

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MONDAY, JULY 21, 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, Dave Bartholomew, Carol Pierce, along with Township Engineer Timothy Fulmer.

1. APPROVAL OF MINUTES – Action on the minutes of the May 19<sup>th</sup> and June 16<sup>th</sup> meetings: A motion was made for the approval of the May 19<sup>th</sup> meeting minutes by Ms. Pierce and seconded by Mr. Apple, which passed by a vote of 4-1-0, with Mr. Nogami abstaining due to his not being in attendance at that meeting. A motion was made to approve the June 16<sup>th</sup> meeting by Mr. Apple, seconded by Mr. Bartholomew, and approved unanimously.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: Mr. William (Bill) Schmon, of 62 Country Road, made a public comment in support of the emergency access road proposed between the cul-de-sac turnaround and Country Road as part of the Reserve at Orchard Hill Subdivision project. He thanked the Township for listening to the concerns of the Country Roads community and for implementing action on behalf of the community's outreach.

3. CONFIRMED APPOINTMENTS:

a) Reserve at Orchard Hill (Schreiner Tract) Subdivision: Mr. Sean Duffy, Esq., Obermayer Rebmann Maxwell & Hippel LLP, was in attendance to present a proposed 25 townhouse unit development, including a new cul-de-sac road. With respect to the July 9, 2025 Wynn Associates review of the revised subdivision plan, Mr. Duffy requested a favorable recommendation on the plan. Mr. Karl Janetka, P.E. of Van Cleef Engineering Associates responded to stormwater concerns raised by Mr. Bartholomew. In order to address the concerns relative to flooding, a deeper basin is proposed with a safety fence that requires a waiver of SMO Section 134-20.I(4), which contains limitations on the depth of detained water run-off within a stormwater management basin. According to mathematical calculations, Mr. Janetka said that the waiver, allowing the deeper basin, will choke water back and then release it at a later time, at a slower rate. He illustrated on the plan how the two basins connect together, and indicated that the combined flow from both basins meets the requirements of the Stormwater Management Ordinance. As the basins are designed as wetlands, they will be planted with shrubs and trees adding favorability to water quality and aesthetics. Mr. Apple asked who will be responsible for maintaining the wetland basin. It was verified by Mr. Fulmer that the property owner will be solely responsible for maintaining the basins.

Conversation ensued as Mr. Janetka discussed SLDO Section 140-30.A, which does not permit cul-de-sac streets unless it is determined that a through street is not feasible. Due to the strong opposition of the through street from the residents of the neighboring Country Roads Development, a cul-de-sac road is proposed.

Mr. Duffy referred back to the July 9<sup>th</sup> Wynn Associates review letter, and requested consideration of a capital contribution in lieu of replacement trees required by SLDO Section 140-37.G. Mr. Apple inquired upon the cost per tree. Mr. Duffy said that he will work on the reforestation cost with the Township. Because the required number of trees would potentially grow into each other once they are fully grown, the applicant suggested that 50 of the required 101 trees could be planted, while the applicant would offer a capital contribution in lieu of planting the remaining required number of replacement trees. Discussion ensued over the applicant's request for a waiver of required street improvements along Walnut Street, noting that there is only 15 feet of site frontage. Regarding a waiver of recreation land dedication, the applicant offered a capital contribution in the amount of \$2,685.00 per dwelling unit per the Township's Fee Schedule.

Mr. Sichelstiel made a motion to recommend preliminary approval of the subdivision plan, subject to compliance with the July 9, 2025 Wynn Associates review letter; a combination planting/capital contribution in lieu of replacement trees; a capital contribution for street improvements; and a capital contribution for recreation land dedication, seconded by Mr. Nogami, passed of 4 – 1, with Ms. Pierce dissenting.

b) Cablevision Lightpath, LLC Land Development: Scott Mease, P.E. of Mease Engineering was in attendance to present the land development plan for the 2.83 acres parcel located on the southeast corner of Keystone Drive and Bethlehem Pike. A fiberoptics use will be developed on the parcel pursuant to Utilities (F1) use within the PC-1 Zoning District. The site will be served by public water provided by Telford Borough Authority. A holding tank for on-lot sewage disposal was proposed. The site's access will be along Bethlehem Pike. Initially, site access, two parking spaces, a stormwater BMP, and one 7,744 square foot building will be constructed. Mr. Mease specified that a buffer yard will be planted where the commercial land abuts residential properties. A mixture of deciduous and evergreen trees and shrubs are proposed within the buffer area.

Mr. Apple inquired about the timeframe of the two additional buildings proposed for expansion of the fiberoptics business. The applicant described the project as phased, with the option of two additional future buildings of similar use, over the next 1-5 years. Mr. Mease requested consideration of waivers of SLDO Sections 140-28. P, 140-29. D (1), 140-35, and 140-36 which require street improvements, cartway widening, curbs, and sidewalk along existing roads. Regarding a possible capital contribution, Mr. Mease inquired as to whether the frontage of unopened Orchard Road could be excluded from the calculation of the fee, since the cartway is only 10 ft. wide. Relief from SLDO Sections 140-38C(2)(c)&(d) was also requested to allow use of alternate pipe material and a smaller diameter of storm sewer piping. Mr. Mease amended the applicant's request for waiver to add relief from SLDO Section 140-45.G(4), to allow an open space of less than 20 feet between the outside wall of the building, and parking spaces to permit access for the fire department's equipment. According to Mr. Mease, the plan will be submitted to the servicing fire company for review.

Mr. Bartholomew made a motion to recommend preliminary and final approval of the land development plan, subject to compliance with the July 9, 2025 Wynn Associates review letter, which was seconded by Ms. Pierce and passed unanimously.

c) Jasinski Subdivision: Scott Mease, Esq. presented a proposed subdivision of two parcels totaling 18.83 acres located along Highland Park Road. The parcels are to be subdivided into 10 single family detached dwelling lots within CR-2 Zoning District, utilizing provisions of Section 160-23.B(3) of the Zoning Ordinance.

Discussion ensued regarding the July 10, 2025 Wynn Associates review letter. Ms. Pierce inquired about the size of the lot, and Mr. Mease confirmed that the lots size is a little less than one-half an acre, and that the layout satisfies the open space requirements. Moreover, Mr. Fulmer noted that the basin located on the property is not counted towards open space. SLDO Section 140-37.G, requires 129 trees to be planted to replace existing trees to be removed during construction. The limited open space area waiver is requested in lieu of planting the required replacement trees.

Mr. Nogami made a motion to recommend preliminary approval of the Jasinski Subdivision plan, subject to compliance with the July 10, 2025 Wynn Associates review letter. Seconded by Mr. Bartholomew, and passed unanimously.

d) Solar Atmospheres, Inc. Land Development: Nicole Schwenk, P.E. of Gorski Engineering, was in attendance to present a land development plan involving two parcels located at the northeast corner of the intersection of Clearview Road and Sunny Road. The property currently contains an existing manufacturing (H1) use with the applicant's intention of consolidating the two parcels. A 29,204 SF building was proposed to connect the two existing main buildings on TMP#15-1-58-7 and TMP#15-1-58-4, and also construct two smaller additions (1,389SF and 924SF), proposed specifically for water cooling-chillers and a surge tank. The lots are served by public water owned by North Penn Water Authority, and public sewer facilities owned by Hilltown Township Water and Sewer Authority.

From The Wynn Associates June 24, 2025 review letter, Ms. Schwenk stated that the applicant's request to seek relief from maximum impervious surface coverage of the Zoning Ordinance was approved by the Zoning Hearing Board on June 16, 2025, to increase the maximum allowable impervious surface coverage from 60% to 65%. A Deed of Consolidation was recommended prior to or concurrent with land development plan recordation. In addition, written verification of approval for erosion and sediment control measures must be received from the Bucks County Conservation District as required by SLDO Section 140-40.

Discussion ensued regarding the requested waiver from SLDO Section 140-45C (2), which requires parking areas to be set back 15 feet from boundary lines and right-of-way lines. The waiver is sought to allow the proposed 10 space parking lot in front of the new building. If the parking area stays clear of Clearview Road, the request will be acceptable by the Township. Regarding the improvements on Clearview Road, the applicant agreed to amend the waiver request letter to seek relief from cartway overlay and sidewalk. A capital contribution will be considered in lieu of the construction of these improvements.

Ms. Schwenk discussed Section 140-45. G (4) of the Land Development Ordinance that requires a minimum of 20 feet of open space from the wall of the building and any parking space for emergency fire access. A waiver has been requested to permit 10 feet of open space, and the plan has been sent to the Souderton Station 84 Fire Chief for review.

Mr. Jamie Jones, President of Solar Atmospheres, was in attendance to answer Ms. Pierce's question about the number of employees. Mr. Jones explained that the business runs 24/7, and that the usage of the warehouse buildings is to house equipment.

Mr. Bartholomew made a motion to recommend preliminary and final approval of the land development plan, subject to compliance with items contained in the Wynn Associates review letter dated June 21, 2025, seconded by Mr. Sichelstiel and approved unanimously.

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: Hilltown resident, Glenn Wimmer of 1618 Seven Corner Road, inquired about Hilltown Township's Firearm Ordinance. Mr. Fulmer suggested attending the next Hilltown Township Board of Supervisor's meeting.

10. PLANNING COMMISSION COMMENTS: Mr. Nogami inquired about the restricted left turn access along Route 113 for the Wawa store at the intersection of Route 113 and Route 313. Mr. Fulmer said it was designed as required by PennDOT relative to a concern over traffic stacking up with cars at the light.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Apple, and carried unanimously, the July 21, 2025, Hilltown Township Planning Commission meeting was adjourned at 8:58 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).