

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
WORKSESSION MEETING
MONDAY, NOVEMBER 10, 2025**

The regular scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Caleb Torrice at 7:03 PM and opened with the Pledge of Allegiance. Also present were Vice Chairman James Groff, Assistant Manager/Finance Director David Boscola, Township Engineer Timothy Fulmer, Solicitor Jack Wuerstle and Hilltown Township Chief of Police Christopher Engelhart. Not in attendance was Supervisor Joseph Metzinger.

1. ANNOUNCEMENTS:

- a. Executive Session- Chairman Torrice announced that an Executive Session took place prior to the start of the meeting to discuss legal and personnel matters.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None

3. CONSENT AGENDA:

- a. Minutes of the September 22, 2025 Board of Supervisors Meeting
- b. Minutes of the October 13, 2025 Board of Supervisors Budget Worksession Meeting
- c. Minutes of the October 13, 2025 Board of Supervisors Worksession Meeting
- d. Bills List: October 28, 2025
- e. Bills List: November 11, 2025

Motion was made by Vice Chairman Groff, seconded by Chairman Torrice, and carried out unanimously to approve items 'a' through 'e' as written. There was no public comment.

4. CONFIRMED APPOINTMENT: None

5. LEGAL SOLICITOR'S REPORT:

- a. ZHB Appeal 2023-011 Garlan Properties, LP – 1279, 1281, 1283 Rte. 113; Seeking Extension: Township Solicitor Jack Wuerstle noted a request was made for an additional six-month extension due to issues with PennDOT which Mr. Wuerstle noted is not unusual and usually uncontested by a Township unless there is an overwhelming reason. Mr. Wuerstle advised the Board that they could take no position, refer to the Zoning Hearing Board to decide or he could write a letter on behalf of the Board. Discussion ensued and the Board agreed to have Mr. Wuerstle write a letter on their behalf.

Resident Chris Engelhart of 808 Blooming Glen Road voiced his concerns over previous granted extensions and the lack of transparency with the application with PennDot from Garlan Properties, LP.

6. PLANNING:

- a. Buccafuri Land Development Waiver: Township Engineer Timothy Fulmer advised the Board that the Planning Commission at their November 3, 2025 meeting recommend the Township grant a waiver of land development for the proposed 960 sqft pole building for storage only with no water or sewer on an already approved site for nursery use with stormwater management, conditional upon the October 3, 2025 letter from Wynn Associates.

Motion was made by Mr. Groff, seconded by Mr. Torrice and carried out unanimously to approve a waiver land development for a 960sqft storage pole building, conditional to the October 3, 2025 letter from Wynn Associates.

- b. Walmart (Hilltown Crossing) Land Development Waiver: Township Engineer Timothy Fulmer advised the Board that the Planning Commission at their November 3, 2025 meeting recommend the Township grant a waiver of land development for the proposed addition for online sales. Mr. Fulmer introduced Mr. Meyer from Dewberry Engineers, Inc who advised the Board the addition would be on the opposite side of where the online order pick up is currently, would include water and sewer unlike previously stated, and noted the parking spaces would be re-aligned. Mr. Fulmer advised this would be over existing impervious area so stormwater would not be affected.

Motion was made by Mr. Groff, seconded by Mr. Torrice and carried out unanimously to approve a waiver land development for the addition to Walmart, conditional to the September 19, 2025 letter from Wynn Associates.

7. ENGINEERING: None

8. PARKS AND RECREATION RECOMMENDATIONS: None

9. UNFINISHED BUSINESS: None

10. NEW BUSINESS:

- a. Motion to Approve Ordinance 2025-003 Amending the Speed Limit of Narothyn Road and Mill Road: Motion was made by Mr. Groff, seconded by Mr. Torrice and carried out unanimously to approve Ordinance 2025-003 Amending the Speed Limit of Narothyn Road and Mill Road.
- b. Motion to Approve H&K Extended Hours Request November 1-30, 2025: Motion was made by Mr. Groff, seconded by Mr. Torrice and carried out unanimously to approve the H&K extended hours from November 1 through November 30 from 6:30pm to 6:30am.

11. MANAGER UPDATE: None

12. SUPERVISOR'S COMMENTS: None

13. PUBLIC COMMENT:

- a. Dale Ott of 246 Mill Road, inquired about tax percentages to purchase Open Space.

14. ADJOURNMENT: Upon a motion from Vice Chairman Groff, seconded by Chairman Torrice, and carried unanimously, the November 10, 2025, Hilltown Township Board of Supervisors Worksession Meeting was adjourned at 7:17 PM.

Page 3
November 10, 2025
Board of Supervisors

Respectfully submitted,



Marianne Egan
Assistant Secretary

(*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).