

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARY SCHEDULED MEETING
MONDAY, AUGUST 26, 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 Vice-Chairman Ken Bennington, Supervisor James Groff, Township Manager Lorraine Leslie, Chief of Police Christopher Engelhart, Township Engineer C. Robert Wynn, Township Solicitor Stephen Harris, and Finance Director Marianne Egan.

There was a moment of silence in memory of George C. Egly, former Supervisor and Chief of Police for Hilltown Township.

1. ANNOUNCEMENTS: Chairman McIlhinney stated there was an Executive Session prior to the meeting to discuss legal matters.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
 - a) Minutes of the July 22, 2019 Board of Supervisors Meeting
 - b) Bills List – August 13, 2019
 - c) Bills List – August 27, 2019
 - d) Financial Statement – July 31, 2019
 - e) MMO 2020 – Non-Uniform & Uniform Pension Plans

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

4. CONFIRMED APPOINTMENT:
 - a) Caitlin Sofranko – Hilltown Ridge – Caitlin Sofranko, 3221 Berry Brow Drive, Chalfont, was in attendance on behalf of some of the residents of Hilltown Ridge, to discuss an incident of a bullet that traveled through the neighborhood breaking the glass and landing in the windowsill of a home on Revere Drive that was fired from a residence on Township Line Road during target shooting. The Police Department stated the homeowner was in compliance with the current ordinance. The residents ask that the ordinance be revised. Hoon Jung, 1210 Revere Drive, stated it was his window that the bullet hit, is uncomfortable, and is very concerned for his family and residents of the neighborhood. Chris Engelhart, Hilltown Township Police Chief, stated he

shares the concerns for the safety of the residents. He continued to state the ordinance was adhered to and it appears that it was a skip round. The DA was consulted about the incident and concluded there is no criminal charge applicable in this circumstance. Chief Engelhart stated a letter was sent to the homeowner to confirm the information that the police have on record and ask they cease shooting permanently. Supervisor Bennington stated the Township cannot regulate hunting but can tighten up the ordinance. Chief Engelhart stated there are steps to take to tighten up the ordinance such as to the height of berms, substantial back drop, etc. He continued to state he will seek model ordinances from other municipalities and consult with the Township Solicitor. All of the Supervisors agreed to tighten up the ordinance.

Public Comment:

Rob Boyajieff, 1212 Revere Drive, questioned the definition of a skip round.

Gopol Sanathara, 1241 Revere Drive, stated something needs to be done.

Chris Eby, 4210 Horseshoe Way, stated the ordinance is clear and the spokesperson for the incident does not speak for everybody in the development.

b) Carrie B. Nase-Poust, Esq. – Presentation on behalf of Country View at Hilltown:
Carrie Nase-Poust, Esq., was in attendance to present a site plan for the proposed Hilltown Promenade project consisting of a 194-unit retirement village located at Swartley Road and Route 309. The applicant proposes amending the zoning ordinance by allowing a B7 Retirement Village in the RR District by Conditional Use and amending certain regulations for a B7 Retirement Village. Ms. Nase-Poust discussed the proposed ordinance in regard to the current B-7 regulations, minimum site area of 65 acres, adjacent to the PC-1 Zoning District and/or a portion located within the PC-1 Zoning District, secondary access on to an arterial street, public water/public sewer, B3 or B4 Use, impervious surface percentage, building setbacks/buffering, age requirements, open space percentage/requirements, community center requirements, deed restriction requirements, ownership of streets, lighting standards, and parking requirements. Chairman McIlhinney stated two-bedroom units should be sufficient and should be 35 feet maximum in height. Supervisor Bennington stated he would never have voted for an overlay. Mr. Wynn stated a sketch plan would have to be reviewed along with the context of the proposed ordinance before a formal submission to the Township Planning Commission and the Bucks County Planning Commission. Supervisor Bennington stated from the beginning, he has had a problem with the Swartley Road bridge and the intersection of Hilltown Pike and Swartley Road and is a very serious problem to him. To address Supervisor Bennington's comments, Solicitor Harris reviewed comments from the Bucks County Planning Commission review letter dated June 17, 2017 in regard to suggestions of a traffic impact study at sketch plan, traffic signal, and improvements to Swartley Road. He continued to

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state the initial submission to the Bucks County Planning Commission was an amendment to the zoning map which was what the Bucks County Planning Commission commented on.

Public Comment:

Neil Barrella, 505 Swartley Road, questioned the secondary access and commented on the possibility of contaminated soil.

Maryellen Knudson, 524 Hilltown Pike, made a comment to not change the ordinance.

Lisa McIlhinney, 9 S. Valley View Road, opposes the project.

Bruce Sottolano, 622 Welcome House Road, commented on electric vehicles.

Dale Ott, 246 Mill Road, opposes the project and suggested projects be listed on the website.

Adam Lehrhaupt, 11 N. Valley View Road, commented on the use of open space.

Pat Muller, 519 Swartley Road, suggested to turn Swartley Road into a dead-end street.

Carolyn Graham, 121 Maron Road, opposes the project.

Neil Barrella, 505 Swartley Road, suggested addresses of the developments be listed on the website.

Rick Knudson, 524 Hilltown Pike, opposes the project.

5. LEGAL:

a) Public Hearing to adopt Ordinance 2019-001 – Closing the Fairhill Road Yard:
Solicitor Stephen Harris stated the public hearing to adopt Ordinance 2019-001 regarding the Fairhill Road yard is due to residents/non-residents not obeying the regulations set for the yard waste facility. He continued to state Ordinance 2019-001 was drafted and advertised to close the yard and the disposing of yard waste at the Fairhill Road location, the Township building, or any other Township facility is prohibited. Motion was made by Supervisor Bennington and seconded by Supervisor Groff, to adopt Ordinance 2019-001, and to repeal the prior Ordinance, to close the Fairhill Road Yard. Motion passed 2-1 with Chairman McIlhinney being the opposing vote. Supervisor Bennington stated he supports closing the yard because it has been abused by residents and non-residents along with excessive hours spent by the Public Works and H&K. The courts won't enforce the Ordinance, so it is a wasted ordinance. Chairman McIlhinney stated Supervisor Bennington's comments are true but it is still a service that is provided by the Township for the residents of the Township and is appreciated by the residents who do not flaunt the law. Enough time and effort were spent to establish the yard, including the camera, and it is not in the best interest of the residents of the Township. The fact that its inconvenient or hard to make it work doesn't necessarily mean the Township shouldn't continue to try to get the legal system and the Police to a point where they will, in fact, enforce the Ordinance. It is a good item for the Township

and the residents and it is not benefiting the citizens of the Township by closing the facility. There was no additional public comment.

b) Public Hearing to adopt Ordinance 2019-002 – Code of Ordinances: Solicitor Harris stated the public hearing to adopt Ordinance 2019-002 is to codify the ordinances of Hilltown Township and has been properly advertised. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to adopt Ordinance 2019-002 to codify the Ordinances of Hilltown Township. There was no public comment.

c) August 29, 2019 – Hearing of UCC Board of Appeals - Pileggi: Solicitor Harris announce the hearing of the UCC Board of Appeals on August 29, 2019 at 7:00 P.M. for an appeal from the building code for a building Mr. Pileggi wants to build at the Stone Depot.

6. PLANNING: None.

7. ENGINEERING:

a) Riparian Reforestation Project Proposal: Mr. Wynn stated he has received a proposal from Archwild, in the amount of \$4,976.00, for herbicide to be sprayed to manage the multiflora rose and flowering pear trees that were cut down at the riparian buffer in the open space at Hilltown Ridge. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to approve the proposal from Archwild in the amount of \$4,976.00 to manage the multiflora rose and flowering pear trees that were cut down at the riparian buffer in the open space at Hilltown Ridge.

Public Comment:

Bruce Sottolano, 622 Welcome House Road, stated the herbicide proposal scares him and it could be done with white vinegar.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) Scott Drumbore – H&K – Requesting for extension of hours for September 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 September 1, 2019 and September 30, 2019, excluding holidays, for the PennDOT projects per their letter dated August 21, 2019. Motion was made by Supervisor Groff, and seconded by Chairman McIlhinney, to grant the extension of hours for the month of September for the Concrete and Asphalt Plant at the Skunkhollow Quarry per their letter dated August 21, 2019 with the exception of striking the part in the letter in regard to "and/or private customers." The motion passed 2-1 with Supervisor Bennington having the opposing vote.

Public Comment: Rick Tempestini, 229 Winterberry Lane, asked the board to deny the 62nd extension request per section 10-1 and 10-2 of the agreement. Chairman McIlhinney stated the quarry has unusual contract requirements with the State of Pennsylvania and the Turnpike Commission. Solicitor Harris stated many of the contracts are required to be done in the evening.

b) Jessica Jackson – Block Party on Edgewood Drive: Ms. Jackson was in attendance to request permission to allow a block party on Edgewood Drive on September 14, 2019 from 12:00 PM to 8:00 PM with a rain date of September 15, 2019. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to allow a block party on Edgewood Drive on September 14, 2019 from 12:00 PM to 8:00 PM with a rain date of September 15, 2019. There was no public comment.

c) Quentin Dancer – Galway Farms Lot #12 – Fence in Easement: Mr. Joe Hogan was in attendance for permission to allow a fence in an easement area on Lot #12 at Galway Farms. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously for Solicitor Harris to prepare, execute, and record a fence agreement for Cork County Homes on Lot #12 at Galway Farms. There was no public comment.

10. SUPERVISOR’S COMMENTS: Supervisor Bennington stated when he became Supervisor in 1990, George Egly was the Police Chief. He was a farmer and became a Supervisor. He was his friend above all, and he will miss him. God Speed. Supervisor Groff stated when he started at the Hilltown Water and Sewer Authority twenty-three years ago, George would always come over to talk. He was a good man, and friend. He will be missed. God Speed. Chairman McIlhinney stated when he got on the Board, and prior to that, he worked on George’s campaign for Supervisor and he was a very nice, fine man. Supervisor Groff questioned Chief Engelhart on the type/cost of the vehicle in regard to his request.

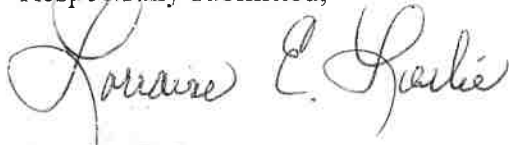
11. PUBLIC COMMENT: Cathy Holiday, 110 Cedar Hill Drive, stated she is saddened by the closure of the Fairhill Road Yard.

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12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, the August 26, 2019 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).