

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

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

1. APPROVAL OF MINUTES – Action on the minutes of the November 15, 2021, meeting – Motion was made by Mr. Nogami, and seconded by Mr. Henofer, to approve the November 15, 2021, meeting minutes with, in regard to Sycamore Equities, LLC Conditional Use, adding “Mr. Rush questioned their version of the definition of square footage”. Motion passed 4-0-1 with Mr. Apple abstaining from the vote. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Thornton Minor Subdivision – Michael Bercek, P.L.S. – 2 Single Family Lots – 1923 Clearview Road: Mr. Michael Bercek, P.L.S., Bercek and Associates, was in attendance to discuss the 2-lot subdivision on a 10.007-acre tract located along the northwest side of Clearview Road within the CR-2 Zoning District. Lot 2, approximately 6.32 acres, contains an existing single family detached dwelling, a barn, a detached garage, and two paved driveways. Lot 1, approximately 3.18 acres, is intended for the future construction of a single family detached dwelling. Both lots are to be served by on-lot wells and on-lot sewer systems. Mr. Bercek discussed Wynn Associates, Inc. review letter dated November 30, 2021, stating:

1. The applicant is requesting to defer stormwater management/erosion control plan approval until the time of building permit application and will comply with the execution and recording of the Declaration of Restrictive Covenants for Lot 1.

2. The applicant requests waivers of Sections 140-28.P, 140-29.D.(1), 140-35, and 140-36 of the Subdivision Ordinance which requires cartway reconstruction/overlay, drainage improvements, cartway widening, curb and sidewalk along Clearview Road within the frontage of the site. The applicant is waiting for an estimate to review and will discuss the capital contribution with the Board of Supervisors.

3. Lot 2 is served by an on-lot well and Lot 1 will be served by an on-lot well which must be drilled, installed, and tested.

4. The applicant will be submitting a Planning Module for the project soon.

5. The applicant will comply with the dedication of the ultimate right of way of Clearview Road.

6. The applicant will comply with the installation of the concrete monuments.

7. The applicant will comply with the fee in lieu of recreation land dedication.

8. The applicant is still waiting for the Bucks County Planning Commission review letter.

Items of discussion included: The Bucks County Department of Health reviews the Planning Module in regard to the existing and proposed sewer systems, setbacks for septic systems are determined by DEP requirements, future subdivision of the parcel may not occur within a 5-year timeframe or it would be considered a major subdivision, there is no offer of deed restriction at this time, and the existing buildings in the front yard are considered existing non-conforming.

Motion was made by Mr. Nogami, seconded by Mr. Rush, and carried unanimously to recommend Preliminary/Final approval for the Thornton Minor Subdivision contingent on the items contained in Wynn Associates Inc. review letter dated November 30, 2021. There was no public comment.

4. PLANNING: None.

5. ORDINANCES/RESOLUTIONS: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS: None.

8. PLANS TO ACCEPT FOR REVIEW ONLY: None. Mr. Fulmer stated the applicants for the Weidner Subdivision would like to meet with Township staff to discuss the project.

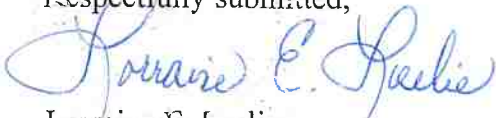
9. PUBLIC COMMENT: None.

10. PLANNING COMMISSION COMMENTS: Mr. Rush requested a copy of the Comprehensive Plan of 2019. Mr. Christ noted the Re-Organization Meeting for the Planning Commission will be held on Tuesday, January 18, 2022, at 7:00 PM.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Apple, and carried unanimously, the December 20, 2021, Hilltown Township Planning Commission meeting was adjourned at 7:21 PM.

Respectfully submitted,



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).