

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARY SCHEDULED MEETING  
MONDAY, SEPTEMBER 23, 2019**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:00 PM and opened with the Pledge of Allegiance. Also in attendance were Supervisor James Groff, Township Manager Lorraine Leslie, Chief of Police Christopher Engelhart, Township Engineer C. Robert Wynn, Township Solicitor Gregory Sturn, and Finance Director Marianne Egan. Vice-Chairman Ken Bennington was absent.

1. ANNOUNCEMENTS: None.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
  - a) Minutes of the August 26, 2019 Board of Supervisors Meeting
  - b) Bills List – September 9, 2019
  - c) Bills List – September 24, 2019
  - d) Financial Statement – August 31, 2019

Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously to accept and approve items a) through d) on the Consent Agenda as written. There was no public comment.

4. CONFIRMED APPOINTMENT:
  - a) Dalton Bell – Eagle Scout Project – Dalton Bell, Boy Scout Troop 133, was in attendance along with Scout Master, Greg Woodside, to discuss his Eagle Scout project consisting of the construction of a 44' x 20' pavilion at St. Peter's Lutheran Church located on Hilltown Pike. Mr. Bell continued to state the pavilion will benefit the congregation for outdoor events and activities along with The Boy Scouts of America, Boy Scout Troop 187, Alcoholics Anonymous, the Hilltown Fire Company annual fundraiser, 4-H Clubs, and other non-profit organizations. Chairman McIlhinney confirmed with Mr. Bell the pavilion can be used by all non-profit organizations in addition to those listed by Mr. Bell. Mr. Bell stated, through fund raising and donations, he has raised \$23,870.00 of the \$26,000.00 total cost of the project and respectfully requested the Board of Supervisors waive the \$1,600.00 zoning/building fees. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously to waive the zoning/building fees for Dalton Bell's Eagle Scout project for the construction of the 44' by 20' pavilion at St. Peter's Lutheran Church located on Hilltown Pike. There was no public comment.

5. LEGAL:

a) Public Hearing to Adopt Resolution No. 2019-017 – Adoption of the Comprehensive Plan Update 2019: Solicitor Sturn stated the public hearing to adopt Resolution No. 2019-017 for the Hilltown Township Comprehensive Plan Update 2019 was properly advertised for approval and adoption.

The September 23, 2019 Board of Supervisors meeting was recessed to open up the Public Hearing for the adoption of Resolution No. 2019-017 for the Hilltown Township Comprehensive Plan Update 2019.

Public Comment: June Brauer, 304 Swartley Road, questioned what the updates to the Comprehensive Plan consisted of. Ms. Leslie stated there are copies in the Township office for public viewing. Supervisor Groff stated the Comprehensive Plan has been discussed for at least 2 years.

Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously to approve and adopt Resolution 19-017 for the Hilltown Township Comprehensive Plan Update 2019. There was no additional public comment.

The September 23, 2019 Board of Supervisors meeting reconvened.

b) Resolution No. 2019-018 – Notice of Jacob & Jayne Wildemore (977 Upper Stump Road, Chalfont, PA) application to join the Hilltown Township Agricultural Security Area: Solicitor Sturn stated Resolution No. 2019-018 is to authorize the submission of an application by Jacob & Jayne Wildemore (977 Upper Stump Road Chalfont, PA) to join the Hilltown Township's Agricultural Security Area. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously to approve Resolution No. 2019-018 for the submission of the application of Jacob & Jayne Wildemore (977 Upper Stump Road, Chalfont, PA) to join the Hilltown Township's Agricultural Security Area. There was no public comment.

c) Approve and Execute HRES Hilltown Corner, LLC Agreements for the Proposed Wawa: Solicitor Sturn stated the Stormwater Facilities Maintenance and Monitoring Agreements, the Extinguishment of Easement Agreement, and the Development Agreement for HRES Hilltown Corner, LLC (proposed Wawa) have been prepared and requests a motion to approve and execute the documents. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously, to approve and execute the HRES Hilltown Corner, LLC Agreements for the new Wawa. There was no public comment.

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6. PLANNING:

a) Suh Minor Subdivision – 2 single family lots – 827 Green Street: Mr. Wynn stated the Planning Commission recommended preliminary/final plan approval for the 2 lot Suh Minor Subdivision located at 827 Green Street per Mr. Wynn's review letter dated July 16, 2019. Matt Hostrander, who presented the plan to the Planning Commission, indicated that all the items of the review letter would be all "will complies" but could not speak on item 2E regarding street improvements or capital contribution in-lieu-of. Mr. Wynn stated the project is a minor subdivision with no plans for immediate construction but planning modules have been submitted. He continued to state there is no information on the plan regarding the six-acre building lot that is being created. Mr. Bernard Suh was present and stated he will comply with all of the items in Mr. Wynn's review letter and confirmed there is no immediate building plan. After discussion, the Board agreed to defer the street improvements by way of a Restrictive Covenant, stating if a house is developed on the property in the future, the Township could reconsider the improvements and what would be required at that time. Mr. Wynn confirmed that notes would be placed on the plan indicating the restrictive covenant. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously to approve the proposed 2 lot Suh Minor Subdivision at 827 Green Street contingent upon Mr. Wynn's review letter dated July 16, 2019 and subject to a Restrictive Covenant be placed on the plan in regard to deferring the fee-in-lieu items including the street improvements and the recreation land fee. There was no public comment.

b) Assal Lands Subdivision – 4 lots in Hilltown/8 lots in New Britain – access from Curly Mill Road: Mr. Wynn stated the CNBTJSA (Chalfont/New Britain Township Joint Sewage Authority) Sewage Capacity Approval Residential Form for the Assal Lands Subdivision needs to be executed by Hilltown Township in order for the sanitary sewer design to be reviewed. Mr. Wynn noted there still needs to be a Planning Module and an Intermunicipal Agreement. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously to approve the execution of the CNBTJSA (Chalfont/New Britain Township Joint Sewage Authority) Sewage Capacity Approval Residential Form in order for the Assal Lands Subdivision sanitary sewer design to be reviewed. There was no public comment.

7. ENGINEERING:

a) Rickert Road – Tree removal from stone access lane: Mr. Wynn stated the Public Works Department have been cutting the stone access lane to the open space that the Township owns on Rickert Road, so it is now accessible to remove trees in the area of the proposed trail and

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would like authorization to seek proposals to remove trees for the next Board meeting. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously for Mr. Wynn to seek proposals to remove trees for the proposed trail. There was no public comment.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) Scott Drumbore – H&K – Requesting for extension of hours for October for the Concrete and Asphalt Plant at the Skunkhollow Quarry: Chairman McIlhinney stated H&K has requested to operate the concrete batch plant, asphalt batch plant, and the crushing plant between the hours of 6:30 pm to 6:30 am, Monday through Saturday, between October 1, 2019 and October 31, 2019, excluding holidays, for the PennDOT projects per their letter dated September 16, 2019. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously, to grant the extension of hours for the month of October for the Concrete and Asphalt Plant at the Skunkhollow Quarry per their letter dated September 16, 2019 with the exception of striking the part in the letter in regard to "and/or private customers."

Public Comment: Carl Wagoner, 601 Hilltown Pike, stated, in the spring, there was a time when the gravel trucks were running all night. Chairman McIlhinney stated the quarry does not run every night or all night long and is running per contract requirements with the State of Pennsylvania and the Turnpike Commission.

b) Salt Bid Results for the 2019-2020 Season: Township Manager, Lorraine Leslie, stated Hilltown Township joined in with the Consortium to bid on salt for the 2019/2020 season and Morton Salt, Inc. was the low bidder at \$48.50 per ton delivered. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously to accept the Consortium salt bid from Morton Salt, Inc. at \$48.50 per ton delivered for the 2019-2020 season. There was no public comment.

c) Michael Raphael – vacant seat on the UCC Appeals Board: Ms. Leslie stated a vacancy was created on the UCC Appeals Board due to Dave Hersh being appointed to the Zoning Hearing Board. Dave Taylor, Building Code Official, requests the Board's consideration in appointing Michael Raphael to serve a term on the UCC Appeals Board that would expire December 31, 2023. Motion was made by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously to appoint Michael Raphael on the UCC Appeals Board through December 31, 2023. There was no public comment.

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10. SUPERVISOR'S COMMENTS: Chairman McIlhinney stated Supervisor Bennington was not available for the meeting, which is very rare, but he should be back for the next meeting.

11. PUBLIC COMMENT:

Maryellen Knudson, 524 Hilltown Pike, questioned what the UCC Board is.

Ray Lagomarsino, 1311 Diamond Street, questioned the reasons why the yard waste facility was closed. Landscapers, lack of enforcement by the municipal Judge, and people abusing the facility were discussed as the reasons for the closing of the yard waste facility. Chairman McIlhinney stated the Township is trying to work with a potential recycle client to see if something can be worked out for the residents.

Dave McDowell, 825 Upper Stump Road, stated that maybe a regional facility can be built, and contractors would pay a fee to use it.

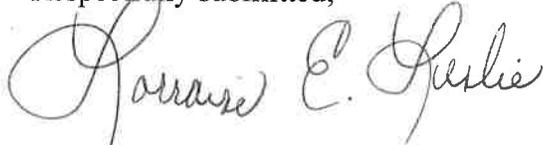
Carl Wagoner, 601 Hilltown Pike, stated the agenda was not listed on the internet. It was noted that the agenda is listed on the website the Thursday before the meeting and minutes are on the website after they are approved.

Neil Barrella, 505 Swartley Road, asked when the Zoning Hearing Board meets. It was noted the Zoning Hearing Board meets (typically on Thursday evenings) when an application is received, and the meetings would be listed on the website calendar.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Groff, seconded by Chairman McIlhinney and carried unanimously, the September 23, 2019 Hilltown Township Board of Supervisors meeting was adjourned at 7:35 PM.

Respectfully submitted,



Lorraine E. Leslie  
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).