

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MONDAY, August 18, 2025**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman, Jon Apple at 7:01 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members: Eric Nogami, Robert Sichelstiel, Carol Pierce, along with Township Engineer Timothy Fulmer.

1. APPROVAL OF MINUTES – Action on the minutes of the July 21st meeting: A motion was made for the approval of the July 21<sup>st</sup> meeting minutes by Mr. Sichelstiel and seconded by Mr. Nogami, and approved unanimously.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

- a) Village at Quiet Acres Land Development – 29 Dwelling Units / Highland Park Road: Christen Pionzio, Esq, attorney for Quiet Acres, presented the revised preliminary plan for development of 29 units in the MHP Zoning District. She reminded the Commission of the prior Rezoning Petition, which allows no more than 29 units for the 55+ community and would allow better access for emergency vehicles to both Quiet Acres I and II. Ms. Pionzio noted the Fire Chief was notified of the proposal, and responded in an email that the plan was “Approved”.

Ms. Pionzio also mentioned that reforestation is part of this proposal and noted that they have been working with a forester on improving the woodland and open space.

Timothy Fulmer, PE noted that in his letter, waiver comment 5(N) recommendation should be revised, as the requested plan revisions were already completed and he now recommends the waiver request for approval. Mr. Fulmer also noted that inlet 17B should be inlet 16A for the stormwater sewer inlet numbers on the plan.

Ms. Pionzio advised a waiver was requested for no curb and/or sidewalk on Highland Park Road as there is no sidewalk to connect to and noted that the road would be widened two feet and an overlay would be done on the entire width. Chairman John Apple stated the frontage is not long to which Ms. Pionzio stated it was 265 ft.

Ms. Pionzio stated the other waiver requested is to not require a tot lot/play area. Ms. Pionzio mentioned the community is 55+, so there are no children, and the residents will all have access to the clubhouse in Quiet Acres I and its amenities. Mr. Apple inquired what was included in the club house. Eric Williams, representative of Quiet Acres, noted it was a residence turned into a clubhouse which features a library, kitchen, meeting area, and craft room. Mr. Apple then inquired on the parking lot size to which Mr. Williams stated it was approximately 35 parking spots.

Discussion then ensued between Mr. Williams and the Commission regarding the roadways within Quiet Acres I and Quiet Acres II.

Mr. Eric Nogami asked Mr. Williams when a tenant sells, if the older units get upgraded. Mr. Williams advised that Quiet Acres will acquire the units, remove them, and replace

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MONDAY, August 18, 2025**

with a modular double wide set on blocks and add garages. Mr. Williams noted the homes then look like ranches.

Discussion continued between the Commission and Quiet Acres representatives on the roadway's placements and expansion access.

Mr. Apple inquired if the Commission had any further questions. There was none.

A motion was made to recommend approval subject to the August 7, 2025 letter from Wynn Associates, with the amendment to 5(N) to be stricken and noted as approved by Mr. Nogami, seconded by Mr. Sichelstiel and approved unanimously.

Mr. Fulmer advised that the recommendation to approve would be presented to the Board of Supervisors for their August 25, 2025 meeting unless an extension was requested by the applicant.

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 advised a plan came in after the agenda had been completed. Mr. Fulmer noted the plan is for the Johnson Minor Subdivision on Schultz Road which consists of two lots and mentioned it would be on the agenda for September.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: None.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Sichelstiel, seconded by Ms. Pierce, and carried unanimously, the August 18<sup>th</sup>, 2025, Hilltown Township Planning Commission meeting was adjourned at 7:30 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).