

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
MONDAY, JANUARY 25, 2021**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John McIlhinney at 7:00 PM and opened with the Pledge of Allegiance. Also, in attendance were Supervisor Caleb Torrice, Township Manager Lorraine Leslie, Township Engineer Tim Fulmer, Chief of Police Christopher Engelhart, and Finance Director Marianne Egan. Vice-Chairman James Groff and Township Solicitor Steven Harris were not present.

1. ANNOUNCEMENTS: Chairman McIlhinney stated there were no executive sessions.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
  - a) Minutes of the January 4, 2021 Board of Supervisors Re-Organization Meeting
  - b) Bills List – January 26, 2021
  - c) 2021 Fire Protection Agreement – Perkasio Fire Co. No 1, Station 26

Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously to accept and approve items 3(a) thru 3(c) on the Consent Agenda as written. There was no public comment.

4. CONFIRMED APPOINTMENT: None.
5. LEGAL:

a) Resolution 2021-010: Establishing Commission Rate for the Office of Tax Collector: Township Manager, Lorraine Leslie, stated Resolution 2021-010 Establishes the Commission Rate for the Office of Tax Collector for the flat rate for the years 2022-2025. Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously to accept Resolution 2021-010 Establishing Commission Rate for the Office of Tax Collector for the years 2022-2025. There was no public comment.

b) Authorization to Condemn Easement of 1006 Rickert Road: Lorraine Leslie requested authorization to begin condemnation proceedings for a ten-foot easement for the pedestrian path along the corner of 1006 Rickert Road. Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously for authorization to begin the condemnation proceedings for a ten-foot easement for the pedestrian path along the corner of 1006 Rickert Road. There was no public comment.

c) Authorization to Condemn Easement of 727 Green Street: Lorraine Leslie requested authorization to begin condemnation proceedings for a ten-foot easement for the pedestrian path along the corner of 727 Green Street.

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Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously for authorization to begin the condemnation proceedings for a ten-foot easement for the pedestrian path along the corner of 727 Green Street. There was no public comment.

6. PLANNING:

a) Gordon Builders Minor Subdivision: Township Engineer, Tim Fulmer, stated Mr. Jim Rudolph, Metz Engineers, along with the applicant Mr. Gordon, were in attendance to discuss the 2-lot minor subdivision located along Blooming Glen Road between South Perkasio Road and Route 113 in the RR Zoning District with one lot containing an existing single-family house and the other lot proposed for a future dwelling. Mr. Fulmer continued to state the Planning Commission recommended final approval of the project conditional upon satisfying all of the outstanding items in the Wynn Associates, Inc. review letter dated December 18, 2020. Mr. Rudolph stated the PennDOT permit has been received for the driveway for lot two and a variance has been received for the garage on lot one. Mr. Rudolph stated the applicant accepts the capital contribution in lieu of recreation land dedication in the amount of \$2,685.00 and would like to discuss the fee-in-lieu of waived curb/sidewalk along Blooming Glen Road. Mr. Gordon requested the reduction of the fee-in-lieu for waived curb/sidewalk along Blooming Glen Road to since there are not any curbs there presently. Mr. Rudolph clarified there used to be sidewalk along lot 1 (the existing building) but that has been removed and there was never any curb at that location. The sidewalk in front of lot 2 is broken and will be removed. The Board of Supervisors agreed to reduce the fee-in-lieu for waived curb/sidewalk along Blooming Glen Road for the Gordon Builders Minor Subdivision to \$11,000.00. Chairman McIlhinney stated Mr. Gordon did a great job on the house.

Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously to grant final approval for the Gordon Builders Minor Subdivision contingent on the items contained in Wynn Associates, Inc. review letter dated December 18, 2020 and the reduction of the fee-in-lieu for waived curb/sidewalk along Blooming Glen Road to \$11,000.00. There was no public comment.

b) Trucksess (B&B Car Wash) Land Development Waiver: Mr. Fulmer stated the Trucksess (B&B Car Wash) Land Development is an existing car wash along Route 113 with four self-service car wash bays. The applicant wishes to renovate the existing facility to include two automated car wash bays and install a new driveway that intersects within the shopping center access driveway network at the rear of the site. Mr. Scott McMackin, Cowan Associates, along with applicants Jim and Kathy Trucksess, were in attendance to discuss the plan and stated a little bit of additional pavement will be added to the east side of the property to get the traffic pattern coming in off of Route 113 to go around the site in a clockwise direction and enter the car wash bays from the rear of the property and then be able to exit out forward onto Route 113. Mr. McMackin continued to state there is a plan to have a driveway cut into the shopping center. Zoning relief was received for a minor impervious surface ratio and parking. Mr. McMackin stated if the land development waiver is granted, they will still come in with stormwater management

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permit application, grading permit, zoning permit, and submit to the Conservation District for erosion control. Mr. McMackin stated the Wynn Associates, Inc. engineer letter dated January 5, 2021 are all "will comply."

Chief of Police, Christopher Engelhart, stated years ago when there was a driveway that connected to Hilltown Plaza, there was a lot of problems with cut through traffic cutting through the car wash to get into the shopping center. Mr. McMackin stated the circulation is planned to be one way and the Planning Commission recommended that line striping/pavement legends be installed within the paved lot to guide motorists entering/exiting the car wash facility. Currently, the west side of the building is paved, and the applicants plan to take out the pavement and put in grass to prevent cut through traffic.

Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously to grant a Land Development Waiver for the Trucksess (B&B) Car Wash contingent upon the Wynn Associates, Inc. review letter dated January 5, 2021 and the Planning Commission's recommendation that line striping/pavement legends be installed within the paved lot to guide motorists entering/exiting the car wash facility. There was no public comment.

c) Sensinger Subdivision: Extent of the buffer required on Rte. 113: Mr. Fulmer stated the Sensinger Subdivision is in sketch plan form at the moment. It is a multi-lot major subdivision that will be located along Route 113 backing up to the recently approved 781 Minsi Trail subdivision where, eventually, the road will go through into this project. The applicant wishes to discuss buffer yard plantings. This project was subject to zoning relief request to reduce the width of the required buffer yard along Route 113. The applicant received relief from the Zoning Hearing Board, although one of the conditions was that the Zoning Hearing Board defer consideration of reduction of buffer plantings to the Township during the planning process for the subdivision. Mr. Wayne Kieffer, Showalter and Associates, along with applicant Jim Sensinger, was in attendance to discuss the plan. Mr. Kieffer stated the applicant went to the Zoning Hearing Board for relief of the buffer width and required number of plantings. They asked that the 100-foot buffer be reduced to 40 feet but was granted 60 feet and they made no recommendation on the number of plantings. Mr. Kieffer continued to state the applicant would like some feedback from the Board of the number of plantings. If it were a full 100-foot buffer, 458 plantings would be required. The current sketch plan proposes approximately 201 total plantings consisting of evergreens, shrubs, and mulch berms. The Zoning Hearing Board stated they were concerned with light and traffic coming off of Route 113. Mr. Kieffer stated there is approximately 60 to 80 feet of lawn from the house to the buffer yard. Chairman McIlhinney stated he was not happy with the fact that the use of the land is being taken away from the owner because of the 100-foot right-of-way and does not have a problem with what the plan shows, or less, as long as it maximizes the lawn area for the homeowner. Chairman McIlhinney stated the project should be developed through the planning process and then the decision will be made in regard to the plantings. Supervisor Torrice stated the 100-foot buffer is ridiculous and the plan has to go through the planning process.

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Jim Sensinger stated his trees, along with his neighbor's trees, are approximately 25 feet from the edge of the road. He would like the Board of Supervisors to agree to start these plantings 20-25 feet from the edge so that it mirrors the other side of the road and then the property owners would have that much more yard which they could use. Chairman McIlhinney stated the plantings will be discussed with the Planning Commission and it will not be solved here tonight. Mr. Fulmer suggested when the Preliminary Plan is filed for review, the applicant should request guidance on not just the type and number of plantings, but also the location. Normally the plantings, if they are buffer yard required plantings, go in the buffer yard which is set back quite a bit from the road. Mr. Kieffer stated they would be seeking permission to sprinkle some plantings more into the right-of-way to try to mimic the other side of the road. Mr. Sensinger stated they are dealing with two phases; Phase 1 is three lots and Phase 2 are the remainder lots which he is planning on selling.

7. ENGINEERING:

a) White Oak (Guidi Homes) Subdivision: Acceptance of Completion of the 18-month Maintenance Period: Mr. Fulmer stated all of the public improvements were inspected for the White Oak Subdivision and are in satisfactory condition. Mr. Fulmer continued to state he recommends that the Township accept completion of the 18-month maintenance period and authorize release of the maintenance bond and remaining financial security subject to payment of all engineering, legal, and Township administrative costs by the developer.

Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously to accept completion of the 18-month maintenance period for the White Oak Subdivision. There was no public comment.

b) Galway Farm Estates Subdivision: Acceptance of Completion of the 18-month Maintenance Period: Mr. Fulmer stated all of the public improvements were inspected for the Galway Farm Estates Subdivision and are in satisfactory condition. Mr. Fulmer continued to state he recommends that the Township accept completion of the 18-month maintenance period and authorize release of the maintenance bond and remaining financial security subject to payment of all engineering, legal, and Township administrative costs by the developer.

Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously to accept completion of the 18-month maintenance period for the Galway Farm Estates Subdivision. There was no public comment.

c) Mr. Fulmer requested authorization to do a field survey for the boundary of the property in regard to the potential easement acquisition of the Philadelphia Glider property. Motion was made by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously to authorize Mr. Fulmer to do a field survey of the boundary for the potential easement acquisition of the Philadelphia Glider property. There was no public comment.

8. UNFINISHED BUSINESS: None.

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9. NEW BUSINESS: None.

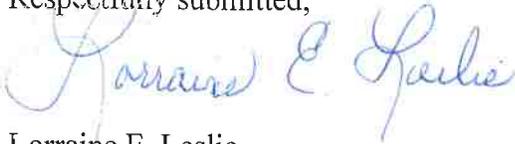
10. SUPERVISOR'S COMMENTS: Supervisor Torrice stated he was glad to see Tijuana Tacos on Route 313 was mobbed and he appreciates the hard work that the new zoning officer is doing.

11. PUBLIC COMMENT: None.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Torrice, seconded by Chairman McIlhinney, and carried unanimously, the January 25, 2021 Hilltown Township Board of Supervisors meeting was adjourned at 7:40 PM.

Respectfully submitted,



Lorraine E. Leslie  
Township Manager

(\*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Board of Supervisors at a public meeting).