

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, JUNE 16, 2025**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Secretary, Eric Nogami at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members: Robert Sichelstiel, Carol Pierce, along with Township Engineer Timothy Fulmer. Jon Apple and Dave Bartholomew were absent.

1. APPROVAL OF MINUTES – action on the minutes of the May 19th meeting: Motion was made by Ms. Pierce, seconded by Mr. Sichelstiel, and carried unanimously to table the May 19th, 2025, meeting minutes due to Mr. Nogami's absence on May 19th. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) County Central Mini-Storage Land Development Waiver: Jason Smeland, P.E., was in attendance to request a waiver of land development for construction of a proposed building to replace an existing 2,331 SF barn in the PC-1 Zoning District, for Commercial or Industrial Crafts (Use G8). Mr. Smeland suggested that the building may be used for certain contracting uses, such as electricians, HVAC specialties and plumbing. The site contains a multi-family residential building near South County Line Road, and an under construction mini-warehouse in the rear of the site (Use E20). The site access driveway will be constructed as part of the mini-warehouse land development. Telford Borough Authority (TBA) provides public water and sewer facilities to the site.

Discussion ensued as Mr. Nogami asked Mr. Smeland to confirm the increased 1,818 SF of additional impervious surface at the site. Mr. Fulmer said the additional impervious surface area was factored into the design of the site's stormwater management facilities, such that the project will remain compliant with the Township's Stormwater Management Ordinance. The building project will also require review and approval by Bucks County Conservation District (BCCD). Four additional parking spaces will also be proposed to provide a total of 17 parking spaces to accommodate both the G8 use and the multi-family residential use. Ms. Pierce inquired about the material of the parking spaces, and Mr. Smeland confirmed that macadam is the parking surface. Mr. Nogami requested confirmation that the use of the property has not changed. Mr. Smeland discussed the bathroom requirement for the mini-storage use, which will be accommodated within the new G8 building. In addition, modification to the location of a row of buffer evergreens is proposed to accommodate the new structure.

A motion was made by Mr. Sichelstiel and seconded by Mr. Nogami to recommend approval of a waiver of land development, subject to compliance with the June 2, 2025 review letter from Wynn Associates, Inc. The motion passed unanimously.

b) J.L. Horgan Services, LLC Land Development Sketch Plan: Robert Iannozzi, Esq., project engineer, Chad Brensinger, and the principles of J.L. Horgan, LLC: J. Loucky, Matt and Brian Horgan were in attendance to present a sketch plan for construction of a contracting (Use G5) building on the 2.64 acres tract located along the northeast side of Bethlehem Pike within the PC-1 Zoning District. The site currently contains multiple existing structures with outside storage and parking. The sketch plan details the demolition of existing structures and the proposed construction of a 7,800 SF building, containing 2,400 SF of office space (Use D3) and 5,400 SF of contractor space (Use G5). The site plan identifies improvements to expand parking, outdoor storage and construct stormwater management facilities.

Mr. Brensinger discussed environmental resources, consisting of steep slopes and wetlands, that require protection in accordance with Section 160-28 of the Zoning Ordinance. A wetland study will be submitted as required by SLDO Section 140-23).

In addition, the applicant will comply with buffer yard landscaping requirements of ZO Section 160-33 where suitable vegetation does not currently exist. Mr. Fulmer suggested that the existing developed area of the site currently used for storage and parking may be considered man-made, and does not need to be accounted for in the steep slope tabulation.

Mr. Nagomi said that he would like further explanation of PennDOT's plan for at the site. Mr. Loucky Horgan stated that PennDOT will use the property's entire entrance way as the construction entrance, which may also include a proposed stormwater basin for temporary use during construction. Once PennDOT's project is complete, all ownership of the driveway entrance, and the basin, will be returned to the property owner. Mr. Fulmer read from the Wynn Associates Letter, from June 2, 2025, referencing that 37 parking spaces are required in conjunction with a paved accessible entrance to the site.

Additionally, Mr. Iannozzi discussed how drainage improvements and full width cartway leveling/overlay are not warranted. He highlighted that the on-lot sewage facilities will serve the site, which will be designed in accordance with PADEP requirements, and will receive approval from the Bucks County Department of Health. In further discussion, Ms. Pierce inquired about tree removal as indicated from the June 2nd Wynn Associates letter. Mr. Iannozzi and Mr. Fulmer jointly responded to Ms. Pierce by stating that the land development plan is still being developed. However, most of the landscaping is under the original plan, therefore, very little tree removal will occur.

Although the Planning Commission did not have major issue with the proposal, no official action was taken as the project is only a sketch plan.

c) Reserve at Orchard Hill (Schreiner Tract) Subdivision- Mr. Nate Fox, Esq. was in attendance to present a preliminary subdivision plan for the 10.01 acres tract along E. Walnut Street, north of Applewood Dr. and south of Country Road, within the CR-1 Zoning District, which is proposed to be subdivided into 25 townhome lots fronting on a proposed cul-de-sac street. Lots will be served by public water and sewer facilities owned by Hilltown Township Water and Sewer Authority (HTWSA).

Mr. Fox spoke from the Wynn Associate's letter, from June 2, 2025. It was discussed that the applicant elects to use the Townhouse (B4.4.7) with the maximum 25 dwellings. Mr. Nagomi asked about the garage layout. Mr. Fox responded indicating that the individual front-load garages are to be used to satisfy the off-street parking requirements of the Zoning Ordinance. Garages will be deed restricted from use for anything other than parking; and a voluntary setback will be established to ensure that driveways are long enough to enable off-street parking of vehicles.

Further discussion about the lots ensued. Cluster mailboxes will be used. It was noted that the mailbox cluster is not considered a declaration of common areas because the units are considered rental homes. The Township will retain an easement to make sure that the open space areas are accessible for maintenance, and also to ensure that open space areas are maintained in accordance with the plan. It was discussed that no fences will be permitted in the rear yards of the town homes. Mr. Fox highlighted that 35 feet wide Type 1 buffer yard has left significant privacy between the townhomes and the existing single family detached dwelling lots on Walnut Street. A buffer easement gives the right for The Township to access the buffer easement in compliance with (Z.O. Section 160-33).

In addition, Mr. Fox indicated that the proposed street design is honoring "Country Roads" residents' concerns regarding a potential through street. SLDO Section 140-30.A, does not permit cul-de-sac streets unless the applicant can demonstrate, to the satisfaction of the Township, that construction of a through street is not feasible. Mr. Fulmer said that the proposed cul-de-sac street will have a length of 653 feet and serve 25 dwelling units. This street will be accessible to all emergency, fire, and EMS vehicles.

Vineyard Court is the proposed future name of the cul-de-sac street. Mr. Fulmer recommends contacting servicing fire company to ensure that the proposed emergency access suits the need of the fire company. There's a single access point at Applewood Drive. All of the amenities of the Orchard Hill community will be available to the residents of the new development, with the exception of the pool.

Waivers of SLDO Sections 140-47.B & C, were discussed, as the applicant felt that provision of recreation facilities were unnecessary due to the fact that Orchard Hill amenities are nearby to satisfy the need of residents. Mr. Janetka, Mr. Nagomi and Mr. Fulmer discussed SMO Section 134-20.I (4), which contains limitations on the depth of detained runoff within stormwater management basin. The basin will have a surrounding fence to restrict access to the basin.

Ms. Pierce expressed concern over the stormwater run-off, mentioned during review of the prior sketch plan by a neighboring resident. Mr. Fox responded that that stormwater regulations have become much more stringent than in the 2000's. He proposed that the site plans have been designed with stormwater in mind and that there is significant stormwater management that will be on site. Detailed permitting processes will have to take place before one shovel of dirt would be turned over. He and his client's goal are to work with the neighbors and appease the community as a whole.

Mr. Janetka described the proposed stormwater and sewer collection swale in front and in back of the units. This directs runoff from all impervious areas into the wetland basins. The flow will be collected, detained and treated instead of running off of residents' properties. Mr. Janetka also indicated that the plan attempts to minimize tree disturbance, and reiterated that the proposed construction of stormwater basins will benefit the surrounding community in the post development condition because the rate of the run-off will be reduced. The plan consists of two stormwater management MRC basins, which are to be owned by the HOA, which require a Maintenance and Monitor Agreement prepared by the Township Solicitor. Additional comments related to stormwater management are included in the engineering drafting detail portion of the Wynn Associates review letter.

Due to the expansive amount of engineering details and waivers, Ms. Pierce motioned to table moving forward with The Reserve at Orchard Hill's plans. The motion was seconded by Mr. Sichelstiel. The motion was not approved, as Ms. Pierce and Mr. Nogami voted in favor, but Mr. Sichelstiel abstained from the vote. The applicant indicated that the plan will be revised and resubmitted for further consideration by the Planning Commission at the next meeting to be held in July.

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: None.
11. PRESS CONFERENCE: None.

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12. ADJOURNMENT: Upon motion by Mr. Sichelsteil, seconded by Ms. Pierce, and carried unanimously, the June 16, 2025, Hilltown Township Planning Commission meeting was adjourned at 8:41 PM.

Respectfully submitted,



Deanna Ferry, DFA
Township Manager

(*NOTE: These minutes were transcribed from notes and should not be considered official until approved by the Planning Commission at a public meeting).