

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, NOVEMBER 3, 2025**

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

1. APPROVAL OF MINUTES – action on the minutes of the September 15, 2025, meeting: Motion was made by Mr. Nogami, seconded by Ms. Pierce, and carried unanimously to approve the September 15, 2025, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

- a) Buccafuri Land Development Waiver: Rosario Buccafuri was present to request a waiver of land development to construct a detached accessory building as part of an A2 Nursery use. Timothy Fulmer, Township Engineer noted that the 960sqft non-residential accessory structure is for an existing nursery on over ten acres located on Schultz Road which had prior land development with stormwater management facilities constructed. Mr. Buccafuri advised the structure would have no water or sewer connections, would have electric and be used to store equipment.

A motion by Mr. Nogaini, seconded by Ms. Pierce and unanimously carried out to recommend approval of the land waiver development subject to the October 3, 2025 letter from Wynn Associates for the Buccafuri Land Development Waiver.

- b) Walmart (Hilltown Crossing) Land Development Waiver: Mike Meyers from Dewberry Engineering, Inc was present to request a waiver of land development to construct a 6,758sqft addition on an existing retail building within Hilltown Crossing Shopping Center. Vice Chairman Dave Bartholomew inquired if the addition is for online sales only or all customers. Mr. Meyers advised this is only for online sales and will have designated parking spots away from the main traffic. Discussion ensued between the Commission and Mr. Meyers about foot traffic and location.

A motion by Mr. Nogaini, seconded by Ms. Pierce and unanimously carried out to recommend approval of the land waiver development subject to the September 19, 2025 letter from Wynn Associates for the Walmart (Hilltown Crossing) Land Development Waiver.

- c) Rosenthal Tract Subdivision: Rich Carroll III of Hallmark Homes, along with Rob Cunningham of Holmes Cunningham Engineering, were present to further discuss the letter from Wynn Associates dated September 5, 2025. Mr. Cunningham handed out a letter dated October 21, 2025 from Holmes Cunningham Engineering, noting new additions to the waiver request that were not seen prior to the meeting by the Commission. Discussion ensued between the Commission, Mr. Carroll, Mr. Cunningham and Mr. Fulmer regarding the cartway reconstruction, sidewalks, curbing, and replacement trees.

Mr. Bartholomew inquired if anyone from the public had comments.

Dale Ott of 246 Mill Road spoke about his concerns regarding traffic on Swartley Road and Open Space. Ms. Pierce commended his speech.

June Brauer of 304 Swartley Road spoke about her concerns with truck traffic, soil being dumped and the bridge.

Charles Brauer of 304 Swartley Road spoke about his concerns with an asphalt versus concrete sidewalk as well as the widening of the roadway.

Mr. Bartholomew inquired if there was further public comment, of which there was none.

Ms. Pierce noted that she has been a volunteer planner for a combined 21 years between Bucks County and Hilltown with 100% attendance overseeing over 6,000 Act 247 reviews and notes this particular plan was the most egregious one she has seen in all those years.

Mr. Nogami noted he had concerns with the overall effect on the surrounding roads and traffic mentioning that this is already an unsatisfactory area which would potentially made worse.

Ms. Pierce stated she still had not received an answer from the last meeting on how to expect the fire department to respond from Hilltown Pike. Mr. Carroll stated that currently the fire department responds to that area with no issues, noting that Hilltown Pike is not within the frontage of the project and that the traffic and safety issues need to be addressed by PennDOT and the Township. Mr. Carroll noted that if asked by the Township, they would be willing to help with the concerns. Discussion continued between the Commission, Mr. Carroll and Mr. Cunningham regarding the community and traffic concerns.

A motion by Mr. Nogami, seconded by Mr. Bartholomew was made to recommend the preliminary project advance to the Board of Supervisors with an in-depth conversation regarding Swartley Road and safety concerns; and recommending that waiver request numbers 3, 4, 6, 8, 9, 20 from the letter dated October 21, 2025 from Holmes Cunningham Engineering being denied. Motion did not pass by vote of 2-0-1 with a nay from Ms. Pierce with qualifiers and changed to abstaining due to the plan being egregious in her opinion.

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 noted that the McColgan Lot Line Adjustment would be on the agenda in the near future for review.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: Ms. Pierce thanked the citizens who attended and spoke.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Ms. Pierce, seconded by Mr. Nogami, and carried unanimously, the November 3, 2025 Hilltown Township Planning Commission meeting was adjourned at 8:19 PM.

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Respectfully submitted,



Marianne Egan
Assistant Secretary

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