

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, APRIL 18, 2022**

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, and Township Engineer, Timothy Fulmer. Frank Henofer was absent.

1. APPROVAL OF MINUTES – Action on the minutes of the January 18, 2022, meeting – Motion was made by Mr. Nogami, and was seconded by Mr. Apple, to approve the January 18, 2022, meeting minutes as written. Motion passed 3-0-1 with Mr. Rush abstaining from the vote. There was no public comment.

APPROVAL OF MINUTES – Action on the minutes of the March 21, 2022, meeting – Mr. Christ announced the approval of the March 21, 2022, minutes will be carried over to the next meeting.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Reserve at Highview (Chrzanowski) Subdivision: Scott Mease, P.E., Meese Engineering P.C., was in attendance to present the final plan of the Reserve at Highview containing a six-lot subdivision, including an existing single-family dwelling, located on two parcels totaling approximately 20+ acres in the RR Zoning District. Mr. Meese reviewed Wynn Associates Inc. engineer letter dating March 25, 2022, stating all items are “will comply” and discussed the following per the review letter:

2. A partial waiver from Section 140-17.D, which requires existing features within 100 feet of the site to be shown on the plan has been added. Mr. Meese stated an aerial of the property, and the adjoining property has been provided.

7. A Water Resources Impact Study Report was submitted with the final plan.

8. Mr. Meese stated the Planning Module is in process and he is waiting for the Township Solicitor to make some revisions. DEP does not like the agreements that the Township is using and is requesting they be modified by the Township Solicitor.

12. The street name will need to be approved by the Board of Supervisors.

13. It was clarified the \$2,685.00 per building lot for the capital contribution in-lieu-of recreation land dedication is only for the new lots and not the existing lot.

14. The site is comprised of two separate tax map parcels, owned by the same owner, and it is a legal matter if the lots will need to be consolidated and the Township Solicitor will make that decision.

Discussion ensued regarding the owner of Lot #3 being responsible for the ownership and maintenance of the stormwater basin and the owners of Lots #1 and #6 being responsible for ownership and maintenance of the raingardens on the respective lots. It was noted the applicant prefers not to have an HOA as it will make it neater and cleaner for the lot owners to have a recorded document regarding the ownership and maintenance of the basin and raingardens. It was

noted the basin, which was reviewed and approved by the Township, was built on Lot #3 by the applicant when he was doing improvements on his own lot as he envisioned doing this subdivision in the future. Mr. Meese stated some modifications will need to be done with this basin. Mr. Fulmer stated, when the original basin was built, the outlet structure was modified which let out more water downstream and some of the basin will be re-graded to make more volume along with additional work on the outlet structure. It was confirmed the Township will have access to the basins with a deed restricted easement that will be put in place on the plan. Mr. Fulmer continued to state a Stormwater Maintenance and Monitoring Agreement will be recorded on each of the lots. Motion was made by Mr. Rush, seconded by Mr. Nogami, and carried unanimously to recommend final plan approval for the Reserve at Highview Subdivision contingent on the items contained in the Wynn Associates Inc. review letter dated March 25, 2022, including the additional partial waiver from Section 140-17.D which requires existing features within 100 feet of the site to be shown on the plan. There was no public comment.

b) Leahy (221 Keystone Drive Self Storage): Jason Smeland, Lenape Valley Engineering, along with the applicant Frank Leahy, were in attendance to present the Final Plan for the self-storage unit consisting of two 6,000 SF self-storage buildings at 221 Keystone Drive. Mr. Smeland reviewed Wynn Associates Inc. engineer letter dated March 28, 2022, stating all items are "will comply" and stated the overlay will be done on Keystone Drive within the frontage of the site, the NPDES permit has been received, the drafting/engineering items have been cleaned up, the plan was submitted to the Fire Department for review, and Telford Borough Authority is in the process of reviewing the plan in regard to sanitary sewer facilities, which they do not anticipate any issues.

Motion was made by Mr. Nogami, seconded by Mr. Apple, and carried unanimously to recommend final plan approval for the Leahy (221 Keystone Drive Self Storage) Land Development contingent upon Wynn Associates review letter dated March 28, 2022. 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: Mr. Fulmer stated he received plans for the Polachek Subdivision which is a two-lot minor subdivision along Spring Hill Drive and Seven Corner Road that will be on the agenda for the next meeting.

9. PUBLIC COMMENT: None.

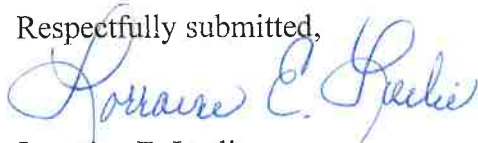
10. PLANNING COMMISSION COMMENTS: Mr. Rush questioned the process of the Sycamore Gardens Conditional Use application after the Planning Commission suggested they receive zoning approval. Mr. Fulmer stated they are not coming back to the Planning Commission as the Board of Supervisors have a time frame to schedule a hearing and act on the application unless the applicant agrees to an extension. Mr. Fulmer stated the Planning Commission had a chance to make a recommendation but were not comfortable doing that with the outstanding Zoning issues. Mr. Rush stated the Planning Commission should probably have made a motion to recommend the applicant get zoning relief and add any additional comments. Mr. Rush questioned the Venue at Hilltown project that was at the Board of Supervisors last week. Mr. Fulmer stated the Board of Supervisors has discussed the Venue at Hilltown sketch plan that the Planning Commission saw last year. Tweaks were made to the sketch plan to put two public accesses to Route 309 instead of out to Swartley Road. The Board of Supervisors told the applicant, because of the changes that were being made to the ordinance and the changes that have to be made to some of the other supporting documents, they would have to re-submit the application as a new zoning petition and it would be sent back through the process to the Planning Commission for review and potential recommendation and the Bucks County Planning Commission for their review. Once that occurs, then the Board of Supervisors would schedule a hearing, which is potentially set for June 7, 2022, assuming that the Township receives the official application that has not come in yet. Mr. Fulmer continued to state, once received, he will review it and schedule it on a Planning Commission agenda and send it to the Bucks County Planning Commission. Once everything is accomplished, then the public hearing in front of the Board of Supervisors will be firmed up which is an official consideration by the Township of the petition. Two years ago, the Board had the hearing, and it was not approved due to the lack of a motion to pass the project. The hearing is publicly advertised, a court stenographer takes testimony of everyone who speaks, there is public comment, and then the Board of Supervisors can decide if they are going to make a motion, if they are so inclined to do it that evening. Mr. Fulmer stated, the group who are interested in developing the properties on Route 309 in the PC-1 District, also was at the Board of Supervisors last week to discuss their sketch plan. Mr. Christ discussed, due to Election Day being the day after the regular Planning Commission meeting in May, and the possibility of having several plans on the agenda that evening, cutting off the meeting at 8:45 PM and continuing the meeting at the June work session meeting or the regular June meeting. Mr. Fulmer confirmed that no one knows when the Venue at Hilltown is going to be submitted to the Township.

11. PRESS CONFERENCE: None.

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12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Rush, and carried unanimously, the April 18, 2022, Hilltown Township Planning Commission meeting was adjourned at 7:34 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).