

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, May 9, 2005  
7:30PM**

The regularly scheduled Worksession meeting of the Hilltown Township Board of Supervisors was called to order by Vice-Chairperson George C. Egly, Jr. at 7:30PM and opened with the Pledge of Allegiance.

Also present were: Richard J. Manfredi, Supervisor  
Christopher E. Engelhart, Chief of Police  
Daniel Jenkins, Fire Marshal  
Lorraine E. Leslie, Township Treasurer

Vice-Chairperson Egly announced the Board met in Executive Session following the April 11, 2005 Worksession meeting in order to discuss legal matters, and then the H & K Quarry matter was discussed without Supervisor Manfredi in attendance. The Board participated in an Executive Session conference call on Friday, April 29, 2005 to authorize the hiring of special counsel for a legal personnel matter. The Supervisors also met in Executive Session prior to this meeting to discuss legal matters, and will meet in Executive Session following this meeting to discuss personnel matters.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY:

1. Mrs. Marilyn Teed of Mill Road asked what legal matters the Board discussed in Executive Session. Following the April 11, 2005 meeting, Vice-Chairperson Egly advised that the Board discussed the accident at the intersection of Hilltown Pike and Callowhill Road, the Conestoga Way parking issue, and the Metzger Zoning Appeal. The legal personnel issue that was discussed in the conference call on April 29<sup>th</sup>, prior to this meeting, and which will be discussed following this meeting is the matter regarding Officer James Kane.

B. APPROVAL OF MINUTES – Action on the minutes of the April 11, 2005 Worksession Meeting – Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly and carried unanimously to approve the minutes of the April 11, 2005 Worksession meeting as written. There was no public comment.

C. APPROVAL OF CURRENT BILLING – Vice-Chairperson Egly presented the Bills List dated May 10, 2005 with General Fund payments in the amount of \$72,326.48, Park and Recreation Fund payments in the amount of \$643.67, State Highway Aid Fund payments in the amount of \$1,328.74, and Escrow Fund payments in the amount of \$18,933.44; for a grand total of all payments in the amount of \$93,232.33.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to approve the Bills List dated May 10, 2005, as presented. There was no public comment.

D. TREASURER'S REPORT – Vice-Chairperson Egly presented the Treasurer's Report with the following balances as of April 30, 2005:

General Fund Checking	\$ 425,507.71
Payroll Checking	\$ 1,286.45
General Reserve Fund	\$ 23,461.07
Open Space Fund	\$ 854,612.27
Park and Recreation Fund	\$ 96,004.95
Road Equipment Fund	\$ 97,724.55
Fire Fund Checking	\$ 74,764.88
Debt Service Checking	\$ 264,002.30
State Highway Aid Checking	\$ 242,267.86
Escrow Fund Checking	\$1,600,076.36
Capital Projects Fund	\$ 43,354.99

Supervisor Manfredi noted that the revenue projections for building permits are down, and if Mr. Taylor believes those revenues will continue to decline, the Board needs to consider other actions on the expense side.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to approve the Treasurer's Report dated April 30, 2005, subject to audit. There was no public comment.

E. PUBLIC WORKS REPORT – Mr. Buzby was on vacation. A copy of the Public Works Report for the month of April, 2005 is on file at the Township office.

F. POLICE REPORT – Chief Christopher Engelhart – Chief Engelhart presented the Police Report for the month of April 2005; a copy of which is on file at the Township office. Discussion took place regarding speed details.

Supervisor Manfredi noted that the Board had previously expressed concern with the intersection of Callowhill Road and Rickert Road with respect to the number of rolling stops by through traffic, as well as the timing problems of the traffic signals at the Callowhill Road/Rt. 113 intersection and the Rt. 113/Diamond Street intersection. Chief Engelhart had thought the Callowhill Road/Rt. 113 traffic signal problem had been corrected, however he will check the status.

Chief Engelhart advised that Officer James Kane was suspended as a result of his recent arrest, and special counsel has been hired to handle this matter for the Township.

G. CODE ENFORCEMENT REPORT – Mr. David W. Taylor, Code Enforcement Officer – Mr. Taylor was not ill and not in attendance this evening.

H. FIRE MARSHAL REPORT – Mr. Daniel Jenkins, Fire Marshal – Mr. Jenkins presented the Fire Marshal Report for the month of April 2005; a copy of which is on file at the Township office.

Supervisor Manfredi mentioned recent complaints concerning sprinklers in dwellings in the Longleaf Subdivision, and asked if an investigation has been performed with respect to those sprinklers. Mr. Jenkins has been contacted by three individuals who have experienced problems, and has visited with two of those individuals. He recommended that any other residents who have experienced similar problems should contact his office. Supervisor Manfredi received correspondence from Mr. Kouassi Kouakou of 433 Longleaf Drive, which also referenced similar complaints made in 2001. He directed Mr. Jenkins to contact Mr. Kouakou and to investigate this matter to determine if there has been any violation of Codes or if there is anything the Township can do to assist the residents with this matter. Vice-Chairperson Egly also spoke to Mr. Taylor about this issue, and suggested that Mr. Jenkins coordinate with him.

Supervisor Manfredi wondered if Mr. Jenkins is on target for adoption of an Ordinance to conduct fire inspections. Mr. Jenkins has contacted the Township Solicitor, who reviewed and made some minor changes to the draft Ordinance, which he should be receiving in a day or two. Supervisor Manfredi asked that Mr. Jenkins provide the Board with a copy of the final draft Ordinance once it has been received.

I. WATER AND SEWER AUTHORITY REPORT – Mr. James C. Groff, Authority Manager – Mr. Groff read the Authority Report for the month of April 2005; a copy of which is on file at the Township office.

J. ZONING HEARING BOARD REPORT – No one was present. A copy of the Zoning Hearing Board Report for the month of April 2005 is on file at the Township office.

K. HILLTOWN FIRE COMPANY REPORT – No one was present.

L. SILVERDALE FIRE COMPANY REPORT – Mr. John Gillespie, Chief – Mr. Gillespie read the Silverdale Fire Company Report for the month of April 2005, a copy of which is on file at the Township office.

Supervisor Manfredi asked for a status report with respect to EMS and the volume of calls for emergency medical treatment. Mr. Jenkins attempted to contact Mr. Dan Harris from the Governor's Center, who is conducting the review of the eight fire companies who service Hilltown Township, however he has not yet received a call back. The last Mr. Jenkins heard there was another 30-day delay. He hopes that the report being provided by Mr. Harris will shed some light on the EMS issue. Supervisor Manfredi asked Mr. Jenkins to follow-up with Mr. Harris to ascertain an expected completion date. Discussion took place.

M. PLANNING COMMISSION REPORT – Mrs. Denise Hermany, Secretary – Mrs. Hermany presented the Planning Commission Worksession meeting minutes of May 2, 2005; a copy of which is on file at the Township office.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to immediately forward the draft of the proposed amendments to the Zoning Ordinance, which have been prepared by the Bucks County Planning Commission, to the Hilltown Township Planning Commission for review, once it has been received. There was no public comment.

The Planning Commission prepared a draft letter for the Supervisor's review, asking the neighboring property owner between Calvary Church and First Service Bank to consider agreeing to the continuation of the proposed road widening and improvements in front of their property. Supervisor Manfredi was agreeable to sending the letter, as long as it is made very clear that the Township cannot force the property owner to do these roadway improvements. Vice-Chairperson Egly agreed. The Township Secretary was directed to draft a letter for the Board's review with the recommended language.

The Planning Commission tabled discussion of the proposed checklist for subdivision submission pending the hiring of a Township Manager to implement the process. Supervisor Manfredi stated that the absence of a Township Manager should not affect this issue since there is still infrastructure in place in the administrative office to accomplish this.

The Planning Commission had been considering flip-flopping their Worksession and regular meeting dates so that the regular PC meeting would follow the regular Supervisor's meeting. The reason for this consideration was to allow the Supervisors the benefit of having the approved Planning Commission regular meeting minutes available for review prior to acting on a subdivision/land development plan that might be before them. Rather than changing meeting dates, Mr. Beer had suggested that developers be prohibited from seeking approval from the Supervisors at their meeting following the Planning Commission's regular meeting. Mrs. Lynn Bush of the Bucks County Planning Commission advised the Planning Commission that Doylestown Township established

this policy, and it appears to be working very well. She was not concerned about the MPC's required 90-day review period since extensions are normally requested anyway. Discussion took place. Supervisor Manfredi felt that Mr. Wynn should be consulted, since he is the one who actually processes the subdivision plans.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously to authorize Mr. Wynn and Mrs. Bush to discuss this issue and to provide a written recommendation at the June Supervisor's Worksession meeting. There was no public comment.

With regard to the Guttman Re-zoning Request, Mrs. Bush was not sure if the Bucks County Planning Commission had received this zoning change request, and appeared to have no knowledge of it being reviewed. The Supervisors advised that Mrs. Seimes would follow-up on this matter to determine if the Bucks County Planning Commission received the Guttman Re-zoning Request.

N. PARK AND RECREATION BOARD REPORT – No one was present.

O. OPEN SPACE COMMITTEE REPORT – Mr. John Wietecha, Chairperson – Mr. Wietecha presented the Open Space Committee Report for the month of April 2005. A team of Open Space Committee members reviewed and graded a property, however a report has not yet been completed. The Committee is also in the process of reviewing the procedure involved with filing for grants.

Supervisor Manfredi attended a seminar concerning recreational grants and funding at the PSATS convention in April. He noted that funding is available, however regional planning is being encouraged with respect to parks/recreation and open space that is being tied together through passive recreation. Supervisor Manfredi suggested that the Park and Recreation Board and the Open Space Committee consider joining forces to obtain grant monies. Discussion took place.

P. CONFIRMED APPOINTMENTS:

1. Mr. David Trusal – Conestoga Way Parking – Mr. Trusal read the following statement into the record:

“The Conestoga Way parking problem has been here for several decades. The tens of thousands of people who have traveled through this area knew that it was a bad situation a long time ago. It has been said that in the last twenty-five years there have been few incidents in this narrow area. It has been said that parking is tight for the Conestoga Way residents. I will show with pictures that this is not the case. The number of incidents in this area is not really the problem. You have an unsafe situation that has existed for

twenty-five years, and the pictures clearly show just how people are driving through this area. The pictures show that there are enough parking spaces for the residents to park.

Right now, the residents are just spreading their cars out on both sides of the road, which is solely for the convenience of the residents and is not necessary. It has been said that this tight passing situation slows down cars. The only thing that slows drivers is oncoming traffic trying to squeeze through this narrow area. I have gone up to this area ten nights in a row to check the parking situation to see where residents are parking. I think it is obvious that some Heather Drive residents are also parking on Conestoga Way. Maybe they like exiting the rear of their houses to get to their cars. Conestoga Way residents have ample parking without using their garages. Most people are probably using the garages for storage. Virtually all of the residents have room for two cars in the driveway and also have some on-street parking. There are plenty of parking spaces for guests as long as everyone does not expect to park in front of their house. No one wants to park any further from their destination than they have to.

The real issue is about the safety of thousands of people who travel through this narrow area every year. It should never have been for the convenience of a few people. Currently, this is exactly the situation that we have. Chief Engelhart recommended that that the no parking area be extended along Conestoga Way to Summit Avenue. I feel that this would be the best and safest solution. This would improve visibility for southbound cars and would help to keep them from driving down the middle of the road. There are enough spaces to accommodate the cars that are being parked on both sides of the street. The Conestoga Way residents will be able to back out of their driveways without having parked cars block their view on the home side of the road. The northbound side of Conestoga Way would allow parking from the curb cut to Heather Drive. There is enough space in this area to park about ten cars. Some of the residents will, of course, find parking spaces in another area if this area fills up. This change has been long overdue and only the Board of Supervisors can make this change. Please look over the pictures and give careful consideration to making a change of this unsafe situation.”

Mr. Trusal presented copies of his statement along with several photographs of the roadway in question for the Board and Chief Engelhart's review.

2. Mrs. Kathy Newman – Stormwater Drainage – Pleasant Meadows – Mrs. Newman of 402 Brookside Drive in the Pleasant Meadows development was in attendance, representing herself and several of her concerned neighbors, including the Gebler family, the Dennis family, the Fisher family, and the Newman family, and the Johnson family. Mrs. Newman advised that there is a swale with an easement on a property located on Yarrow Court, with a culvert under Thistle Lane. The purpose of the culvert is to drain stormwater from an uphill property. Mr. Taylor, the Code Enforcement Officer met with Mrs. Newman and her neighbors on April 11, 2005 to

investigate conditions and to determine whether or not there was an obvious blockage or diversion of drainage. Mr. Taylor did not, however, have subdivision plans available at the time of his visit to the site.

Since construction of the newest neighboring subdivision, which is located uphill from the site, and the drought-busting Hurricane Floyd, Mrs. Newman commented that there have been dramatic changes in the water flow to properties in her neighborhood. During the last two storms of Monday, March 28<sup>th</sup> and Saturday April 2<sup>nd</sup>, she and her neighbors experienced more water flowing through their yards than was flowing through the swale itself. Mrs. Newman stated that wet basements, soil erosion, rotted landscaping and flooded yards take a long time to dry, if at all, and this situation has kept the affected neighbors from using their lawns. She and her neighbors are requesting that the Township Engineer, with plans in hand for the three phases of the Pleasant Meadows Subdivision, review this situation in a timely manner and keep the Board advised of his findings.

Mr. Phil Dennis of 406 Brookside Drive has lived in the area of the Pleasant Meadows Subdivision since its inception, and prior to the easement being installed. He advised that a farm was once located on the property behind his, and the stormwater flowed along the two edges of the farm property before joining together at the corner. Mr. Dennis believes the easement was constructed to carry the flow of that stormwater away from the site. When the new subdivision was constructed, the ground was sloped from the dwellings all the way down to the rear of the yards, which in his opinion leaves no place for the stormwater to flow except through his and his neighbor's properties. Mr. Dennis advised that the soil in his yard has been eroded to the roots of the trees, and there is a 6-8" deep ditch carved into his yard from the flow of the stormwater.

Supervisor Manfredi suggested that Mr. Wynn, Township Engineer, and Mr. Buzby, Director of Public Works, collaborate to review the Pleasant Meadows Subdivision plans and then provide the Board with a written report in advance of their June 13, 2005 Worksession meeting. Vice-Chairperson Egly agreed.

**Q. OLD BUSINESS:**

1. Correspondence was received from Mr. Rick Bevilacqua requesting a staff meeting to review a sketch plan for a potential 6-lot subdivision with access through Elizabeth Lane in the Reserve at Hilltown Subdivision. Mr. Bevilacqua has agreed to provide the required \$500.00 escrow for this meeting.

The Supervisors were agreeable to a staff meeting with Mr. Wynn, Township Engineer, and Mrs. Bush, Township Planner, provided the Board receives a written report as to what issues were discussed at that meeting.

2. The Board considered a proposed Resolution authorizing and empowering Berkheimer Associates to impose and retain costs of collection on delinquent taxes. Mrs. Leslie explained that there was a slight change to Act 192, which required additional but transparent administrative procedures, thereby precipitating the adoption of this Resolution.

Motion was made by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously **to adopt Resolution #2005-23, authorizing and empowering Berkheimer Associates to impose and retain costs of collection on delinquent taxes.** There was no public comment.

R. MYLARS FOR SIGNATURE: None.

S. PUBLIC COMMENT:

1. Mrs. Alice Kachline of 529 Mill Road requested that the reporters in attendance advertise the fact that there has been a change in polling location for the Blooming Glen I Voting District from here at the municipal building to the Penridge Full Gospel Tabernacle located at 720 Blooming Glen Road, just off Rt. 113, in Blooming Glen. The Supervisors directed Mrs. Leslie to notify the newspapers to publish this change in polling locations as well.

2. On behalf of Susan Brickajlik who was ill this evening, Mr. Walter Drill of 2515 Hilltown Pike wished to make an addition to page 16 (end of first paragraph) of the April 11, 2005 Worksession meeting minutes, as follows -

**“Mrs. Brickajlik presented a copy of a number of her fund raising suggestions that were not considered feasible for Deep Run’s own site on Hilltown Pike, which are now being considered or used to obtain funding for the Township-owned property at Rt. 152 and Fairhill Road. At that time, the target goal for the Township-owned site leased by Deep Run was \$450,000.00 over ten years.”**

Mr. Drill advised that Mrs. Brickajlik, at the April 11<sup>th</sup> meeting, had provided the Board with a copy of Deep Run’s fundraising comments from their Board of Director’s meetings. Further, the Deep Run Board of Directors met on April 11<sup>th</sup> as well, announcing that their fund raising goal is now \$1 million dollars over a five-year period, a copy of which Mr. Drill provided to the Supervisors this evening.

T. SUPERVISOR'S COMMENT:

1. Mrs. Leslie explained that the company who handles recycling for the Township is asking the Board to consider sending correspondence to the State Legislature and/or adopting a Resolution in support of continuing the \$2.00 per ton trash disposal fee, which is proposed to end in 2009. Discussion took place. The Board tabled this issue for further consideration.

U. PRESS CONFERENCE: A conference was held to answer questions of those reporters present.

V. ADJOURNMENT: Upon motion by Supervisor Manfredi, seconded by Vice-Chairperson Egly, and carried unanimously, the May 9, 2005 Hilltown Township Board of Supervisor's Worksession Meeting was adjourned at 8:29PM.

Respectfully submitted,

Lynda Seimes  
Township Secretary  
(\*These minutes were transcribed from tape recordings taken by Mrs. Lorraine Leslie, Township Treasurer).