

**HILLTOWN TOWNSHIP PLANNING COMMISSION  
REORGANIZATION MEETING  
TUESDAY, JANUARY 21, 2020**

The reorganization 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 Brooke Rush and Eric Nogami. Jon Apple was absent.

1. REORGANIZATION-NOMINATION AND ELECTION OF OFFICERS FOR 2020
  - a) Chairman – Motion was made by Mr. Nogami, seconded by Mr. Rush and carried unanimously to appoint Mr. Christ as Chairman of the Planning Commission. There was no public comment.
  - b) Vice-Chairman – Motion was made by Mr. Nogami, seconded by Mr. Christ and carried unanimously to appoint Mr. Rush as Vice-Chairman of the Planning Commission. There was no public comment.
  - c) Secretary – Motion was made by Mr. Rush, seconded by Mr. Christ and carried unanimously, to appoint Mr. Nogami as Secretary of the Planning Commission. There was no public comment.
2. APPROVAL OF MINUTES – action on the minutes of the December 2, 2019 meeting – Motion was made by Mr. Rush, seconded by Mr. Nogami and carried unanimously to approve the December 2, 2019 meeting minutes as written. There was no public comment.
3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
4. CONFIRMED APPOINTMENTS:
  - a. Sensinger Subdivision – Robert Showalter, P.E. – 7 Lots – Extension of proposed Glen Court (having access to Minsi Trail) – Mr. Robert Showalter, R. L. Showalter & Associates, along with Jim Sensinger, the applicant, was in attendance to present the revised sketch plan for seven single family detached dwelling lots located on 11.348 acres along the north side of Route 113 within the RR Zoning District; all having frontage on a proposed cul-de-sac road which is an extension of the road proposed as part of the 781 Minsi Trail Subdivision. Mr. Showalter reviewed Mr. Wynn’s engineering review letter dated January 8, 2020. Mr. Showalter stated the plan has been changed since the last Planning Commission meeting and it is in compliance with all of the zoning issues. Mr. Showalter highlighted the following items:
    1. The project will be phased such as Lots 1-3 will be Phase 1 and Lots 4-7 will be Phase 2.
    2. There is a 100 ft. buffer and an appropriate additional right-of-way on Route 113.

3. Two waivers are going to be requested: Depth to width ratio on Lots 1 and 7, and the lot lines to not be radial to the street between Lots 2 & 3 and Lots 3 & 4.
  4. The applicant will discuss the capital contribution in lieu of waived improvements with the Board of Supervisors.
  5. The applicant is waiting for the will serve letter from Hilltown Township Water & Sewer Authority.
  6. Planning Modules will be submitted with the preliminary plan.
  7. In regard to Stormwater Management, there are two basins on the plan that will be maintained by the homeowner. Mr. Christ corrected the lot number in item #7 of the review letter which should be listed as lot 7.
  8. The applicant will comply with offering the ultimate right-of-way of Route 113 be dedicated to the Township.
  9. The applicant will need direction as to the placement of streetlights. There will be individual driveway lampposts. It was noted there will be a streetlight installed at Minsi Trail and the new road.
  10. The applicant will discuss the capital contribution in-lieu-of recreation land dedication with the Board of Supervisors.
  11. The applicant has been in discussion with Lynn Builders in regard to the temporary cul-de-sac on their property and the water/sewer lines for Phase 1. The other lots will have sewer/water lines extended at Phase 2 to the Rubel property.
  12. The applicant will be asking for a waiver for installing sidewalks to be consistent with the Lynn Builders development.
- Mr. Wynn stated the Bucks County Planning Commission does not have the latest ordinance in regard to landscaped islands in cul-de-sacs. Landscaped islands in cul-de-sacs were removed a few years ago. The Planning Commission discussed the proposed lot lines noting there is no problem between lots 1 & 2 but suggested adjusting the lot line between lots 3 & 4 to make it more radial to the street. Mr. Rush noted he does not have a problem with the lot lines. Discussion also consisted of the placement of the gang mailbox. Since the project is a sketch plan, no action was taken.

b. Britton Industries Land Development – composting facility expansion – Stephen V. Quigley, RLA – 960 sf of office trailer, 1,500 sf pole building – Bethlehem Pike/Central Avenue – Mr. Stephen Quigley, Eustace Engineering, along with Eric Glock, EIT, Eustace Engineering, was in attendance on behalf of Britton Industries to present a preliminary land development plan, at Bethlehem Pike and Central Avenue, proposing to expand an existing composting facility

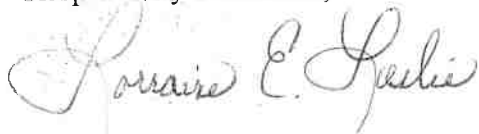
located on the 14.50-acre parcel within the LI Zoning District by the construction a 12' x 80' office trailer, with truck scale/ramp, a 25' x 60' pole building, and additional stone area. Mr. Quigley reviewed Mr. Wynn's engineering review letter dated December 30, 2019 and noted the following:

1. The site was recently the subject of a lot line adjustment subdivision and it will be noted on the plan.
2. Waivers being requested by the applicant consists of SLDO Sections 140-29.D(1), 140-35.A, and 140-36.A which require cartway widening, curb, and sidewalk along existing streets within the frontage of the site. Discussion ensued regarding the extension of sidewalk along Bethlehem Pike in front of Britton Industries. Mr. Quigley stated he would talk to Britton Industries about the extension of sidewalk which may require the existing berms to be moved. SLDO Section 140-22.B(3) which requires submission of a Water Resource Impact Study for any application that proposes on-lot water supply to serve a non-residential use, SLDO Section 140-17.D which requires existing features within 100 feet of the site to be shown on the plan, SLDO Section 140-37.C(2) which requires street trees or front yard landscaping to be proposed along existing streets within the frontage of the site where suitable trees do not exist, and SLDO Section 140-42.B which requires connection to a public sanitary sewer system where such a system is proposed by the Township's Sewage Facilities Plan, and where such a system can feasibly be provided to the proposed development. Mr. Quigley clarified they will not be using the 10,000 per day water limit. There are two wells on the site that will be used. The applicant proposes to use a holding tank near the office trailer with their maximum of two employees. They will obtain a permit from the Department of Health/Township and submit the escrow to the Township. Mr. Quigley stated the applicants will comply with the drawing contents of the review letter. In regard to the lighting on existing poles on the site, the applicant requests they be allowed to keep the existing poles and leave them on overnight on photocells for security purposes. It was noted the poles are too high according to the land development ordinance along with not being the right kind of light. Mr. Rush clarified the project is a Composting Use which is the same as the previous owner and the trailer next to the scale will be permanent. Mr. Wynn stated a traffic impact study is not required for this application because of the building size. Mr. Quigley stated, at Britton Industries other locations, they take concrete and asphalt and crush it to resell it for aggregate use. He continued to state he is working on a use variance to go before the Zoning Hearing Board to be able to do that at the location on Bethlehem Pike. Mr. Rush questioned if there is an allowance for Township residents to be able to use the facility. Mr. Quigley stated an agreement is being worked out for Township residents to be able to drop off their yard waste at this facility.

The Planning Commission comments included additional research on the street improvements, the extension of the berm, the extension of the sidewalk, and the concern over the lights. The Planning Commission did not take any action on the plan.

5. PLANNING: None.
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: Mr. Christ stated there is a vacant seat on the Planning Commission open to a Township resident and if anyone is interested, submit a letter to the Board of Supervisors.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Rush, seconded by Mr. Nogami and carried unanimously, the January 21, 2020 Hilltown Township Planning Commission reorganization meeting was adjourned at 8:28 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).