

**HILLTOWN TOWNSHIP PLANNING COMMISSION**  
**REGULAR SCHEDULED MEETING**  
**MONDAY, DECEMBER 2, 2024**

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: Jon Apple, Robert Sichelstiel, Eric Nogami, and Dave Bartholomew, along with Township Engineer Timothy Fulmer.

1. APPROVAL OF MINUTES – action on the minutes of the November 18, 2024, meeting: Motion was made by Mr. Bartholomew, seconded by Mr. Sichelstiel, and carried unanimously to approve the November 18, 2024, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Telford Hauling Land Development Plan: Curtis Hanstine, P.E., Diversified Engineering, Inc. (Waste Management) was in attendance to present the preliminary plans to expand the existing truck parking/outdoor storage facility on 300 Progress Drive and proposes to acquire 4622 Bethlehem Pike to develop a truck parking/storage facility use on that parcel within the HI Zoning District. The project also proposes the construction of a 3,500 SF office building, 70 truck parking spaces, a 35' x 90' open air compressed natural gas compound area, and a new gated driveway access along Bethlehem Pike. The site is bounded to the north by land in commercial/residential use, to the south by the Fiddletree, LLC industrial site (currently under land development application review), to the east by Bethlehem Pike, and to the west by industrial uses. The site is currently served by public water and public sewer facilities by Telford Borough Authority. Mr. Hanstine stated the applicant received variance approval from the Zoning Hearing Board in April of 2023 to permit a reduced buffer yard (20 feet instead of 35 feet) along the southern property in addition to the approval of a Special Exception for Fuel Storage and Distribution on October 9, 2024. Mr. Hanstine reviewed the Wynn Associates, Inc. engineering letter dated November 19, 2024, stating the applicant will comply with all items, and discussed the proposed waivers including SLDO Sections 140-28.P and 140-36.A, which requires cartway reconstruction /overlay, drainage improvements, and sidewalk along Bethlehem Pike. Mr. Hanstine noted the applicant will discuss the capital contribution in lieu of construction of waived improvements with the Board of Supervisors. SLDO Section 140-38.C(2)(c), which requires all storm sewer pipe to be Class III, Reinforced Concrete Pipe, was also discussed. Beth Katz, Waste Management, explained the fueling process of the trucks. After additional discussion, the Planning Commission was in favor of the project. Motion was made by Mr. Apple, seconded by Mr. Bartholomew, and carried unanimously to recommend preliminary/final approval for the Telford Hauling Land Development plan contingent upon the items contained in Wynn Associates, Inc. review letter dated November 19, 2024. There was no comment.

b) Fiddletree Land Development Plan: Andrew Woods, P.E., Hanover Engineering, was in attendance to present the revised plans for the proposed manufacturing building located at 4610 Bethlehem Pike which includes: truck loading docks have been reduced from 13 spaces to 5 spaces, building is proposed to be subdivided into two 31,360 SF areas, an additional passenger car parking lot (11 spaces) is now proposed along the south side of the building to the west of the proposed truck loading dock area, two separate trash dumpster areas are proposed adjacent to the access driveways along the south and east sides of the building, and two "laydown" areas are proposed at the west and east sides of the proposed truck loading dock area. Mr. Woods reviewed the Wynn Associates, Inc. engineering letter dated November 21, 2024, stating the applicant will comply with all items, and discussed the proposed waivers including SLDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36 which require cartway reconstruction/overlay, cartway widening, curb, and sidewalk along Bethlehem Pike, within the frontage of the site, SLDO Sections 140-38.C(2)(c & (d), which requires storm sewer pipe to be constructed utilizing reinforced concrete pipe having

a minimum diameter of 18 inches, SLDO Section 140-39.B which requires an excavation or fill slope greater than five feet high to have a maximum slope of 4:1, and various Stormwater Management items. Mr. Woods noted the applicant will discuss the fee-in-lieu with the Board of Supervisors and stated the Phase 1 and Phase 2 Environmental Studies will be sent to the Township for their records. Discussion ensued regarding the buffer in the frontage of the site. Motion was made by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously to recommend preliminary/final land development approval to Fiddletree, LLC Land Development contingent upon the items contained in the Wynn Associates, Inc. review letter dated November 21, 2024, including the waivers. There was no public comment.

c) Suburban Equities, III, LLC Land Development: Shaun Haas, P.E., Langan Engineering and Environmental Services, Inc., was in attendance, along with Charles Ebersol and Mark Gunther, Suburban Equities, Anne Marie Vigilante, Traffic Engineer, Langan Engineering, to present the proposed 217,000 SF warehouse building (formally Carson Companies) located at 4518 Bethlehem Pike on 19.66 acres within the HI Zoning District. The project also proposes 140 passenger vehicle parking spaces, 68 tractor trailer parking spaces, and two driveway accesses along Bethlehem Pike. The site is bordered to the north and west by existing industrial uses within the HI and LI Zoning Districts, to the south by a mixture of residential and commercial/industrial uses in the LI Zoning District, and to the east by Bethlehem Pike and a mixture of commercial/industrial/residential uses in the LI Zoning District. The site is proposed to be served by public water and public sewer facilities provided by Telford Borough Authority. Mr. Haas stated variance approval was obtained from the original applicant by the Zoning Hearing Board in November of 2022 to permit increased building height (45 feet where a maximum of 35 feet is required), increased impervious surface coverage, and increased woodland disturbance. It was noted that the plan was reviewed by the servicing volunteer fire company, Sellersville Station 27, regarding the increased building height, and they had no issues related to site access or firefighting concerns. The original applicant also obtained conditional use approval from Hilltown Township to permit the Warehousing (G7) use in the HI Zoning District in June of 2023, subject to the applicant complying to the 23 conditions of approval outlined in the written decision. Mr. Fulmer reviewed the proposed waivers as outlined in Wynn Associates, Inc. engineering letter dated November 18, 2024. After a lengthy discussion, items of concern by the Planning Commission included: traffic along Bethlehem Pike, parking, items that are being stored in the building, provision of a front yard buffer, size of the building, and steeper side slopes within the stormwater management basins. Mr. Christ noted the Conditional Use decision that was granted by the Board of Supervisors contained twenty-three items. Motion was made by Mr. Apple and seconded by Mr. Bartholomew to table the Suburban Equities, III, LLC Land Development project to have more time for review. A lengthy discussion ensued regarding the approval of the conditional use by the Board of Supervisors, and the Traffic Impact Study. The motion to table the project passed 3-2 with the majority of the Planning Commission members requesting the project come back to the Planning Commission in January with revised plans showing an increased buffer along Bethlehem Pike, information on the stormwater basins, and submission of copies of the Traffic Impact Study to the Planning Commission. Mr. Christ and Mr. Sichelstiel opposed the motion and suggested the Township Solicitor attend the next meeting. 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 (No Discussion): None.

9. PUBLIC COMMENT: None.

10. PLANNING COMMISSION COMMENTS: Mr. Christ noted this was his last meeting and thanked Jack McIlhinney, Jim Groff, Barb Salvadore, the Planning Commission, Lorraine Leslie, Lisa Faust, Theresa Spehar, Marianne Egan, Tim Fulmer/Bob Wynn, Terry Carnes, Jon Apple, and Eric Nogami. Mr. Nogami noted Mr. Christ did a fantastic job with Mr. Apple stating he never shied away from standing up and taking the position.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously, the December 2, 2024, Hilltown Township Planning Commission meeting was adjourned at 9:04 PM.

Respectfully submitted,



Deanna Ferry, DPA  
Township Manager

(\*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).