

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
MONDAY, FEBRUARY 26, 2024**

The regular meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Caleb Torrice at 7:05 PM and opened with the Pledge of Allegiance. Also in attendance were Vice Chairman James Groff, Supervisor Joseph Metzinger, Township Manager Lorraine Leslie, Township Solicitor Jack Wuerstle, Township Engineer, Timothy Fulmer, Chief of Police Christopher Engelhart and Finance Director Marianne Egan.

1. ANNOUNCEMENTS: Chairman Torrice announced there was an Executive Session on January 29, 2024, to discuss potential investment opportunity with PLGIT (Pennsylvania Local Government Investment Trust), and the status of the Linke Appeal. Additionally, on February 21, 2024, there was a tele conference with a representative from PLGIT to further discuss potential investment opportunities, and prior to tonight's meeting, they met once again to discuss PLGIT and various litigation matters including the Linke appeal, the Estate of Wagner, and Dutch Gardens.

2. CONSENT AGENDA:

- a) Minutes of the January 22, 2024, Board of Supervisors Meeting
- b) Bills List: February 13, 2024
- c) Bills List: February 27, 2024
- d) Financial Report: January 31, 2024

Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously to approve items 2(a) through 2(d) on the Consent Agenda. There was no public comment.

Chairman Torrice closed the regular meeting at 7:06 PM and opened the Conditional Use Hearing for Carson Helicopter.

3. Conditional Use Hearing:

a) Conditional Use Appeal 2024-001 Carson Helicopter: Solicitor Wuerstle read the Conditions of Approval for Carson Helicopter.

Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried unanimously to approve the Conditions of Approval for Carson Helicopter, (transcript attached). There was no public comment. The Conditional Use Appeal for Carson Helicopter was closed at 7:10 PM and the regular meeting resumed.

4. CONFIRMED APPOINTMENT:

a) Sweatshirt of Hope: Mr. Terry Derstine requested approval to have a Sweatshirt of Hope event, HOPE24, on Saturday, September 21st, and Sunday, September 22, 2024, on Township parcel #'s 15-001-045-001 & 15-001-036-004. The Board of Supervisors gave approval for the event.

b) Zoning Hearing Board Appeal 2023-011 – Garlan Properties, LP: Requesting Variance
Solicitor Caroline Edwards was in attendance, along with Lea Garlan and Paul Yaskowski, Urwiler & Walter Inc., and gave an overview of the Zoning Hearing Board Appeal requesting a variance for impervious surface, discussed the reconfiguring of the parking lot behind the three properties, and the stormwater management. Ms. Edwards stated they are scheduled to go before the Zoning Hearing Board on April 4, 2024. The Board of Supervisors stated they will discuss the project on March 25, 2024. Solicitor Christen Pionzio, attorney for Sandra & Christopher Engelhart, stated the parcels are not merged,

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and discussed the buffer requirements. Ms. Pionzio requested the Board to consider her comments as they review the other materials and ask them to support the neighbors who are in opposition to the application.

5. LEGAL:

a) Zoning Hearing Board Appeal 2024-001: Joe Cuciniello, 204 Pasquale Way:
Requesting Variance: Solicitor Wuerstle discussed the variance request from impervious surface and rear yard setback for a pool. The Board of Supervisors stated they do not want Solicitor Wuerstle to attend the hearing.

b) Zoning Hearing Board Appeal 2024-002 – RB Ashley Customs, LLC c/o Anne Lorah 2408 Diamond Street: Seeking Variance: Solicitor Wuerstle discussed the variance request from the front yard setback for a new single-family detached building. The Board of Supervisors stated they do not want Solicitor Wuerstle to attend the hearing.

6. PLANNING:

a) County Central Mini-Storage Land Development: Mr. Fulmer stated the Planning Commission recommended final approval for the County Central Mini-Storage Land Development and recommended the fee-in-lieu for the planting of trees. Jason Smeland, Lenape Valley Engineering, reviewed the project stating all items will comply and the applicant is offering \$42,590.83 fee-in-lieu for the street improvements and the planting of the 28 trees. Applicant, Nate Clemmer, stated because of the cost of the development site and stormwater, he felt it was appropriate to ask for the fee-in-lieu relief for the project to be successful. Chairman Torrice and Vice Chairman Groff agreed to the reduction of the fee-in-lieu and Supervisor Metzinger stated the ordinance should be followed.

Motion was made by Vice Chairman Groff and seconded by Chairman Torrice to grant final approval for the County Central Mini-Storage Land Development contingent upon the Wynn Associates, Inc. review letter dated February 8, 2024, receiving approval from Souderton Station 74, and the fee-in-lieu of \$42,590.83 for street improvements and the planting of trees. Motion passed 2-1 with Supervisor Metzinger having the opposing vote. There was no public comment.

c) Carson Helicopter Land Development: Mr. Fulmer stated the Planning Commission gave Preliminary/Final plan recommendation for Carson Helicopter to construct an accessory storage building. Solicitor Harris discussed the land development including the existing buffer vegetation and the possibility of obtaining Planning Module approval in the future.

Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously to grant Preliminary/Final approval for the Carson Helicopter Land Development contingent upon the items contained in the Wynn Associates review letter dated January 5, 2024, including the waivers, and the Conditional Use approval conditions. There was no public comment.

7. ENGINEERING: None.

8. UNFINISHED BUSINESS:

a) Discussion regarding Broadcasting of Meeting: Supervisor Metzinger gave a presentation on partnering with the Pennridge Communications and Community Relations office to record

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and/or livestream Supervisor meetings at an approximate cost of \$6,000.00 (including set up and training) that is proposed to be processed out of the American Recovery Plan Act Fund. The recording of meetings will increase transparency and accountability and may be ready by the March 25, 2024, meeting.

Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried unanimously to proceed with the set up for the recording of the Supervisor's meetings with the approximate expenses in the amount of \$6,000.00 to be processed out of the ARPA Fund. There was no public comment.

b) Discussion regarding Department Liaison: Chairman Torrice stated department liaisons are: Police Department and Public Works – Caleb Torrice, Fire Departments – Joe Metzinger, and Water and Sewer Authority – Jim Groff.

c) Discussion of Park and Recreation Committee: Chairman Torrice stated he has five people who are interested in programming in the Parks: Laura Devlin, Mike Stuhltrager, Steve Kendra, Caitlin Metzinger, and one other person that has just applied. It was suggested to freeze the non-essential items for the parks and the possibility of waiting for the installation of the bridge at the pedestrian path. Discussion was tabled until the next meeting.

9. NEW BUSINESS: None.

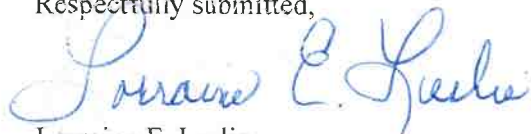
10. SUPERVISOR'S COMMENTS: Vice Chairman Groff stated several thank you acknowledgements were received stating the Road Crew did an excellent job during the last snowstorm. He also met with T-Mobile and PPL in order to relocate the electric line over the tennis courts. Chairman Torrice thanked Supervisor Metzinger for spearheading the broadcasting project, stated he would also like to have a student from Pennridge to sit on the Park & Rec Committee, and something has to be done at the intersection of Broad Street and Callowhill Road.

11. PUBLIC COMMENT: Donna Smith stated she is in favor of the televised meetings. Henry Rosenberger stated he is in favor of transparency. Kathy Holiday discussed tree replacement.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried unanimously, the February 26, 2024, Hilltown Township Board of Supervisors meeting was adjourned at 8:33 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).