

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
MONDAY, SEPTEMBER 27, 2021**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John McIlhinney at 7:02 PM and opened with the Pledge of Allegiance. Also, in attendance were Vice Chairman James Groff, Supervisor Caleb Torrice, Township Manager Lorraine Leslie, Township Solicitor Jack Wuerstle, Township Engineer Tim Fulmer, Chief of Police Christopher Engelhart, and Finance Director Marianne Egan.

1. ANNOUNCEMENTS: Chairman McIlhinney stated prior to the meeting, the Board met in executive session to discuss personnel, real estate, and legal matters. He continued to state they will expedite the Swearing in of the new police officer, Kevin Godfrey, from 9 (a) on the agenda to just after the consent agenda. Chairman McIlhinney continued to state the Knox Winery Land Development and the Zoning Hearing Board Appeal for Jonathan Stemler are off the agenda.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
 - a) Minutes of the August 23, 2021, Board of Supervisors Meeting
 - b) Bills List – September 14, 2021
 - c) Bills List – September 28, 2021
 - d) Financial Report – August 31, 2021
 - e) 2022 MMO for the Hilltown Township Uniform Employee Police Pension Plan
 - f) 2022 MMO for the Hilltown Township Non-Uniform Employee Pension Plan

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

Chairman McIlhinney proceeded with the appointment of Kevin Godfrey as a Hilltown Township Police Officer, Badge #28. Motion was made by Supervisor Torrice, seconded by Vice-Chairman Groff, and carried unanimously to appoint Kevin Godfrey as a Police Officer of Hilltown Township Police Department, Badge #28. There was no public comment. Chairman McIlhinney proceeded with the swearing in and gave the Oath of Office to Officer Godfrey.

4. CONFIRMED APPOINTMENT:
 - a) Deb Yurchak – 700 Callowhill Road – Bridge at S. Perkasio Road and Callowhill Road: Ms. Deb Yurchak, 700 Callowhill Road, discussed the bridge at S. Perkasio Road and Callowhill Road that was washed out due to Hurricane Ida and inquired what the process is to rebuild/repair the bridge. She continued to state she called State Representative Todd Polinchock's office, and he referred her to the Board of Supervisors. Chairman McIlhinney stated the Township does not have any information on what the State decides to do with any of their bridges until the

last minute. It was noted it took ten years to get both the Rickert Road Bridge and the Mill Road Bridge finished, both of which the state was involved in. Ms. Yurchak stated the Historical Society spoke to Penn DOT and requested it stay a one-lane bridge. Chairman McIlhinney stated they have no control or recent updates on state held roads and bridges. Ms. Yurchak stated she was told Bucks County had to have 19 million worth of damage from Hurricane Ida in order to receive Federal funding. It would be 1 million to repair the bridge and 4 million if they tear it down and re-build it. Ms. Leslie suggested Ms. Yurchak get involved with the Historical Society to express the wish for a two-lane bridge and contact Leslie Richardson at PA Dot.

5. LEGAL:

a) Zoning Hearing Board – MRC Signs – 704 Route 313 – Variance Request: Solicitor Wuerstle stated MRC Signs is seeking an Interpretation of Law as to the Use. The applicant believes it is a G8 Use which is Commercial and Industrial Crafts. They are also looking for three variances from the Table of Use Regulations, Table of Performance Standards, and buffering. Discussion ensued in regard to the interpretation of Industrial Crafts, Manufacturing, and Contracting. In addition, water/sewer, the proposed office, and the new building was also discussed along with the twenty-one parking spaces. Jason Smeland, Lenape Valley Engineering, was in attendance and discussed the permitted uses allowed, the significant issues such as public water/sewer and stating they are closer to the G8 Use than the G5 Use. Mr. Smeland continued to state they want to fix the place up, make it look nice, and give a face lift to the property. He continued to state there will be 3 office employees and 5 employees that will come to the site and then leave. There is more parking than what they need but they have to show the 20 spaces to document compliance. After discussion the Board of Supervisors stated they do not wish Solicitor Wuerstle to attend the Zoning Hearing Board meeting.

b) Zoning Hearing Board – Heritage Environmental Services, LLC – 330 Progress Drive – Variance Request: Solicitor Wuerstle stated Heritage Environmental Services were before the Board of Supervisors for a Conditional Use for this project which was approved. Dimensional Zoning Hearing Board relief is needed for the project as part of their conditions of approval. Motion was made by Supervisor Torrice, seconded by Vice Chairman Groff, and carried unanimously to authorize Solicitor Wuerstle to draft a letter to the Zoning Hearing Board noting the three stipulations of the Conditional Use approval for Heritage Environmental Services, LLC. There was no public comment.

6. PLANNING:

a) Pennridge Full Gospel Tabernacle & John S. Good Lot Line Adjustment Subdivision: Mr. Fulmer stated Mr. Scott McMackin, Cowen Associates, Inc., is in attendance to present the Pennridge Full Gospel Tabernacle & John S. Good Lot Line Adjustment plan. Mr. Fulmer continued to state the plan was before the Planning Commission last week at which time

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they recommended approval subject to compliance with the August 30, 2021, Wynn Associates review letter. Mr. McMackin stated this plan is a simple land swap with no new lots being created. All that is being done is the back portion of the church property, approximately 7.3 acres, is being transferred to Mr. Good which will leave approximately eight acres for both properties. Mr. McMackin stated Mr. Good would like to plant and grow fruit trees. Mr. Fulmer stated this is a Preliminary/Final plan, and the applicant has requested a waiver for no street improvements, and, since there is no development activity, there are no fees.

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to grant Preliminary/Final plan approval for the Pennridge Full Gospel Tabernacle and John S. Good Lot Line Adjustment contingent upon Wynn Associates review letter dated August 30, 2021, and the granting of the waiver for no street improvements and no fees. There was no public comment.

b) HTWSA Well 3A Land Development Waiver Request: Mr. Fulmer stated the Planning Commission recommended the Township grant a waiver of the land development planning process to Hilltown Township Water & Sewer Authority to develop a well facility on a two-acre easement area that was established in open space that was created as part of the Regency at Hilltown Age Restricted Community on Minsi Trail. The Authority has a well already developed on the property for use to supplement their system for the service to that area of the Township. Mr. Fulmer continued to state they would like to build a building associated with the well equipment and also a tank on the property. They would still need a building permit, zoning permit, stormwater management, and a Penn DOT permit to enhance the driveway.

Motion was made by Supervisor Torrice and seconded by Chairman McIlhinney, to grant a Land Development waiver for the HTWSA Well 3A located on Minsi Trail contingent upon Wynn Associates review letter dated September 2, 2021. Motion passed 2-0-1 with Vice Chairman Groff abstaining from the vote. There was no public comment.

c) 221 Keystone Drive (Leahy) Mini Storage Land Development: Mr. Fulmer stated 221 Keystone Drive (Leahy) Mini Storage Land Development was before the Planning Commission last week at which time they recommended preliminary plan approval. Mr. Jason Smeland, Lenape Valley Engineering, along with applicants Frank, Tiffany, and Gavin Leahy, were in attendance and gave a brief overview of the project. Mr. Smeland stated a special exception to develop the property, and a variance for the location next to a residential property for the setbacks were granted. The mini storage buildings are one story with one building being 30 x 200, which is a standard self-storage building, and the other being 50 x 120 which will be climate controlled. There will be a one-way configuration for a portion and the main corridor will be two ways. In regard to parking, they have five spaces in the back even though there is not a parking requirement. The living quarters has been eliminated but there is still going to be an office. The facility is going to be open 24/7, it will be lit all of the time with special approval by the Township, it will be gated, and a key code will be provided. Mr. Smeland discussed the requested waivers in regard to road improvements. They will provide an overlay of the road and will offer the fee in

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lieu. In regard to the tree replacement, he calculated 93 trees that they need to be replaced and will discuss a fee in lieu with the Supervisors. Mr. Fulmer stated Mr. Smeland will be back for final approval and suggested the Board of Supervisors defer the consideration of any fees until final, and at that point, they will be able to talk more closely about the numbers. Mr. Smeland stated the Board of Supervisors will need to approve the 8' chain link fence, with black plastic PVC slats. Mr. Fulmer stated it is in the zoning ordinance for the Board to approve the fence and also the all-night lighting. Mr. Fulmer continued to state the Police Department issued a memo with the sketch plan a few years ago in regard to security and safety. Mr. Smeland stated the applicant is willing to install security cameras and be accessed by the Police Department. The Police Department will also have access to the buildings, the key codes, and the Knox box. Mr. Smeland stated, since the building has been cut down in size, a traffic study is not needed.

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to grant Preliminary approval to the 211 Keystone Drive (Leahy) Mini Storage Land Development contingent upon Wynn Associates review letter dated September 7, 2021, the approval of the 8' chain link fence, with black plastic PVC slats around the facility, and allowing for all night lighting for safety and security providing the Board of Supervisors approve the lighting. There was no public comment.

d) Resolution 2021-019 – Fox Minor Subdivision Sewage Facilities Planning Module:

Mr. Fulmer stated, originally, the Fox Minor Subdivision was to be served by on-lot sewage facilities, but due to complications with regulations associated with use of micro-mound drip irrigation systems, the applicant has opted to connect to public sewer facilities owned by HTWSA that exist within the Hilltown Woods Subdivision across the street from the site. Mr. Fulmer requested the adoption and execution of Resolution 2021-019 for the Fox Minor Subdivision Sewage Facilities Planning Module and then be sent to PA DEP.

Motion was made by Supervisor Torrice, seconded by Vice Chairman Groff, and carried unanimously to adopt Resolution 2021-019 for the Fox Minor Subdivision Sewage Facilities Planning Module. There was no public comment.

7. ENGINEERING: None.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) Salt Bid Results for 2021-2022 Season: Township Manager, Lorraine Leslie, stated the Salt Bids were conducted by the Consortium and handled through Doylestown Borough with the low bid being Morton Salt, Inc. at \$57.88 per ton delivered.

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to accept the Morton Salt, Inc. Consortium Bid at \$57.88 per ton delivered. There was no public comment.

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b) Scott Drumbore – H&K – Requesting for extension of hours for October for the Concrete and Asphalt Plant at the Skunkhollow Quarry: Township Manager, Lorraine Leslie, stated H&K has requested to operate the concrete batch plant, asphalt batch plant, and the crushing plant between the hours of 6:30 pm to 6:30 am, Monday through Saturday, between October 1, 2021, and October 31, 2021, excluding holidays, for the PennDOT projects per their letter dated September 20, 2021. H & K provided the daily reports off of the equipment that runs in excess hours for August. Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to grant the extension of hours between October 1, 2021, and October 31, 2021, for the Concrete and Asphalt Plant at the Skunkhollow Quarry per their letter dated September 20, 2021, with the exception of striking the part in the letter in regard to "and/or private customers." There was no public comment.

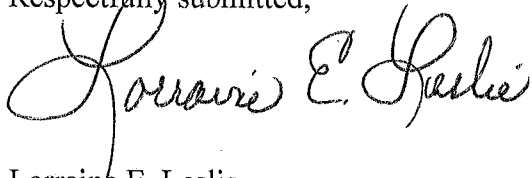
10. SUPERVISOR'S COMMENTS: Supervisor Torrice recognized Officer Jim Browne for his backup to a Perkasio Police Officer, to a collapsed victim in the shower by both providing CPR/AED while waiting for the EMS to arrive, and, after 107 days in the hospital, the victim is home.

11. PUBLIC COMMENT: None.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously, the September 27, 2021, Hilltown Township Board of Supervisors meeting was adjourned at 7:58 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).