

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
MONDAY, JUNE 22, 2020**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John McIlhinney at 7:02 PM and opened with the Pledge of Allegiance. Also in attendance were Vice-Chairman Jim Groff, Supervisor Caleb Torrice, Township Manager Lorraine Leslie, Chief of Police Christopher Engelhart, Township Engineer C. Robert Wynn, Township Solicitor Steve Harris, and Finance Director Marianne Egan.

1. ANNOUNCEMENTS: Solicitor Harris reviewed the procedure for the meeting stating there will be public comment on agenda items, other than public comment for the hearing on the Petition for the Zoning Amendment, prior to the consent agenda. The meeting will then be adjourned, and the hearing will begin on the Private Petition for Zoning Amendment filed by US Homes d/b/a Lennar. Lennar will be allocated one half hour allocated for their presentation. The Friends of Hilltown (in opposition to the application) will have one half hour allocated for their presentation. At the conclusion of the presentations by both US Homes and those who are against or in favor of the application, the Township will take the entire matter under advisement. There will be no decision rendered tonight. The decision will be rendered at the July 27, 2020 Board of Supervisors meeting. The Township has received 129 emails basically opposing the application. Additional printed material may be provided to the Township this evening by both the applicant and those who may be opposed to the application and all will be considered between tonight and July 27, 2020. In addition, the Supervisors have reviewed all of the materials that have been provided prior to this hearing which includes the applicant's materials as well as those opposed to the application. The Board of Supervisors are very familiar with positions taken by both parties. The attorney for the applicant may want to reserve some of her 30 minutes to make a rebuttal statement and is permitted to do that. At the end of the hour, the hearing will be concluded, and the Board of Supervisors will go back to the normal meeting.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONSENT AGENDA:

- a) Minutes of the May 26, 2020 Board of Supervisors Meeting
- b) Bills List – June 9, 2020
- c) Bills List – June 23, 2020
- d) Financial Report May 31, 2020

**Motion was made** by Supervisor Torrice, seconded by Vice-Chairman Groff and carried unanimously to accept and approve items 3(a) thru 3(d) on the Consent Agenda as written. Chairman McIlhinney noted the road bids were not properly advertised and, therefore, will have to be re-bid which affects item #7 - 1., 2., and 3 in the May 26, 2020 Board of Supervisors meeting minutes. There was no public comment.

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4. ADJOURNMENT OF REGULAR MEETING: Chairman McIlhinney adjourned the regular meeting at 7:09 PM.
5. PRIVATE PETITION FOR ZONING AMENDMENT: FILED BY US HOMES CORP. DBA LENNAR

The presentations by the applicant and those opposed to the Petition were recorded by the court stenographer with the following speaking:

For the Application:

Carrie Nase-Poust, Fox Rothschild  
Nicole Kline, McMahan Associates  
Wally Rosenthal, 530 Rosie Lane, Hilltown Township

Against the Petition:

Dale Ott, 246 Mill Road, Hilltown Township  
Curt Biehn, 3916 River Road, Lumberville, PA, Registered Land Planner and Architect  
Faye Riccitelli, 515 Hilltown Pike, Hilltown Township, Remax 440  
June Brauer, 304 Swartley Road, Hilltown Township  
Neil Barrella, 505 Swartley Road, Hilltown Township

6. ADJOURNMENT OF HEARING: The hearing was adjourned at 8:18 PM.
7. RESUME REGULAR MEETING: Chairman McIlhinney reconvened the regular meeting at 8:29 PM.
8. CONFIRMED APPOINTMENT: None.
9. LEGAL:

a) Mill Ridge (Assal) – agreement by and among – HTWSA, New Britain & Chalfont-New Britain Township Joint Sewage Authority: Solicitor Harris stated one of the conditions of the land development approval for Mill Ridge (Assal Tract) is an agreement among Chalfont-New Britain Sewage Authority, Hilltown Township, New Britain Township, and HTWSA that provides sewer service for the four approved lots in Hilltown Township will be provided by CNBSA. **Motion was made** by Vice-Chairman Groff, seconded by Supervisor Torrice and carried unanimously to approve and authorize the execution of the agreement between Chalfont-New Britain Sewage Authority, Hilltown Township, New Britain Township, and HTWSA for the Mill Ridge (Assal Tract) sanitary sewer. There was no public comment.

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b) ZHB Hearing Scheduled: July 9, 2020, Appeal #2020-004 Leahy: Solicitor Harris stated Francis and Tiffany Leahy, 221 Keystone Drive, requests variances and a special exception from visual buffers, building size limit, separation buffers, and to permit a conforming use on a non-conforming sized lot to facilitate construction of a 36,000 sq. ft., 3 story self-storage facility (12,000 sq. ft. footprint) on an existing non-conforming lot and has been rescheduled for July 16, 2020. **Motion was made** by Vice Chairman Groff, seconded by Supervisor Torrice and carried unanimously to authorize Solicitor Harris to attend the hearing in opposition. There was no public comment.

c) ZHB Hearing Scheduled: July 9, 2020, Appeal #2020-005 Stellino: Solicitor Harris stated Joseph and Kimberly Stellino, 119 Chestnut Lane, requests a variance from rear yard setbacks to construct a detached garden shed. The Board of Supervisors stated they do not wish Solicitor Harris to go to the hearing.

d) ZHB Hearing Scheduled: July 9, 2020, Appeal #2020-006 Goettner: Solicitor Harris stated Kristen and Lewis Goettner, 720 Mill Road, requests a variance from Table 160-26 in regard to overall total impervious surface area of 26.8% rather than the permitted 20% to construct an in-ground pool project. (The property currently contains a non-conforming 24.3% of impervious surface.) The Board of Supervisors stated they do not wish Solicitor Harris to go to the hearing.

e) Fence Agreement: Thomas & Jacklynn Narzisi – 537 Delaware Drive: Solicitor Harris stated the agreement is for a fence to be installed in an easement. It was received but was not notarized. The item was tabled.

#### 10. PLANNING:

a) County Line Plaza Land Development – Preliminary Plan: No one was present to represent the plan. Motion was made by Vice-Chairman Groff, seconded by Supervisor Torrice and carried unanimously to table County Line Plaza Land Development until next month. There was no public comment.

b) Resolution #2020-015 – 781 Minsi Trail Planning Module: Mr. Wynn stated a condition of plan approval for the 781 Minsi Trail project is the acceptance and approval of the planning module. **Motion was made** by Supervisor Torrice, seconded by Vice-Chairman Groff and carried unanimously to accept and adopt Resolution #2020-015 to approve the 781 Minsi Trail Planning Module. There was no public comment.

c) Resolution #2020-016 – Hallmark Homes Group, Mill Ridge (Assal) Planning Module: Mr. Wynn stated a condition of plan approval for the Mill Ridge (Assal) project is the acceptance and approval of the planning module. **Motion was made** by Vice-Chairman Groff,

seconded by Chairman Torrice and carried unanimously to accept and adopt Resolution #2020-016 to approve the Mill Ridge (Assal) Planning Module. There was no public comment.

d) Resolution #2020-017 – Small Flow Treatment Facility (SFTF) – 18 Rosenberger Drive: Mr. Wynn stated Aaron & Melissa Rittenhouse has proposed the development of a parcel of land, 18 Rosenberger Drive, to be served by a Small Flow Treatment Facility which requires a Planning Module. **Motion was made** by Supervisor Torrice, seconded by Vice-Chairman Groff and carried unanimously to approve Resolution #2020-017 for the 18 Rosenberger Drive Small Flow Treatment Facility Planning Module. There was no public comment.

11. ENGINEERING:

a) Ivy Hill Land Development – Maintenance Period Completion Status: Mr. Wynn stated the Ivy Hill Land Development is on the agenda for the acceptance of the maintenance period for required site improvements at the equestrian facility with indoor riding ring and stables located on 13+ acres on Mill Road. **Motion was made** by Vice-Chairman Groff, seconded by Supervisor Torrice and carried unanimously to accept the completion of the 18-month maintenance period for the Ivy Hill Land Development and the release of the cash escrow. There was no public comment.

b) Road Bids: Mr. Wynn stated that after the road bids were authorized and completed, it was discovered the advertisement was never sent to the Intelligencer. Because of that, the bids have to be re-bid. The sealcoat and ultra-thin wearing course bids will be re-advertised to be opened on July 7, 2020. The asphalt super pave bid will be re-advertised for opening on July 8, 2020 or July 9, 2020. The bids will be awarded at the next Board of Supervisors meeting.

12. UNFINISHED BUSINESS: None.

13. NEW BUSINESS:

a) Scott Drumbore – H&K – Requesting for extension of hours for June/July for the Concrete and Asphalt Plant at the Skunkhollow Quarry: Ms. Leslie 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 June 23, 2020 and July 31, 2020, excluding holidays, for the PennDOT projects per their letter dated May 28, 2020. **Motion was made** by Vice-Chairman Groff and seconded by Chairman McIlhinney to grant the extension of hours between June 23, 2020 and July 31, 2020 for the Concrete and Asphalt Plant at the Skunkhollow Quarry per their letter dated May 28, 2020 with the exception of striking the part in the letter in regard to "and/or private customers." The motion passed 2-1 with Supervisor Torrice having the opposing vote. Supervisor Torrice stated, twice this month they have been operating outside of their agreement including this morning when they started at 5:45 AM. Ms. Leslie stated

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she called Scott Drumbore and he will look into it. Ms. Leslie assured the Board she will call him again in the morning. There was no additional public comment.

b) Tice Estates HOA – Tice Estates Proposed Speed Tables: Mr. Wynn stated, in the original agreement, Tice Estates were to install eight speed humps and the HOA is asking for the reduction from eight speed humps to four humps per their letter dated June 10, 2020. Mr. Wynn stated Pulte emailed him stating they never wanted them in the first place so they will not ask to remove them. After discussion, the Board stated Pulte should accommodate the HOA. This item was tabled until Mr. Wynn communicates with the HOA and Pulte.

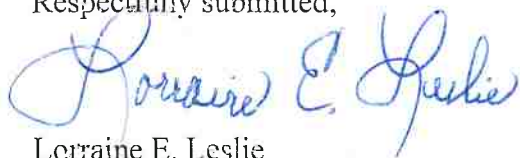
10. SUPERVISOR'S COMMENTS: Supervisor Torrice stated he will reach out to a few people that have agreed to do free live streaming for the Board of Supervisors meetings. Vice-Chairman Groff states he was contacted by three residents who wanted his opinion on defunding the police department which he stated is ridiculous.

11. PUBLIC COMMENT: Dale Ott, 246 Mill Road, stated that the hearing on the US Homes Private Petition was not advertised for two weeks in the paper as required by the MPC. Solicitor Harris responded that the hearing was advertised June 8, 2020 and June 15, 2020 in the Intelligencer. Mr. Ott then stated that the meeting on July 27, 2020 will be for the vote on the private petition.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Torrice, seconded by Vice-Chairman Groff and carried unanimously, the June 22, 2020 Hilltown Township Board of Supervisors meeting was adjourned at 8:55 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).