

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, APRIL 16, 2018**

The regular scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:30 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Terry Carnes, Eric Nogami, Kirk Hansen, Jon Apple, and Township Engineer, C. Robert Wynn.

2. APPROVAL OF MINUTES – action on the minutes of the March 19, 2018 meeting – Motion was made by Mr. Nogami and seconded by Mr. Hansen to approve the March 19, 2018 meeting minutes as written. Motion passed 4-0-1 with Mr. Carnes abstaining from the vote. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

a) Arbors at Hilltown Subdivision – Final Plan – Richard Carroll – Orchard Road – 15 Lots – Mr. Richard Carroll, Hallmark Building Group, and Robert Cunningham, P.E., Holmes Cunningham, LLC, were in attendance to present the Arbors at Hilltown final plan. Mr. Carroll reviewed Mr. Wynn’s review letter dated April 5, 2018 stating they will comply with everything contained in the letter. Mr. Carroll pointed out several items listed in the review letter stating trees will be planted along the north and south sides of the access strip, they have reached out to the neighboring property owner in regards to the sight distance easement and still need to finalize the details before the next Board of Supervisor’s meeting, in regards to the capital contribution - they will correct a few items and take the credits for the pedestrian access ramps, they will comply with the replacement tree calculations, and, since the plan has been revised, they will resubmit to the Bucks County Conservation District in regards to the NPDES permit. Motion was made by Mr. Carnes, seconded by Mr. Hansen and carried unanimously to recommend final plan approval for the Arbors at Hilltown contingent upon the items contained in Mr. Wynn’s review letter dated April 5, 2018. There was no public comment.

5. PLANNING:

a) Pileggi Associates L/D Waiver – Route 113 – 10,000 SF Pole Building – Solicitor Scot Semisch and Mr. Joe Pileggi were in attendance to present the Stone Depot land development waiver plan for a 10,000 square foot pole building. Solicitor Semisch stated the pole building will be constructed on impervious surface and stormwater runoff will run into existing stormwater facilities. Solicitor Semisch reviewed Mr. Wynn’s review letter dated April 6, 2018 and stated

they will comply with all of the items contained in the letter. Mr. Christ clarified a settlement agreement was executed between the property owner and the Township in regards to the project. Motion was made by Mr. Apple, seconded by Mr. Carnes and carried unanimously to recommend the Pileggi Associates Land Development Waiver for the 10,000 square foot Stone Depot pole building contingent upon the items contained in Mr. Wynn's review letter dated April 6, 2018. There was no public comment.

6. ORDINANCES: None.
7. OLD BUSINESS: None.
8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY: None.
10. PUBLIC COMMENT: None.
11. PLANNING COMMISSION COMMENTS: None.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Carnes, seconded by Mr. Apple and carried unanimously, the April 19, 2018 Hilltown Township Planning Commission meeting was adjourned at 7:40 PM.

Respectfully submitted,

Lorraine E. Leslie
Township Manager/Treasurer

(*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Planning Commission at a public meeting).