

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARY SCHEDULED MEETING  
MONDAY, DECEMBER 10, 2018**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:03 PM and opened with the Pledge of Allegiance. Also in attendance were Vice-Chairman Ken Bennington, Supervisor James Groff, Township Manager Lorraine Leslie, Township Engineer C. Robert Wynn, Township Solicitor Stephen Harris, and Chief of Police Christopher Engelhart.

1. ANNOUNCEMENTS: Chairman McIlhinney announced there was an executive session prior to the meeting to discuss legal matters.

Chairman McIlhinney stated the swearing in of the new police officer will be moved up on the agenda. Chief Engelhart stated he requests that Kristian Hanus be sworn in as Badge #27 with the Police Department. Mr. Hanus will be filling the position due to the retirement of Lieutenant Randall Tanghe after 32 years with the police department. Chief Engelhart thanked Lieutenant Tanghe for his dedication and service to the police department and to the Township. He continued to thank all of the officers for the hard work and hours that they have put in while the department was shorthanded. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to approve Kristian Hanus as a Police Officer of Hilltown Township. There was no public comment. Hilltown Township Board of Supervisors Chairman, John B. McIlhinney, proceeded with the swearing in and gave the Oath of Office to Officer Hanus.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONSENT AGENDA:

- a) Minutes of the November 12, 2018 BOS Meeting
- b) Financial Report – November 30, 2018
- c) Bills List – November 27, 2018
- d) Bills List – December 11, 2018
- e) 2019 Dublin Fire Company Agreement
- f) 2019 Silverdale Fire Company Agreement
- g) 2019 Sellersville Fire Department Agreement
- h) 2019 Telford Fire Company Agreement

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

4. CONFIRMED APPOINTMENT: None.

5. LEGAL:

a) Hearing for Adoption of SALDO Amendments: Solicitor Harris stated the amendment to the Subdivision and Land Development Ordinance was advertised for adoption. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to adopt Ordinance #2018-004 amending Chapter 140 of the Code of Hilltown Township, Subdivision and Land Development Ordinance. There was no public comment.

b) Solicitor Harris stated there is an amendment to the Arbors Planned Community Act which makes revisions to the provisions of the common facilities. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to approve the revisions to the Declaration of the Arbors Planned Community Act. There was no public comment.

c) Solicitor Harris stated the Bishop Winery Zoning Hearing decision will be made on Thursday night and has been discussed with the Board of Supervisors. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to approve the proposed ZHB decision for the Bishop Winery subject to the requirement which states at least 50% of the grapes must be grown on the site within ten years. There was no public comment.

6. PLANNING:

a) Wawa Land Development/Subdivision Plan: Mr. Wynn stated the Wawa Land Development/Subdivision plan was reviewed by the Planning Commission on November 19, 2018 during which time the review letter dated November 7, 2018 was discussed and formed the basis for a recommendation of Preliminary and Final plan approval for the Phase 1 subdivision and land development plan, and Preliminary land development plan approval only for Phase 2 (fast food restaurant). Julie Von Spreckelsen, Esq. was in attendance along with Kathleen Hess and Mike McManamey on behalf of the applicant, Eric Britz, P.E., Bohler Engineering, Greg Richardson, Traffic Planning & Design, and Mike Cordel, real estate project engineer to discuss the five acre property at the southeast corner of the intersection of Routes 113 and 313. The proposal is to demolish the existing Wawa and subdivide the property into two lots. Lot 1 will comprise of 2.6 acres and will be improved with a 5,585 sq. ft. Wawa convenience store with 8 fuel dispensing facilities, 67 parking spaces; eight of which will be oversized, enhanced stormwater management

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facilities, as well as the utility upgrades (public water and sewer). Lot 2 will comprise of 1.5 acres and will be improved with a 4,388 sq. ft. fast food restaurant, drive thru, 44 parking spaces, and enhanced stormwater management facilities as well as the utility upgrades. There will be enhanced buffering surrounding the perimeter of both of the proposed lots. Access is proposed to be a right in, right out, and left out driveway on Route 113, and a full movement access on Route 313. Traffic improvements include installation of a 275 ft. eastbound deceleration lane on Route 313, ADA upgrades, and widening proposed on Route 113 to facilitate the right turn ingress into Lot 1. Variances were granted in regards to buffer yards, signage, and parking for the fast food restaurant. Ms. Von Spreckelsen stated Mr. Wynn's review letter dated November 7, 2018 and the Township Traffic Engineer review letter dated October 19, 2018 are will comply. Dublin Fire Chief's review letter dated November 16, 2018 states no issues with the plan. Chairman McIlhinney requested information regarding traffic flow from the users of the facility from both roads. Eric Britz, P.E., reviewed the traffic patterns from both Route 113 and Route 313 along with Greg Richardson, Traffic, Planning & Design, who reviewed the traffic studies of the intersection with the Weiss Market project and the additional gasoline service provided by Wawa. Mr. Richardson continued to state even with the increase of traffic, the overall levels of service is reducing the delay at the intersection and also reducing queues on certain approaches. Supervisor Bennington discussed his concerns regarding the one exit/entrance from Route 313, the 24/7 lighting that is proposed, and the control of leakages, spills, and contamination at the site. Mr. Britz stated the lighting will be LED with full cut off following the latest ordinance. Mr. Britz continued to state the latest fuel system package was submitted to Mr. Wynn for review with no comments along with Wawa working with the State and Federal Government in regards to the recovery and venting system while meeting all of the latest regulations. Mr. Britz discussed the phasing of the project and the addition of a truck turning template for delivery vehicles serving the restaurant pad site on Lot 2. Motion was made by Supervisor Groff, seconded by Supervisor Bennington (including his concerns regarding the lighting that should be LED and faced down, protection of the neighboring properties from gas leaks, and having controls making the area less dangerous), and carried unanimously to approve Preliminary/Final plan approval for Phase 1 of the Wawa land development/subdivision plan and Preliminary land development plan approval for Phase 2, the fast food restaurant, contingent upon Mr. Wynn's review letter dated November 7, 2018, which includes the compliance of all of the waivers. There was no public comment.

b) Henofer Tract Preliminary Plan: Mr. Wynn stated the project as removed from the agenda.

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c) Venue at Hilltown Sketch Plan: Mr. Wynn stated the Venue at Hilltown is a sketch plan and does not require any action from the Board of Supervisors and was reviewed by the Planning Commission with no recommendation. Carrie Nase-Poust, Esq. was in attendance to present the project along with Sam Carlo, Lennar Homes, and Eric Britz, P. E., Bohler Engineering. The property is located on Swartley Road at the intersection of Route 309. It is comprised of 6 parcels which would create a total project area of approximately 68 acres. The applicant is proposing to do a lot consolidation of 48 acres (Tract 1) and then subdivided with the 25 acres into the project area. There are two properties located on Route 309 to be consolidated into the overall project identified as Tract 2 (2.7 acres) and Tract 3 (1.1 acres). A portion of the property is currently zoned PC-1 and the remainder of the property is zoned RR. The applicant is proposing to develop the site as a B-7 Retirement Village which includes re-zoning a portion of the property to PC-1. There is a petition currently pending before the Board which is proposing to re-zone Tracts 6 & 7 and to also include the 25 acres. The project comprises 171 units; 52 twins, 57 townhouses, and 62 singles with all having two parking spaces per unit and overflow parking throughout the site. There is a secondary access planned along Route 309, four stormwater basins, open space, clubhouse, and recreational amenities. The development will be a Planned Community with an HOA and private roads. Mr. Carlo reviewed the proposed housing types within the development. Chairman McIlhinney commented on the curves in the roads on prior plans. Mr. Carlo stated they will look at the curves on the plan again. Mr. Carlo stated the front facades will be brick or manmade stone with vinyl siding with prices ranging in the \$350,000 - \$375,000 range for the townhomes, low \$400,000 for the twins, and upper \$400,000 for the singles. Supervisor Bennington questioned the one lane bridge on Swartley Road and stated there is a major issue at the intersection at Hilltown Pike and Swartley Road that needs to be addressed at the planning stage. Mr. Carlo stated they will look at it during the land development process and address any issues that comes up to improve Swartley Road. A traffic study will be completed during the preliminary plan to determine what is needed. Ms. Nase-Poust reviewed Mr. Wynn's engineering letter dated November 12, 2018 stating they will comply with a majority of the items and discussed items that will be address at land development. Supervisor Bennington stated there are problems on Route 309 with the timing of the traffic lights which need to be looked at by PennDOT. Solicitor Harris stated the re-zoning and the land development will run simultaneously. Since the project was a sketch plan, no action was taken.

Public Comment:

Neil Barella, 505 Swartley Road, discussed concerns over the one lane bridge on Swartley Road and the dangerous situation.

June Brauer, 304 Swartley Road, discussed concerns over the number of houses, traffic, the creek, the re-zoning, and environmental concerns over the junk yard.

d) Philadelphia Glider Council Land Development Waiver: Mr. Wynn stated the project was before the Planning Commission which recommended a land development waiver for a 35' x 56' modular clubhouse to be placed on the property owned by the Philadelphia Glider Council located on Route 152 per Mr. Wynn's review letter dated November 1, 2018. Mr. Wynn stated the applicant submitted information regarding the stormwater and it meets the criteria for exemption provided they submit a capital contribution to the stormwater management fund in the amount \$2,150.00. The site is served by public water and a holding tank until public sewer is available. A holding tank permit will be required by the Township and Bucks County Department of Health along with a sewer escrow. The applicant, Matt Giannini, stated they will comply with all items in Mr. Wynn's letter dated November 1, 2018. Mr. Wynn confirmed there will not be a formal plan. Solicitor Harris stated he personally thought, even though land development plan approval is waived, there should be a plan that is recorded so there is something of record that shows what is on the property. Mr. Wynn stated there will be a zoning permit plan. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to grant a land development waiver to the Philadelphia Glider Council for a 35' x 56' modular clubhouse contingent upon Mr. Wynn's review letter dated November 1, 2018. There was no public comment.

7. ENGINEERING:

a) Hilltown Reserve II – Maintenance Period Completion: Mr. Wynn stated the cul-de-sac extension has been removed in Hilltown Reserve, has been re-paved, and recommends the Board's acceptance of the completion of the maintenance period and the return of remaining escrow less any Township costs. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to accept the completion of the Hilltown Reserve II project and return the escrow less any engineering/solicitor costs. There was no public comment.

b) Growing Greener Grant – Authorization to re-advertise riparian corridor plantings in January: Mr. Wynn stated he requires authorization to re-advertise in January for a February bid opening for the riparian corridor plantings to be done in the springs. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize the re-advertising in January for a February bid opening for the riparian corridor plantings. There was no public comment.

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8. UNFINISHED BUSINESS:

a) Adoption of the 2019 Budget: Ms. Leslie stated, for the 8<sup>th</sup> year in a row, there is no tax increase. Ms. Leslie briefly reviewed the proposed budget stating the Township is debt free. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to adopt the 2019 Hilltown Township Budget. There was no public comment.

9. NEW BUSINESS:

a) Swearing in of the New Police Officer: This was done at the beginning of the meeting.

b) Scott Drumbore – H&K – Requesting for extension of hours for January 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 January 1, 2019 and January 31, 2019, excluding holidays, for the PennDOT projects per their letter dated December 3, 2018. Motion was made by Supervisor Groff, and seconded by Chairman McIlhinney, to grant the extension of hours for the month of January for the Concrete and Asphalt Plant at the Skunkhollow Quarry per their letter dated December 3, 2018 with the exception of striking the part in the letter in regards to "and/or private customers." The motion passed 2-1 with Supervisor Bennington having the opposing vote. There was no public comment.

c) Ted Heimbach – Pennridge Community Center: Mr. Ted Heimbach, Executive Board President of the Pennridge Community Center, was present to discuss the center, the services and activities that are provided to the members, along with the room rentals. Mr. Heimbach thanked the Board of Supervisors for their generosity.

d) Barbara Feldman – Auditor: Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to appoint Barbara Feldman as auditor for 2019. There was no public comment.

10. SUPERVISOR'S COMMENTS: Supervisor Bennington clarified the next Board of Supervisors meeting will be the Re-Organization meeting to be held on January 7, 2019 at 7:00 P.M. Supervisor Bennington wished everyone in the Township a Merry Christmas and a blessed New Year.

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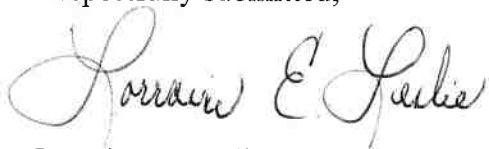
Supervisor McIlhinney wished everyone a Merry Christmas and a Happy New Year. Supervisor Groff wished everyone Happy Holidays.

11. PUBLIC COMMENT: None.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, the December 10, 2018 Hilltown Township Board of Supervisors meeting was adjourned at 8:32 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).