

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
MONDAY, MAY 26, 2026**

The regular scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Torrice at 7:05 PM and opened with the Pledge of Allegiance. Also present were Vice Charman James Groff, Supervisor Joseph Metzinger, Township Manager Dr. Deanna Ferry, Township Solicitor Jack Wuerstle, Township Engineer Timothy Fulmer, Chief of Police Christopher Engelhart, and Public Works Director Budd Hutchinson.

1. ANNOUNCEMENTS:

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

2. CONSENT AGENDA:

- a. Minutes of April 27, 2026, Board of Supervisors Meeting
- b. Bills List:
  - i. May 5, 2026
  - ii. May 12, 2026
  - iii. May 19, 2026
  - iv. May 26, 2026

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

3. CONFIRMED APPOINTMENT:

- a. Motion to approve John Snyder Proclamation, for 50 years of Volunteer Fire Service in Hilltown Township: President Torrice congratulates Mr. Snyder for his service and dedication to the township.
- b. Motion to approve EMS Week Proclamation for all EMS Companies which Service Hilltown Township.

4. BOARD APPOINTMENTS:

- a. Planning Commission:
  - i. One appointment to complete the existing term through 2027: Applicants: Alexis Schell, Kevin Foster: Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried out unanimously to appoint Kevin Foster to Planning Commission to complete the existing term through 2027.

5. LEGAL: Solicitors Report

Vice Chairman Groff made a motion to recess at 7:13pm, seconded by Supervisor Metzinger, and passed unanimously. Chairman Torrice opened the hearing on the Data Center Ordinance at 7:15pm.

- a. Public Hearing on Data Center Ordinance: Solicitor Wuerstle emphasized the importance of the ordinance, noting that it would be unconstitutional to discriminate against a specific use. He added that there are no pending data center applications and that the ordinance is intended to establish regulations proactively. He said the approval from the Board would not end the process but allow for continued revisions to strengthen the ordinance. Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and approved unanimously.

Chairman Torrice adjourned the hearing and continued the meeting at 7:46pm.

- b. ZHB 2026-005, Fiddle Tree LLC, 4610 Bethlehem Pike –Variance Request: Solicitor Wuerstle outlined the variance being requested; a variance allowing the height of an accessory structure to be over 35 feet. He noted that representatives filed a variance application the day after being questioned about the building height at the previous Board meeting. After a brief discussion, the Board agreed that Solicitor Wuerstle should attend the hearing to ensure clarity from the applicant.
- c. ZHB 2026-006, W. Hockman, 513 Telegraph Road- Variance Request: Solicitor Wuerstle outlined the variance being requested, a variance to allow a flag lot under ten acres, after which the Board advised that Solicitor Wuerstle would not need to attend the hearing.

6. PLANNING:

- a. Rosenthal Tract Subdivision: Township Engineer Timothy Fulmer reminded the Board of its previous conditional preliminary plan approval, noting the resubmitted final plan intent to address conditions. He then invited Mr. Carroll, the applicant’s representative, to provide any additional comments. Following a brief discussion, a motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously to approve final subdivision for the subject applicant contingent upon the resolution of all items within the letter from Wynn dated May 20,2026.
- b. Discher Land Development Waiver: Mr. Fulmer presented the project and invited Andrew Brennan, the applicant, and John Richardson, the project engineer, to comment. Following discussion, Vice Chairman Groff the made motion, seconded by Supervisor Metzinger, and unanimously passed to approved the land development waiver for the subject applicant conditioned upon all items contained in the Wynn’s letter dated April 8,2026.

7. ENGINEERING:

- a. Burger King Land Development (Rt. 313) Completion: Mr. Fulmer recommended that the Board allow Burger King to transition from the construction phase to the maintenance phase, noting that final permits had recently been received from DEP. Motion was made

by Vice Chairman Groff, seconded by Supervisor Metzinger, and unanimously approved to authorize commencement of the 18-month maintenance period regarding the subject applicant.

8. UNFINISHED BUSINESS: None

9. NEW BUSINESS:

- a. Motion to approve Resolution 2026-16, Providing for the Allocation of Funds in the 2026 Budget: Township Manager Deanna Ferry stated that the budget adjustment allocates \$14,000 from the fire fund for grant writing services to assist the seven fire companies, with \$2,000 allocated to each. Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously to approve Resolution 2026-16, Providing for the Allocation of Funds in the 2026 Budget.
- b. Motion to approve Resolution 2026-017, America 250: Dr. Ferry stated that the resolution supports the Pennsylvania Commission for the United States semi quincennial and an upcoming planned celebration. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and approved unanimously.
- c. Motion to authorize the Township Manager to sign the Grant of Right-of-Way with PPL for Blooming Glen Park on the Township's behalf: Dr. Ferry stated that the easement, requested by PPL, would improve service access and reliability for providers in the area. Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and approved unanimously.
- d. Motion to approve H&K extended hours for the month of June: Dr. Ferry noted that H&K is requesting extension of hours for the month of June, which they do annually. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously to approve the extension of hours for H&K to operate between the hours of 6:30pm and 6:30am, Monday through Saturday, between June 1, 2026 and June 30, 2026, excluding holidays and private customer jobs.
- e. ChalBrit EMS Financial Recommendations, Supervisor Metzinger: Dr. Ferry reminded the Board of its previous approval of an advisory committee to assist with ChalBrit EMS's financial situation and noted that the committee held its first meeting earlier that day. Supervisor Metzinger stated the need for an outside accounting firm and reported the committee's recommendation to fund a third-party accounting to assist ChalBrit. Chairman Torrice requested a motion to approve a \$5,000 restricted contribution for a third-party independent accounting firm to correct synchronization issues in QuickBooks, reconcile cash and debt balances, and provide an economic outlook through the end of 2026. Discussion ensued, ultimately coming to a motion to approve made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously.

10. POLICE CHIEF UPATE:

- a. April Report: Hilltown Township Chief of Police Christopher Engelhart reported there were 49 incidents, 2 criminal arrests, 3 criminal offenses, 10 citations, 11 warnings, and no traffic crashes within Silverdale Borough. Chief Engelhart reported there were 863 incidents with 43 criminal offenses and 30 arrests, 177 citations, 183 warnings, and 38 accidents, 27 of which were not reportable and 11 reportable within Hilltown Township. He noted there were 288 hours of training, 13,500 miles traveled and 163.5 hours of overtime, 101.5 of those hours being reimbursed overtime.

Chief Englehart shared the speed study for Miller Road, approved at the previous meeting, is currently in progress.

- b. Staffing Update: Chief Engelhart shared they are currently conducting trial periods for potential criminal investigators to fill the current vacancy.

Chief Englehart informed the Board of Perkasio Chief's request for two officers to assist with traffic control for Pennridge Community Day, as has been done in prior years, and provided an update on the Pennridge School District's automated bus violation ticketing system, including the April report. Chief Englehart reported there were 109 citations reviewed with 99 of those approved, sharing the highest violation locations to be at the 1900 block of Bethlehem Pike and the 700 block of Route 113.

11. PUBLIC WORKS DIRECTOR UPDATE:

- a. Update on Spraying Civic Park: Public Works Director Bud Hutchinson recommended delaying spraying to complete a turf assessment first. He also noted the need to aerate and seed both athletic fields and most of the park this fall.
- b. Road Seal Work and In-house Paving Update: Mr. Hutchinson outlined plans to complete in-house paving over a two-day period beginning the first week of July on Rickert Road. He also noted that AMS will complete township-wide chipping and seal coating over a five-day period starting the week following the in-house work. He added that he will keep Dr. Ferry updated on road closures to ensure timely public notification.
- c. Community Day of Service on June 6<sup>th</sup>: Mr. Hutchinson spoke positively about the Travis Manion tree planting event at Fairhill Park, noting that a tree will be dedicated to a local fallen veteran who passed in 2005, with a commemorative plaque to be installed. Dr. Ferry asked whether the Board should consider a donation for the plaque, and Mr. Hutchinson stated he would consider it, noting the significance of the event to his department.
- d. Upcoming Stormwater Work: Mr. Hutchinson shared there are two pipes and two inlets on South Perkasio Road that are needing to be repaired, expressing this should be completed by early the following week.

12. PARKS AND RECREATION UPDATE:

- a. Fairhill Road Parking Lot Expansion: Chairman Torrice stated that a former recycling lot at Fairhill Park, now covered with topsoil, could be repurposed for parking. He noted the need for additional parking and estimated that the area could accommodate approximately 60 spaces. Mr. Fulmer added that a concept plan could be prepared to assist with the proposal. Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and unanimously approved to further investigate Fairhill Road parking expansion.
- b. Mayall Field Pickleball and Parking Project: Chairman discussed the potential for pickleball courts at Mayall Field, with courts proposed on the left side and parking on the right. He also noted the possibility of a walking trail and the lack of playground equipment. Mr. Fulmer added that a concept plan could be prepared for this as well, the Board agreed. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and approved unanimously.

Chairman Torrice shared the initial estimate for the security cameras for Civic Park, coming in at \$622.36. He noted he was going to provide the quote to the Parks and Recreation. There was no comment from the Board.

Chairman Torrice presented quotes for repainting, resurfacing, and fence repairs at the basketball courts. Mr. Hutchinson emphasized the need to address cracks, noting that resurfacing is necessary. Dr. Ferry stated she did not anticipate budget concerns but requested time to review the quotes. The Board agreed to table the item until the next meeting.

### 13. MANAGER UPDATE:

- a. Civic Requests
  - i. Pennridge Community Day: Dr. Ferry presented a list of potential sponsorship guidelines, noting that last year's contribution was at the "Ad space" level. Following a brief discussion, a motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and approved unanimously to donate at the Ad space sponsorship level.
  - ii. Wines on The Hill Festival, Hilltown Township Volunteer Fire Company: Dr. Ferry stated the sponsorship level list was provided and invited Ashley James, secretary of the Hilltown Township Volunteer Fire Company and co-chair of the event, to speak. Dr. Ferry suggested a donation of \$250-\$500 and noted the importance of providing equal contributions to all fire companies serving the Township. Chairman Torrice proposed a \$500 donation, with no objections. A motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and approved unanimously.
- b. America 250, 2.5 Mile Fun Run: Dr. Ferry announced the America 250 Fun Run to be held at Fairhill Park on July 3rd at 9 am, kicking off Pennridge Community Weekend

events. She noted the importance of promoting the event to encourage community participation.

14. SUPERVISOR'S COMMENTS: None

15. PUBLIC COMMENT:

Mr. Muse of 805 Route 113 expressed concerns regarding speeding and sightline issues at the intersection of Blooming Glenn Road and Route 113. Dr. Ferry stated she recently met with Chief Englehart to address the concerns, adding increased police presence as well as a speed board.

Multiple residents from Keystone Drive and the Dorchester community addressed the Board regarding light and noise pollution from Cablevision and Waste Management, as well as concerns that both properties are unsightly. Residents, including Azlyn Beck and Mark Trotter, cited ongoing lighting and noise issues. Discussion ensued, ultimately ending with the Solicitor and Township Engineer stated that a decibel test is needed to determine compliance. The Board agreed to invite a Waste Management representative to a future meeting to discuss the concerns. Dr. Ferry noted that a formal complaint form is required before the Zoning Officer can conduct a site visit. The Board thanked the residents for their comments.

16. PRESS CONFERENCE: None

17. ADJOURMENT: Upon motion from Supervisor Metzinger, seconded by Vice Chairman Groff, and carried unanimously, the May 26, 2026, Hilltown Township Board of Supervisors meeting was adjourned at 9:38 PM.

Respectfully submitted,



Deanna Ferry  
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).