

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, April 21, 2025

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

1. APPROVAL OF MINUTES – action on the minutes of the March 17, 2025, meeting: Motion was made by Mr. Apple, seconded by Mr. Nogami, and carried unanimously to approve the March 17, 2025, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Cablevision Lightpath LLC Conditional Use: Mike Malloy, Esq. of Obermayer Rebmann Maxwell & Hippel LLP and Scott Mease of Mease Engineering, P.C., were in attendance to present a proposed conditional use application to establish a Public and Commercial Utilities (F1) use on the 2.83 acres (net) parcel located on the southeast corner of Keystone Drive and Bethlehem Pike within the PC-1 Zoning District. The applicant proposes to construct three 7,744 SF buildings, 6 parking spaces, outdoor generator/electrical pads, and driveway access along Bethlehem Pike. The site will be served by public water provided by Telford Borough Authority, and will maintain a holding tank for on-lot sewage disposal. The potential construction of a bathroom was discussed to accommodate employees during their 2-3 monthly maintenance visits to the site.

Mr. Malloy discussed the “Addendum to Conditional Use Application” that emphasizes the applicant’s request for F1, Conditional Use Approval in accordance to Zoning Ordinance Section 160-94, that includes safe access, compatibility with existing uses, lighting and overall conformance to neighboring properties and residents. Coordinated, controlled planting of shade trees, planted berms and a double row of 25 evergreen trees will buffer along the southern property boundary, adjacent to residential properties along the south side of Orchard Road. According to Mr. Malloy, the timeline of the first proposed building’s construction will occur within the 1st quarter of the year, 2026.

Mr. Fulmer further discussed the conditions of Section 160-94. (A), of the Zoning Ordinance, that proposes a single driveway along Bethlehem Pike, which will be subject to review and approval by PennDOT as part of the Highway Occupancy Permit Process.

According to Zoning Ordinance section 160-33. D, it was noted that the building complex, parking and generator pads will be fenced. Mr. Mease described the purpose of the 6ft high, black, 4 inch spread spindled fence as part of the property’s security, that will include an electronic gate equip with surveillance. The board members requested the preparation of a full landscaping plan.

Discussion ensued as Mr. Fulmer stated that The Board of Supervisors may impose conditions on lighting to ensure that glare does not disrupt residential properties or motorists, and that all lighting must comply with sections 160-41. D (6) and 160-41. D (7).

It was discussed that the proposal is appropriate to the tract in question as it will not disrupt or destroy neighboring residential properties. Additionally, due to the limited number of vehicular trips, no negative traffic impact will occur as a result of the proposed use of the property.

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Motion was made by Mr. Nogami, seconded by Ms. Pierce, and carried unanimously to recommend that the Township grant Conditional Use Approval contingent upon the applicant's submission of a complete preliminary land development plan application, as indicated in the Wynn Associates, Inc. review letter dated April 7, 2025. 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): Mr. Fulmer indicated that the Jasinski Subdivision (10 residential lots, initially submitted in April, 2024) will be potentially scheduled for discussion at next month's meeting.

9. PUBLIC COMMENT: None

10. PLANNING COMMISSION COMMENTS:

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Apple seconded by Mr. Nogami, and carried unanimously, the April 21, 2025, Hilltown Township Planning Commission meeting was adjourned at 7:39 PM.

Respectfully submitted,



Deanna Ferry, DPA
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).