

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
MONDAY, MAY 27, 2025**

The regular meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Caleb Torrice at 7:00 PM and opened with the Pledge of Allegiance. Also in attendance were Supervisor Metzinger, Township Manager Deanna Ferry, Township Solicitor Jack Wuerstle, Township Engineer Timothy Fulmer, and Chief of Police Christopher Engelhart. Vice Chairman James Groff was not in attendance.

1. ANNOUNCEMENTS:

- a. Executive Session: Chairman Torrice announced there was an Executive Session earlier this evening prior to the meeting to discuss legal issues and personnel matters.

2. PUBLIC COMMENT ON AGENDA ITEMS: None.

3. CONSENT AGENDA:

- a. Minutes of April 28, 2025, Board of Supervisors Meeting  
b. Bills List: May 13, 2025  
c. Bills List: May 28, 2025

Motion was made by Supervisor Metzinger, seconded by Chairman Torrice, and carried unanimously to approve items b.-c. on the Consent Agenda. Motion was made by Supervisor Metzinger, seconded by Chairman Torrice and carried unanimously to table item a. on the Consent Agenda.

4. CONDITIONAL USE CONTINUANCE:

Motion was made by Supervisor Metzinger, seconded by Chairman Torrice, and passed unanimously to retire to deliberate on the Conditional Use Application for Cablevision Lightpath, LLC at 7:02pm.

- a. Hearing 2025-001 Cablevision Lightpath, LLC, 4697 Bethlehem Pike, Announcement

The Board of Supervisors Regular Meeting resumed at 7:09pm.

5. CONFIRMED APPOINTMENT: None.

6. LEGAL SOLICITOR'S REPORT:

- a. Zoning Hearing Board Appeal 2025-005 Quiet Acres – 126 & 150 Highland Park Road; Seeking Variance: Solicitor Wuerstle walked through the prior Zoning Hearing Board decision for this project, explained the reasoning behind the new request, and noted that there does not seem to be any need in the new request for the Solicitor to attend the Hearing. The Board confirmed that Solicitor Wuerstle did not need to attend the hearing.

Page 2  
Board of Supervisors  
May 27, 2025

- b. Zoning Hearing Board Appeal 2023-011 Garlan Properties, LP – 1279, 1281 & 1283 Rte. 113; Seeking Extension: Solicitor Wuerstle walked through the prior Zoning Hearing Board decision for this project, explained the new request was only an extension request for the prior decision to be implemented, and noted that there does not seem to be any need in the new request for the Solicitor to attend the Hearing. The Board confirmed that Solicitor Wuerstle did not need to attend the hearing.

7. PLANNING:

- a. Indian Valley Camping Land Development: Mr. Fulmer advised the Board of the status of the Planning Commission's review of this project, as well detailing his review letter. Following this introduction, Mr. Fulmer introduced Mr. Andy Schlosser of Schlosser & Claus Consulting Engineers, Inc. to go into the specifics of the project for the Board. Mr. Fulmer noted that as the Planning Commission recommended preliminary and final approval, the applicant would be looking for the same from the Board. Motion was made by Supervisor Metzinger, seconded by Chairman Torrice, and passed unanimously to recommend the preliminary and final land development plan for the application, conditioned upon the resolution of all items contained within the Wynn Associated review letter dated March 21, 2025, including the waivers, and to offer the ultimate right of way off of Spur Road along the frontage of the site for dedication to the Township.

8. ENGINEERING:

- a. County Line Plaza Land Development Maintenance Period Completion: Mr. Fulmer recommended the Board approve the end of the 18-month maintenance period, stating that all improvements and inspections are in satisfactory condition. Chairman Torrice asked for a motion to accept completion of the 18-month maintenance period for County Line Plaza and authorize the release of remaining financial security, subject to payment of all engineering, legal, and Township administrative costs by the applicant. A motion was made by Supervisor Metzinger, seconded by Chairman Torrice and passed unanimously.

9. UNFINISHED BUSINESS:

- a. Minsi Trail Roundabout Outreach, Supervisor Metzinger: Chairman Torrice noted that despite being on the agenda, Supervisor Metzinger did not have anything to comment on regarding this item. To which Supervisor Metzinger agreed.

10. NEW BUSINESS:

Motion to Approve H&K Extended Hours Request: Dr. Ferry advised the Board of the request for this month's extended hours at the Skunk Hallow Quarry and introduced Mr. Evan Sowers, Project Engineer for H&K, who was present in the place of Mr. Scott Drumbore, who was unable to attend last month and this month. Mr. Sowers began by

Page 3  
Board of Supervisors  
May 27, 2025

explaining that the extension requests were allowable per the 2005 agreement with the Township. Solicitor Wuerstle began asking Mr. Sowers some questions regarding operations. In his responses, Mr. Sowers noted that the quarry uses extended hours to fulfill both state contract work and private work. Further, Mr. Sowers advised that in the agreement, there is a stipulation requesting at least 14 days notice which is very hard for the quarry to follow, and explained why. Additionally, Mr. Sowers clarified he could not comment on some of the items that Solicitor Wuerstle was asking, but could confirm that the extended hours are for H&K operations only. Dr. Ferry also noted that there was not a request to operate in extended hours for April, despite H&K providing a report for extended hours being completed that month. Mr. Sowers said he was unable to comment on it and understood the need for open communication that Dr. Ferry was requesting of H&K. Chairman Torrice then requested additional information regarding extended hours for private customers. Mr. Sowers retorted that the agreement does not stipulate the type of customers that hours may be extended for. Dr. Ferry advised the Board she would again request Mr. Drumbore attend for the June meeting. Chairman Torrice asked for a motion to approve the extension of hours from June 1 to June 30<sup>th</sup> from 6:30pm – 6:30am, Monday through Saturday, striking the private customer line in their request. Motion was made by Supervisor Metzinger, seconded by Chairman Torrice, and carried unanimously.

11. MANAGER UPDATE:

- a. Forest Road Park Update: Dr. Ferry reviewed our most recent press release for the permanent closure of Forest Road Park and explained the Township's future monitoring plan for the park.

12. SUPERVISOR'S COMMENTS: Chairman Torrice discussed the recommendations coming over to the Board from the Park and Recreation Board. Supervisor Metzinger advised that he felt that Park and Recreation should vet through the recommendations a bit more before Supervisor input. Chairman Torrice further advised he would like Vice Chairman Groff have an opportunity to comment as well. Recommendations 1 through 8, and 10, were tabled. Whereas Recommendation 9, was approved for the Park and Recreation Board to meet with the Township Solicitor. Supervisor Metzinger also reminded everyone about the survey ongoing for the Park and Recreation Board.

13. PUBLIC COMMENT: Mr. Thomas Ruvo was in attendance to hear about Forest Road Park and the Minsi Trail Roundabout, and asked for an update on the Roundabout. Dr. Ferry gave a brief update on the Minsi Trail Roundabout, but noted the Township has not received much from the state.

14. PRESS CONFERENCE: None.

15. ADJOURNMENT: Upon a motion from Supervisor Metzinger, seconded by Chairman Torrice, and carried unanimously, the May 27, 2025, Hilltown Township Board of Supervisors meeting was adjourned at 7:58 PM.

Page 3  
Board of Supervisors  
May 27, 2025

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 Board of Supervisors at a public meeting).