

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
MONDAY, JUNE 22, 2026**

The regular scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Torrice at 7:03 PM and opened with the Pledge of Allegiance. Also present were Vice Charman James Groff, Supervisor Joseph Metzinger, Hilltown 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 May 26, 2026, Board of Supervisors Meeting
- b. Bills List:
 - i. June 2, 2026
 - ii. June 9, 2026
 - iii. June 16, 2026
 - June 23, 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. Hilltown Township Police Department Accreditation: Jim Adams presented the department's accreditation certificate, which was accepted by Chief Engelhart. He noted the annual compliance reviews are required and that the accreditation process renews every three years. He also stated that approximately 20% of Pennsylvania municipal police departments are accredited and highlighted the differences between accredited and non-accredited departments.

4. BOARD APPOINTMENTS:

- a. UCC Board of Appeals:
 - i. Appoint Kelly Eberle, Grim, Behm & Thatcher, as Solicitor: Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried out unanimously to appoint Kelly Eberle as UCC Board of Appeals Solicitor.

5. LEGAL: Solicitors Report

- a. ZHB 2026-007, D. Nelk, 306 Moyer Road – Variance Request: Solicitor Wuerstle outlined the variances being requested; a variance allowing a detached accessory building in the front yard and a variance allowing front yard setback to be less than the required 45

feet, after which the Board agreed that Solicitor Wuerstle would not need to attend the hearing.

- b. ZHB 2026-008, M. Jones, 602 Church Road – Variance Request: Solicitor Wuerstle outlined the variance being requested, a variance to exceed the maximum allowed impervious surface ratio. He noted that the request was substantial and recommended sending a letter to the Zoning Hearing Board asking it to give the application careful consideration. After brief discussion, the Board agreed to a letter but determined that the Solicitor did not need to attend the hearing.

6. PLANNING:

- a. Jasinski Subdivision Sewage Facilities Planning Module: Township Engineer Timothy Fulmer stated that the project previously received preliminary plan approval, conditioned upon obtaining Sewage Facilities Planning approval from PADEP. He noted that the Planning Module has been completed and executed by the Hilltown Township Water and Sewer Authority and that Board approval of the Resolution for Plan Revision for New Land Development is required before it can be submitted to PADEP. Upon motion by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously to approve Resolution 2026-020 for Plan Revision for New Land Development.

7. ENGINEERING: None

8. UNFINISHED BUSINESS:

- a. Lightpath Exterior Presentation: Township Manager Dr. Ferry reiterated the concerns raised by residents at the previous meeting, the building's exterior. She asked whether any residents from the Dorchester neighborhood were present; none were.

Dr. Ferry noted that several residents raised concerns at the previous meeting regarding noise and light from the Waste Management facility as well. She invited Waste Management representatives Adrienne Fors and John Yoder to address the concerns. They reported that decibel readings are within permitted limits and stated that the planned landscaping is expected to help buffer both noise and light. They explained that light testing will be conducted after the barriers are installed.

Resident Barbara Geitz, 4416 Bethlehem Pike, expressed concerns about the noise from truck backup alarms. Waste Management representatives explained that the alarms are required for safety and cannot be disabled but stated they would explore quieter backup alarm options.

9. NEW BUSINESS:

- a. W.B Homes, Schmell & Boyd Tracts, Presentation: Chris Canava and Nate Fox of W.B Homes presented their proposed plan to rezone the property from RR to CR-1, allowing

approximately 63 acres of open space and 57 homes. The Board discussed the proposal, including the surrounding zoning districts, and provided feedback. No action was taken, as the applicants are seeking input before proceeding with a rezoning petition. Mr. Fulmer and Solicitor Wuerstle also reviewed the rezoning process and referenced a similar township case.

- b. Motion to approve Resolution 2026-019, Authorizing Participation in the DCED GCLGS Technical-Assistance Program and Authorizing the Chairman to Execute the LOA: Dr. Ferry explained that this is in regards to moving forward with the fire study, which was recommended by the Board approximately 9 months ago. Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously.
- c. Motion to Approve the Hilltown Township Fire Study LOU, with proposed additions to the Statement of Work: Dr. Ferry advised this is to add language to the study to specifically examine a potential merger between Hilltown and Silverdale Fire, as well as general staffing and response issues. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and approved unanimously.
- d. Motion to approve H&K extended hours for the month of July: Dr. Ferry noted that H&K is requesting an extension of hours for the month of July, which they annually do. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously to approve the extension of hours for Chalfont Asphalt and Quarry to operate between the hours of 6:30pm – 6:30am, Monday through Saturday, between July 1 and July 31, 2025, excluding holidays and private customers.

10. POLICE CHIEF UPDATE:

- a. Update on May Report: chief of Police Christopher Engelhart reported there were 52 incidents, 1 criminal arrest, 2 criminal offenses, 10 citations, 18 warnings, and 3 accidents within Silverdale Borough. Chief Engelhart reported there were 803 incidents with 61 criminal offenses and 21 arrests, 190 citations, 145 warnings, and 44 accidents, 18 of which were not reportable and 26 reportable with 5 injuries within Hilltown Township. He noted there were 234 hours of training, over 15,000 miles traveled and 191 hours of overtime, 150.5 of those hours being reimbursed overtime.
- b. Mill Road Speed Study: Chief Englehart shared that the Miller Road speed study encountered equipment battery issues and that additional batteries are being obtained to continue the study.

11. PUBLIC WORKS DIRECTOR UPDATE:

- a. Update on Road Mowing: Public Works Director Bud Hutchinson reported that road mowing is ahead of schedule and emphasized the importance of the work.
- b. Street Sweeping Update: Mr. Hutchinson stated that street sweeping was completed to throughout the neighborhoods.

- c. Oil and Chip Work: Mr. Hutchinson advised that the oil and chip project has been moved up two weeks, with work anticipated to begin on June 29. He added that temporary signage will be installed to notify motorists of the upcoming work.

12. PARKS AND RECREATION UPDATE:

- a. Approve Phase 1 of Basketball Court Resurfacing at Civic Park: Mr. Hutchinson discussed the condition of the backset ball courts and emphasized the need for sealing and resurfacing. He recommended delaying painting to ensure the cracks are properly sealed. Mr. Fulmer reviewed the bidding process, and Mr. Hutchinson noted he will be contacting a CoStar company to complete the work. A motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously to approve phase 1 of basketball court resurfacing at Civic Park for \$35,450.00.
- b. Sketch Plans for Mayall Field and Fairhill Road Park: Mr. Fulmer spoke on the sketch plan for Mayall Field, with the potential of 6 courts and a walking trail. He indicated that this is a concept idea as a lot of work will need to go into this as storm water management will be needed. The Board also noted Fairhill Road Park and the need for additional parking. Discussion ensued, followed by a motion made by Vice Chairman Groff, seconded by Supervisor Metzinger, and approved unanimously to have Mr. Fulmer continue to work on the sketch plans for Mayall Field and Fairhill Road Park.
- c. Civic Park Camera Update: Chairman Torrice shared that IT needs to determine capability prior. A brief discussion ensued, ultimately coming to the decision to table until the next meeting with the motion made by Supervisor Metzinger, seconded by, Vice Chairman Groff, and carried out unanimously
- d. Movie Night in the Park: Chairman Torrice added this item, stating himself and the Parks and Rec committee have been discussing a movie night, showing Zootopia 2 free of charge to the township residents on August 7. Discussion ensued; followed by a motion made by Supervisor Metzinger, seconded by Vice Chairman Groff, and approved unanimously to allocate a lump sum of \$2,000.00 to Parks and Rec to hold a movie night on August 7, 2026.

13. MANAGER UPDATE:

- a. America 250, 2.5 Mile Fun Run: Dr. Ferry noted that the America 250 Fun Run to be held at Fairhill Park on July 3rd, sharing the flyer and different aspects of the upcoming event.
- b. Update on Minsi and Rt 113: Dr. Ferry discussed the increase in traffic accidents at the intersection of Minsi Trail and Route 113. She noted that PennDOT plans to install a roundabout, with bidding expecting to begin in 2027. In the meantime, Dr. Ferry discussed the possibility of a temporary traffic signal and stated she spoke with the traffic engineer. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger and passed unanimously to approved the Manager to sign off on the traffic signal application.

14. SUPERVISOR'S COMMENTS: Vice Chairman Groff advised that Hilltown Township Water and Sewer Authority is proceeding with the PFOA filter project for Well 1. He noted that the engineer is unexpectedly unavailable, making it difficult to secure a replacement in time, and stated that he will likely present the project himself.

Chairman Torrice noted that Pennridge is in Minnesota representing Pennsylvania at the Special Olympics. He expressed appreciation to the Fire Department for providing a fire truck escort during the team's departure.

15. PUBLIC COMMENT

Resident Barbara Gitz, 4416 Bethlehem Pike, expressed concerns regarding the Fiddletree continuance and the related public notice. Solicitor Wuerstle explained the requirements and process for advertising continued hearings.

16. PRESS CONFERENCE: None

17. ADJOURMENT: Upon motion from Supervisor Metzinger, seconded by Vice Chairman Groff, and carried unanimously, the June 22, 2026, Hilltown Township Board of Supervisors meeting was adjourned at 8:37 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).