

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
MONDAY, DECEMBER 13, 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: None.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
  - a) Minutes of the November 22, 2021, Board of Supervisors Meeting
  - b) Bills List – December 14, 2021
  - c) Financial Report – November 30, 2021

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, 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) Continuance Notice for Conditional Use 2021-004 – Sycamore Equities, LLC – 819 Blooming Glen Road: Solicitor Wuerstle stated it was discovered, when Sycamore Equities was at the Planning Commission, that some zoning relief was needed. The applicant decided it would make most sense to go to the Zoning Hearing Board first before coming to the Board of Supervisors for a Conditional Use Hearing. In regard to the Zoning Hearing Board application, the applicant is looking for three pieces of zoning relief for the B5 Conversion to attempt to construct seven efficiency dwelling units in the old Municipal Township Building consisting of a variance from the minimum lot area, outside fire escapes not visible from the street (interpretation), and the building size calculation (interpretation). Solicitor Wuerstle stated the Board of Supervisors will convene on December 14, 2021, for the opening of the Conditional Use Hearing and then will pick a date in the future to proceed to the Conditional Use Hearing after the application is in front of the Zoning Hearing Board. After discussion, it was determined to let the Zoning Hearing Board hear the application, and, if the project should go further, the Supervisors will hear the project at the Conditional Use Hearing.

b) Resolution 2021-021 Agreement of Sale for a Conservation Easement: Solicitor Wuerstle stated Resolution 2021-021 is for the Agreement of Sale on the Conservation Easement on the Glider Port property. Solicitor Wuerstle continued to state it has been a long-negotiated

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conservation easement that covers 105 acres of the Glider Port property and allows the Glider Port to keep operating on approximately 13 ½ acres. The Agreement of Sale has been signed in the amount of \$3,575,000.00 for the 105 acres of eased ground. Solicitor Wuerstle asked for a motion to authorize Resolution 2021-021 for the acquisition of the conservation easement on the Glider Port property. It was noted, after the resolution is passed, there is a period of time where field work needs to be conducted and baseline documentation will need to be done which is an inventory of the conservation assets on the ground. Solicitor Wuerstle continued to state, pursuant to the terms of the Agreement of Sale, the Township has 120 days to complete it but can unilaterally extend the time if they need more time to do their investigation.

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to approve Resolution 2021-021 authorizing the acquisition of a Conservation Easement on the Glider Port property consisting of 105 acres in the amount of \$3,575,000.00.

Public Comment: Henry Rosenberger, Blooming Glen, asked the Supervisors to repeat the number of acres and the dollar amount. He asked what the rationale was for preserving the Glider Port when there is agricultural property available to preserve. Chairman McIlhinney stated this is Open Space Preservation.

c) Resolution 2021-023 Intermunicipal Police Services Agreement: Solicitor Wuerstle stated Resolution 2021-023 is for the creation of an Intermunicipal Police Services Task Force between Hilltown Township and Hatfield Township for the monitoring of traffic along a certain section of Bethlehem Pike which shares the border between the two Townships. Solicitor Wuerstle continued to state each Township will take care of their own cost and staffing. There is a 30-day clause if either Township wishes to withdraw with no financial implications.

Motion was made by Supervisor Torrice, seconded by Vice Chairman Groff, and carried unanimously to adopt Resolution 2021-023 for the Intermunicipal Police Services Agreement with Hatfield Township. There was no public comment.

d) Zoning Hearing Board 2021-017 – Steve Yates – 735 Minsi Trail – Requesting Variance: Steve Yates was in attendance to discuss his requested variances stating he would like to subdivide his property and build a home for his daughter on a flag lot which is less than 10 acres and less than 50' street frontage. Chairman McIlhinney asked there are two driveways on the plan and why not use just one driveway. Mr. Yates stated he is not a fan of common driveways because they have the potential to be problematic. The Board of Supervisors stated they do not wish Solicitor Wuerstle to attend Zoning Hearing Board 2021-017.

e) Zoning Hearing Board 2021-018 – Sycamore Equities, LLC – Requesting Variance: This item was discussed earlier in the meeting.

6. PLANNING: None.

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7. ENGINEERING:

a) Wawa Land Development: Mr. Fulmer stated the Wawa has been rebuilt at the intersection of Route 113 and Route 313. Mr. Fulmer requests the Township accept completion of the Wawa Land Development project and authorize commencement of the 18-month maintenance period, maintain financial security in the amount of 15% of the original cost of the escrow amount for a period of 18 months that would cover all of the improvements that were required on the lot, including landscaping, and the applicant be responsible for payment of all costs incurred by the Township.

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to accept completion of the Wawa Land Development project and authorize the 18-month maintenance period as stated in Wynn Associates, Inc. letter dated December 7, 2021. Mr. Fulmer stated the second lot on the property is vacant and the applicant will have to come back in front of the Planning Commission and the Board of Supervisors for final approval of Land Development. There was no public comment.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) Resolution 2021-022 Streetlight Assessment Rate: Ms. Leslie stated Mr. Fulmer reviewed the PPL Street Light bill for the re-assessment increase of approximately \$0.10 per bill. Mr. Fulmer stated this re-assessment updates the bills with current PPL rates along with a few additional developments that have been added to the list since the last review was done. Ms. Leslie stated the list has been given to the Tax Collector because it is printed on the real estate tax bills. Motion was made by Supervisor Torrice, seconded by Vice Chairman Groff, and carried unanimously to approve Resolution 2021-022 for the Streetlight Assessment Rate. There was no public comment

10. SUPERVISOR'S COMMENTS: Vice Chairman Groff wished everyone Happy Holidays.

11. PUBLIC COMMENT: Heather Baranowski, 132 Misty Meadow, questioned the outcome of the engineer inspection regarding the flooding and easements around her property. She had followed up with Mr. Torrice on November 9<sup>th</sup> and still has not heard anything. Mr. Fulmer stated he provided the Township with a letter dated November 1, 2021. He went out at the end of October and specifically looked at the Township's drainage facilities and the drainage easement. In regard to the issue with the structure that was built on a neighbor's property that was referenced at the October meeting, he did not see anything that would have been attributing to the concern in terms of an actual cause of diversion of water because it is not in an easement. Mr. Fulmer stated there is no easement that would account for the water that comes down to her property from the upper properties because of the way the rear yards are graded. The water concentrates in the back of the neighbor's lots above her and flows down to her property which is outside of an easement that the

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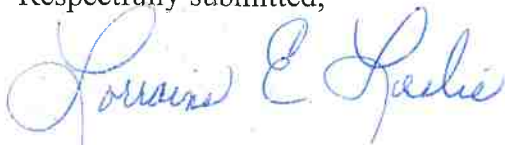
Township controls. After additional discussion, it was suggested Ms. Baranowski retain an engineer to develop a stormwater application/plan for a drainpipe to connect to the Township drainage system. Mr. Fulmer noted his review letter is a matter of public record which would be helpful for her engineer to see.

Tom Stevenson, Regency at Hilltown, a member of the Philadelphia Glider Council, thanked the Board of Supervisors for their unanimous vote for the Glider Port.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously, the December 13, 2021, Hilltown Township Board of Supervisors meeting was adjourned at 7:45 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).