

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, JULY 6, 2026**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Vice Chairman Eric Nogami at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Stephen Lis, Kevin Foster and Carol Pierce, along with Township Engineer Timothy Fulmer. Kristine Hoffman was not in attendance.

Vice Chairman Nogami recognized the service of John Apple, who recently submitted his resignation to the Planning Commission after approximately 40 years of service. The Commission expressed its appreciation for his dedication and contribution to the Township.

Vice Chairman Nogami introduced new member Kevin Foster. Mr. Foster introduced himself and gave a brief introduction to his background.

1. APPROVAL OF MINUTES: Motion was made by Mr. Lis, seconded by Ms. Pierce, and carried unanimously to approve the April 6, 2026 meeting minutes, subject to verification and correction of the referenced lot counts and open-space acreage of the Diamond Street Property Subdivision Sketch Plan. There was no public comment.

Motion was made by Ms. Pierce, seconded by Mr. Lis, and carried unanimously to approve the April 20, 2026, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

- a. Jasinski Subdivision Final Plan: Mr. Scott Mease, PE presented the final subdivision plan noting that the preliminary plan approval had previously been granted and that the June 3, 2026 letter from Wynn contained primarily administrative and recording requirements.

Mr. Mease advised the waiver request is from item seven for the ordinance requirement for a twenty-foot-wide sanitary sewer easement with a proposed ten-foot easement for a sewer lateral connection. Mr. Mease advised the Hilltown Township Water and Sewer Authority reviewed the request and had no objection to the reduction in width due to it being a lateral connection.

Mr. Mease noted the project involves consolidation of two tax parcels located on the south side of Highland Park Road, with removal of the existing homes and creating nine residential lot under a cluster subdivision with the preservation of significant open space. Mr. Mease also noted that the stormwater facilities would be located on Lot 10.

Discussion ensued between the Commission members and Mr. Mease regarding the ownership and maintenance of the stormwater basin, open space preservation, sewer authority review and planning module requirements, tree replacement requirements and associated capital contributions as well as road dedication and utility easements. The Commission acknowledged that most of the substantive issues had been addressed during the sketch plan and preliminary plan reviews.

A motion by Mr. Lis, seconded by Ms. Pierce and carried unanimously to recommend approval of the Jasinski Subdivision Final Plan, subject to the Township Engineer's review

letter dated June 3, 2026, including approval of item 7 of the requested sanitary sewer easement width waiver.

- b. Weidner Tract Subdivision Final Plan: Mr. Ben Goldthorp presented the final plan for the subdivision which consists of approximately 27 acres with a total of twenty-one lots consisting of sixteen new residential lots within Hilltown Township, four residential lots withing East Rockhill Township and one existing home on South Perkasio Road to remain in Hilltown. Mr. Fulmer noted the road would be a privately owned and maintained by a homeowners' association.

Mr. Fulmer noted that the project has been under review for several years and has previously completed sketch plan, variance, and preliminary plan review stages noting that revisions were made in response to concerns raised by a resident regarding stormwater runoff and buffering at the April 6, 2026 Planning Commission meeting for an additional massing of evergreen buffering in the area in the back of lots 8 and 9. Mr Fulmer also clarified that previously discussed Japanese Zelkova trees are located entirely within East Rockhill Township and are not proposed within Hilltown Township.

Discussion ensued between Mr. Goldthorp and the Commission on whether a reserved future right-of-way should remain as shown or be modified to function as an emergency access easement only.

A motion by Mr. Lis, seconded by Ms. Pierce and carried unanimously to recommend approval of the Weidner Tract Subdivision Final Plan, subject to the Township Engineer's review letter dated June 8, 2026, and to recommend that the reserved right-of-way be converted to an emergency access easement.

4. PLANNING: Weidner Tract Sewage Facilities Planning Module Component 4A
Mr. Fulmer reviewed the DEP Component 4A form with the Commission members who completed and signed the form. Mr. Fulmer noted this is a standard form from DEP.
5. ORDINANCES/RESOLUTIONS: None
6. OLD BUSINESS: None.
7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY (No Discussion): Mr. Fulmer advised the Commission would need to meet as scheduled in two weeks for the review of the Phinney Minor Subdivision review and a sketch plan for a property located on Route 152.

Mr. Fulmer reminded the Commission that the Phinney Minor Subdivision requires action prior to July 31, 2026, unless an extension is granted by the applicant, in order to avoid a deemed approval under Pennsylvania Municipalities Planning Code requirements.

9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: Discussion ensued between the Commission regarding prior concerns associated with the Phinney Minor Subdivision property and tax

assessment matters with members noting the importance of conducting due diligence during the review process.

Vice Chairman Nogami inquired with Mr. Fulmer on the previously approved Rosenthal Tract Subdivision, to which Mr. Fulmer advised no further Planning Commission review was required following the final action by the Board of Supervisors. Vice Chairman Nogami requested it be noted that the Board of Supervisors made a motion to not require final Planning Commission review on the Rosenthal Tract Subdivision.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Ms. Pierce, seconded by Mr. Lis, and carried unanimously, the July 6, 2026 Hilltown Township Planning Commission meeting was adjourned at 8:09 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).