:

Supervisors Vincent Pischl, Chairman
Mary L. Lockard, V.Chairman
Robert H. Grunmeier

Coordinator C. Robert Wynn

Solicitor Francis X. Grabowski

Dublin Borough:

Councilman Luther L. Wonsidler
Theodore P. Kohl
William J. Singleton
Russell Rodgers
Jim Seigel

Solicitor Samuel G. Moyer

INTEX Hydrogeologist: Phil Getty

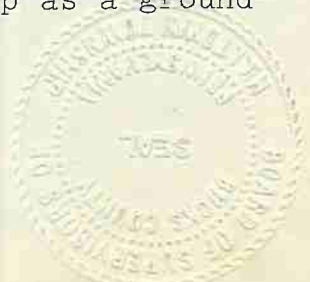
Delaware River Basin

Representatives Dave Everett
Rick Formuth

Meeting was called to order at 7:30 P.M. by Mr. Wynn who announced that the meeting was being both tape recorded and video taped. Mr. Wynn introduced Samuel Moyer, Solicitor for Dublin Borough who explained Dublin's need for water and the shortage they have been experiencing the past two years before they were regulated by the DRBC. Two years ago, public hearings were held for 2 days before a DRBC officer, inviting all people with well problems related to Dublin's pumping to testify (Mr. Moyer stated that full restitution was made to those affected). Regarding the current water situation, he explained that the Borough has restricted use of water to 44 gpd/each resident, and that the DRBC has instructed them to obtain a supplemental water source (Dublin's efforts to drill a high yield well within their Borough were unsuccessful). The Borough's subsequent efforts to condemn a site (Lamelza tract) in Bedminster Township were met with opposition when Bedminster condemned the site prior to Dublin's taking of that land (Dublin had announced their intention of this condemnation). It was the Borough's intention to use that site for a supplemental well only since it had a limited yield of 8 to 10,000 gallons per day. The Borough then found a suitable site in Hilltown Township (26 acres of Hager property, ½ mile from Dublin). Mr. Moyer stated that the Hager's were notified several weeks before the condemnation, however due to the problem experienced with Bedminster, they did not give public notice of their intention to condemn the land.

Questions asked by Hilltown Supervisors:

Mr. Grunmeier asked Mr. Everett (DRBC) to explain the function of the DRBC. Mr. Everett stated the the Commission reviews projects to determine if they conflict with the Comprehensive Plan. He also explained that an ongoing Basin Groundwater Study was performed in 1981, defining the Township as a ground-water protected area.



Mr. Grabowksi asked what protection the DRBC would give to individual well owners. Mr. Everett replied that they require the applicant to reasonably demonstrate that the proposed use will not impact existing wells -- and if it does, corrective measures will be taken. He stated that if affected, wells were deepened or the owner connected to public system at no cost; however, individual would pay for the water at present rate. Mr. Everett further explained that the applicant must conduct well pumping tests with monitoring of adjacent wells (the DRBC has granted permission to Dublin for testing of the Hilltown well site).

In answer to further questions asked by Mr. Grabowksi, Mr. Moyer replied that, at this point, Dublin intends only to run a test well on the Hager property since it promises a high yield. At present, Dublin is serving 72 homes at 9,000 gpd; DRBC will monitor testing - 72 hour test period. Residents were asked to sign a list, volunteering their wells for testing.

Mr. Phil Getty, Hydrogeologist for INTEX Corporation, briefly described the soils in the Township and indicated same on a map. He explained that the total amount of water used will not be greatly increased, however, as water is taken from the main well (proposed in Hilltown), other Dublin wells would be shut down. He approximated the median need to be 90,000 gpd (35,000 gpd minimum; 131,000 gpd maximum). In answer to Mr. Grabowski's question, Mr. Getty replied this would be the only well drilled outside of Dublin Borough.

When asked what the Borough's plan was for future additional consumption, Mr. Wonsidler replied that there is no major building proposed, not only due to water situation but also to zoning requirements and sewerage capacity (with exception of the Rosanelli tract, previously approved several years ago).

In answer to Mr. Grunmeier's question, Mr. Singleton explained that the Water Committee makes recommendations to the Council, there is no water authority in Dublin Borough.

Mrs. Lockard asked what protection residents will have (of their water supply). Mr. Moyer explained that wells will be monitored by the hydrogeologist (INTEX) and DRBC; they will be interested in wells within an approximate radius of one mile around the well site (south of Quarry Road and north of Maple). Mr. Getty stated that any interested parties could contact either INTEX or the DRBC if they are experiencing problems. He explained that ultimately, approximately only one to two acres of land would be required, and the area currently designated for the well site would be within approximately 500 ft. of Rickert Road. Mr. Getty explained further that a small pump house would be placed on the site (access road and water tank already exist). Engineer would determine amount of implements to be placed on the site.

In answer to Mr. Pischl's question, Mr. Moyer stated that if a resident were required to obtain public water, rate would be the same as Dublin residents. Regarding alternate well sites, Mr. Everett explained that Dublin had four wells tested but have determined that the Hilltown site is the most promising. Mr. Wonsidler agreed to Mrs. Lockard's suggestion that Mr. Wynn be present during well testing procedures; that there be someone to contact in the event of water shortage; and that notification be received prior to testing.

Questions asked by Hilltown Residents:

Following is a consensus of general questions and concerns raised by Township residents:

Have impact studies been accomplished? If resident's well goes dry, who will be responsible for proof of same? (DRBC stated they will monitor). How will water supply to apartments be limited? If well is affected, who will decide if well should be deepened, or if resident should connect to public

water? (DRBC - this would be applicant's (Dublin's) choice). Does DRBC have authorization to approve or deny this well? (Mr. Everett indicated that they do). Would blasting at Blooming Glen Quarry affect proposed well site? (Mr. Getty stated that he feels the well is not close enough to the Quarry to be affected). If resident's well goes dry, how quickly will Dublin respond? (Mr. Getty replied that a water truck could be there within one day -- Mr. Wonsidler guaranteed that a truck would be in place and that residents would not be charged for the water).

Jeffrey Drake, attorney for the Hagers, stated that although Dublin condemned 26 acres, it is his understanding that they would require only one acre of land for the well site. Mr. Wonsidler confirmed this, stating that the maximum would be two acres. Mr. Drake also announced that the Hagers did speak informally with Mr. Wonsidler prior to condemnation of the land and that they were aware of the Borough's interest in their property.

In response to a question regarding water supply for a 400 Townhouse development previously approved, Mr. Everett explained that this project changed ownership but was never developed.

Mr. Bruce Sottolano presented a letter to the Board from himself in which he listed five requests of the Board of Supervisors:

Further questions were: Would Dublin consider taxing their residents to offset effect on Hilltown residents? (Mr. Wonsidler replied that they are currently taxing the people on water supply and any additional costs will have to come out of tax monies).

Where does Rep. Wilson stand on this issue? (Ms. Butterworth quoted from Hearing Officer's Report dated February 14 and 15, 1984, regarding Dublin well). Residents questioned a pending House Bill regarding eminent domain law. Mr. Grabowski recommended that the residents contact Rep. Cordisco stating their interest in this action.

Why can't Hilltown Township condemn Hager site (as Bedminster Township did recently)? Mr. Grabowski explained that Bedminster had advance notice of the condemnation and also knew location. He explained that powers have been taken away from townships over the years and given to DER. He further stated that, in essence, this is a private law suit between Mr. & Mrs. Hager and Dublin Borough. He then asked if Mr. & Mrs. Hager would be contesting the condemnation? Mr. Drake replied that preliminary objections have been filed and that the Hagers are presently in negotiations with the Borough; however, Dublin will be allowed to enter their property to locate a well site.


In answer to a question, Mr. Wynn replied that the amount of water that can be drawn is regulated by DRBC and will be based on monitoring and testing at that well site.

In summary, the residents wanted to know what are their rights? What procedures would they follow if their wells are affected? What protection will they have now and in the future?

Mr. Moyer assured the residents that Dublin Borough will work with the Hilltown Township Supervisors as closely as possible and that all results of tests will be made public. Mr. Wynn thanked Dublin Borough Council, DRBC, and INTEX for attending the meeting. Mr. Wonsidler requested that any residents interested in having their well monitored, sign a paper listing their name, address and telephone number (INTEX Corporation will do monitoring of those wells).

Adjournment at 10:24 P.M.

Respectfully submitted,


Gloria Neiman, Secretary

Special Meeting - Dublin Borough Proposed Well Site - June 19, 1985

Residents who made comment during the meeting were:

Martin Renshaw, 9 Meadow Drive, Perkasio
Tom Montgomery, 2530 Rickert Road, Perkasio
Eleanor Cobb, 2300 Rickert Road, Perkasio
Jean Burich, Welcome House Road, Perkasio
John Brennan, 506 S. Perkasio Road, Perkasio
Jeffrey Drake, Attorney for Mr. & Mrs. Hager
Ray Unangst, 1902 Rickert Road, Perkasio
Jack Hetherington, Route 313, Hilltown
Grant Dunbar, 821 Quarry Road, Perkasio
Bruce Sottolano, Welcome House Rd., Perkasio
Jack C. Fox, Hilltown
William Hanbech, 526 Middle Road, Perkasio
Nevin Moyer, 808 Quarry Road, Perkasio
William Weber, Rickert Road, Perkasio
Bob Windig, Bypass Road, Perkasio
Herbert & Josephine Histan, Old Bethlehem Pike, Perkasio
Judy Greenhalgh, Blooming Glen Rd., Blooming Glen
William Guttick, ?
Fred Miller, Meadow Drive, Perkasio

