

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, SEPTEMBER 20, 2021**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Vice-Chairman Brooke Rush at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Jon Apple, Eric Nogami, Frank Henofer, and Township Engineer, Timothy Fulmer. Dave Christ was absent.

1. APPROVAL OF MINUTES – Action on the minutes of the August 16, 2021, meeting – Discussion ensued in regard to Knox Winery and their use of a tent for their residential (personal) use. Motion was made by Mr. Apple, seconded by Mr. Henofer, and carried unanimously to approve the August 16, 2021, meeting minutes with the following amendment on page 2, bullet number four, in regard to The Declaration of Restrictions and Covenant: “The residential (personal) aspect of the property and the commercial aspect of the property will be split out; example: a tent for personal use may be put up on the property.” There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) HTWSA Well 3A Land Development Waiver: Crystal Hessler, P.E., Castle Valley Consultants, was in attendance on behalf of Hilltown Township Water & Sewer Authority, to request a Land Development Waiver to construct a public water facility within a two-acre easement area on open space owned by Regency of Hilltown Community HOA. Ms. Hessler stated, after the recent storms, they took an elevation of what appeared to be the high-water elevation that the water reached in that particular area which is below the actual well and the well building. The basin is being carved out, so it is actually lowering the elevation of the ground in the floodplain, so they are not filling the flood plain. They anticipate, in a similar flood, there would be more ground below that flood stage to hold that volume, so they do not expect it to increase the extent of that kind of a flood in that kind of extreme event. Mr. Fulmer stated the applicant obtained a variance from the Zoning Hearing Board to permit proposed site improvements to encroach within the 100-year floodplain associated with the unnamed tributary to Morris Run, via a written decision dated April 30, 2021. Ms. Hessler reviewed Wynn Associates, Inc. review letter dated September 2, 2021. Mr. Fulmer stated the applicants still have to show detailed design information, obtain stormwater approval, a driveway permit, a building/zoning permit for construction of the project, show the lighting on the plan, and coordinate the landscaping within the utility easement area with the developer of the Regency at Hilltown Subdivision. In addition, the applicant will need to obtain written verification from the Bucks County Conservation District for the earth disturbance. Mr. Fulmer stated, even though the applicant is waiving the land development ordinance requirements, they still have to comply with all applicable provisions of the Zoning Ordinance and Building Code.

Motion was made by Mr. Apple, seconded by Mr. Nogami, and carried unanimously to recommend a Land Development Waiver for the Hilltown Township Water & Sewer Authority to construct a public water facility within an easement area on open space owned by Regency at

Hilltown Community HOA contingent upon Wynn Associates, Inc. review letter dated September 2, 2021. There was no public comment.

b) Pennridge Full Gospel Tabernacle & John S. Good Lot Line Adjustment Subdivision – 720 Blooming Glen Road & 1254 Route 113: Scott McMackin, P.E., Cowan Associates, Inc., was in attendance to present the proposal for the conveyance of approximately 7.3 acres from TMP 15-17-44-2 to TMP 15-9-6. TMP 15-17-44-2 currently contains a place of worship, a single family detached dwelling, pond, and watercourse on approximately 16 acres having frontage and driveway access along Blooming Glen Road within the CR-2 Zoning District. TMP 15-19-6 currently contains a single family detached dwelling, accessory structures, and driveway access along Route 113 on approximately .6 acres within the VC Zoning District. The parcels are served by on-lot wells and public sewer with no development proposed. Mr. McMackin reviewed Wynn Associates, Inc. review letter dated August 30, 2021, stating all items are will comply and discussed the waiver request from SALDO Section 140-28.P, 140-29.D.(1), 140-35, and 140-36 in regard to cartway reconstruction/overlay, drainage improvements, cartway widening, and curb/sidewalk along both roads within the frontage of the site. Mr. McMackin stated a review dated September 1, 2021, was received from Bucks County Planning Commission. In regard to Zoning, Mr. McMackin stated Mr. Good's property is in the VC District and the church is in the CR 2 District. Once the land swap takes place, Mr. Good's property will be split zoned: VC in the existing property and the property that is being purchased is in the CR 2. Mr. Fulmer stated there is nothing in the zoning that does not allow split zoning but one thing to note is, in the future, if Mr. Good would ever want to do something in the CR 2 property, he would have to follow the regulations for that district. It was clarified there is not any sidewalk in that area of Route 113.

Motion was made by Mr. Henofer, seconded by Mr. Apple, and carried unanimously, to recommend Preliminary/Final plan approval for the Lot Line Adjustment for the Pennridge Full Gospel Tabernacle and John S. Good at 720 Blooming Glen Road and 1254 Route 113, contingent upon Wynn Associates review letter dated August 30, 2021. There was no public comment.

c) 221 Keystone Drive (Leahy) Land Development: Jason Smeland, P.E., Lenape Valley Engineering, was in attendance, along with the applicant Frank Leahy, to present the preliminary plan proposed to be developed for a mini-storage use consisting of two 6,000 SF self-storage buildings (one containing a small office area) on approximately 1.4 acres located along the northeast side of Keystone Drive within the LI Zoning District. Mr. Smeland stated a Special Exception was granted to permit the G8 use to be constructed on a parcel having less than the minimum required lot size (2 acres) for uses in the LI Zoning District, along with a variance from Sections 160-33.C(1) and D(1) to enable a proposed stormwater management BMP (raingarden) to encroach within the required 35 feet wide Type 1 buffer yard abutting TMP #15-1-112 and to permit buffer yard planting requirements for a Type 4 buffer yard to be used in lieu of the required Type 1 buffer yard requirements. Mr. Smeland stated one building will be 50' by 120', will be climate controlled with corridors, and garage door access. The other building will be 30' by 200' and similar to typical self-storage buildings. The building height will be 15' along with an 8' high chain link fence, with black PVC slats, and installed around the whole property. The access will

be along Keystone Drive across from Resawn Timber. The main corridor will be two-way traffic in the middle with a one-way circulation pattern. As there is no required parking, they will provide 5 parking spaces in the rear. Cameras will be set up to be monitored on-line and they will be able to share that with the Hilltown Police Department and they will have access through the gate. All night lighting will be attached to the buildings for security but not out of character for the area. A significant rain garden facility will be along one side of the property along with five parking spaces but no outside storage. Mr. Smeland stated the Chief of Police wants to make sure the applicant has alarms/proper security system and has a key access to be able to get in the facility along with a surveillance system. Mr. Smeland stated the plan will be sent to the servicing fire company for review. Mr. Smeland stated the applicant is not going to have a dumpster but will have totes in the trash collection area. Mr. Smeland reviewed Wynn Associates, Inc. review letter dated September 7, 2021, stating the applicant will comply with the items and discussed the requested waivers:

1. SLDO Sections 140-28.P, 140-29.D, 140-35, and 140-36 which require drainage improvements, cartway reconstruction/overlay, cartway widening, curb and sidewalk along Keystone Drive within the frontage of the site and will discuss the fee-in-lieu of road improvements with the Board of Supervisors.
2. SLDO Section 140-17.D which requires existing features within 100 feet of the site to be shown on the plan.
3. SLDO Section 140-37.G which requires replacement trees to be installed to account for the number and size of existing mature trees to be removed during construction and will discuss the capital contribution in lieu of planting the remaining trees with the Board of Supervisors.
4. SLDO Section 140-45.C(2) which requires parking lots to be set back a minimum of 15 feet from a tract boundary.
5. SLDO Section 140-45.E(1) which requires parking lots to be curbed.
6. SLDO Section 140-38.2(d) which requires storm sewer pipes to be constructed having a minimum diameter of 18 inches.
7. Mr. Smeland discussed adding the following waiver: SLDO 140.38.(C)2.n which requires to provide a two inch drop across storm sewer structures.
8. SLDO Section 140-37.D which requires all parking lots to be landscaped such that 50 percent of the total impervious area associated with the parking lot is shaded.
9. SMO Sections 134-19.c & D which contain design requirements for stormwater management BMPs, including outlet pipe sizing requirements and emergency spillway freeboard requirements.

Motion was made by Mr. Nogami, seconded by Mr. Henofer, and carried unanimously to recommend Preliminary plan approval for the 221 Keystone Drive Land Development contingent upon Wynn Associates, Inc. review letter dated September 7, 2021, the addition of SLDO Waiver 140.38.(C)2.n per the July 15, 2021, waiver request letter, and have no objection to the type of fence that the applicant is proposing (8' chain link fence with black PVC slats). There was no public comment.

4. PLANNING:

a) Fox Subdivision SFPM Component 4A: Mr. Fulmer stated the applicant of the 2-lot Fox Subdivision had originally planned for the project to be served by on-lot sewage facilities, but, due to complications of micro-mound drip irrigation systems, he has opted to connect to public sewer facilities owned by HTWSA. Mr. Fulmer requested Vice Chairman, Mr. Rush, to execute the Sewage Facilities Planning Module Component 4A for the 2-lot Fox Subdivision on behalf of the Planning Commission.

5. ORDINANCES/RESOLUTIONS: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.

8. PLANS TO ACCEPT FOR REVIEW ONLY: Mr. Fulmer stated he received a land development plan for RG, LLC Land Development located on County Line Road.

9. PUBLIC COMMENT: Wally Rosenthal, 530 Rosey Lane, stated he has the Helm and Snyder property under contract. The traffic light at the Helm property will be the major ingress and egress for the retirement village project. Mr. Rosenthal discussed the proposed 174 units on 75 acres which one third of the property is already in the PC Zoning District. The remaining 50 acres, in the bi-right plan, permitted 40 individual homes. They are asking for roughly 100 homes in the RR District which is attached to the PC Zoning District. They are looking at 1.5 x density rather than 5 x density: 100 homes versus 40 homes. They are not creating anything other than a retirement village which 1/3 is already in the PC Zoning District. Mr. Rosenthal stated the 28-acre commercial area in the front will be related to the retirement village and will be a separate application. Mr. Nogami noted it is nice to see how the two come together and could be developed at the same time. The concern would be the development gets done in the back and the front is left as it is. Mr. Rosenthal stated they will be developed together but at different time frames. The commercial is driven by the tenants; the tenants want to see what is happening in the back. Charles Brauer, 304 Swartley Road, stated it has already been proven that Mr. Rosenthal can put his development in and keep it all in the PC Zoning District. He does not need the RR Zoning District area. If he wishes to put the 40 homes in the RR Zoning District, it is welcomed. He doesn't need to put another 100 houses in in the RR Zoning District.

10. PLANNING COMMISSION COMMENTS: None.

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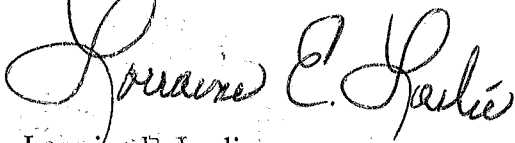
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11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Henofer, seconded by Mr. Nogami, and carried unanimously, the September 20, 2021, Hilltown Township Planning Commission meeting was adjourned at 8:31PM.

Respectfully submitted,

A handwritten signature in cursive script, reading "Lorraine E. Leslie".

Lorraine E. Leslie

Township Manager/Treasurer

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