

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARY SCHEDULED MEETING  
MONDAY, JULY 25, 2016**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:10 PM and opened with the Pledge of Allegiance. Also in attendance were Vice-Chairman Kenneth Bennington, Supervisor James Groff, Township Manager Donald D. Delamater, Chief of Police Christopher Engelhart, Township Solicitor Stephen Harris, and Township Engineer C. Robert Wynn.

1. ANNOUNCEMENTS: Chairman McIlhinney stated there was an executive session prior to the meeting to discuss a personnel matter involving the potential hiring for a new police officer, and there was a work session to discuss the proposed lease of the fields to Our Lady of Sacred Heart Church, a request for a digital billboard at Montgomeryville Cycle Center, and a request by the US Postal Service for cluster mailboxes.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
  - a) Minutes of the June 27, 2016 BOS Meeting
  - b) Financial Report June 30, 2016
  - c) Bills List July 12, 2016
  - d) Bills List July 26, 2016

Motion was made by Supervisor Bennington, seconded by Supervisor Groff, and carried unanimously to accept and approve items a) through d) on the Consent Agenda with the following correction from Supervisor Bennington: page 2(b), the sentence should state "Allison Zarro, on behalf of Pulte Homes, stated she is getting the fee-in-lieu for payments." There was no public comment.

4. CONFIRMED APPOINTMENT: None.
5. LEGAL: Solicitor's Report:
  - a) Ordinance No. 2016-001 Amendment to SALDO – Solicitor Harris stated Ordinance No. 2016-001 amending Chapter 140 of the Code of Hilltown Township, Subdivision and Land Development Ordinance to revise required plan datum, on street parking requirements and regulatory signage, to require street tree root barriers in new developments, and to revise stormwater design requirements for major subdivisions, has been reviewed by the Township

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Planning Commission and the Bucks County Planning Commission, and has been advertised for adoption this evening. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously, to adopt Ordinance No. 2016-001, Amendment to Chapter 140 of the Subdivision and Land Development Ordinance. There was no public comment.

b) Hallmark Homes – Hilltown - Agreement – Solicitor Harris stated Hallmark Homes would like to terminate financial security being held by Huntingdon Valley Bank, and post cash in its place to the Township to hold as escrow for the development. Solicitor Harris prepared the agreement and a check has been received in the amount of \$141,902.73 payable to Hilltown Township which is the remaining financial security. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to authorize the Board of Supervisors to execute the Agreement to Substitute Financial Security Under the Subdivision and Financial Security Agreements, substituting the cash escrow with the Township for the escrow with the bank. There was no public comment.

c) Solicitor Harris stated two zoning hearing board applications have been advertised for August 23, 2016: 1. Romano – increase of 1.1% of impervious surface for a pool and surrounding deck. 2. AF Partnership – A&T Chevrolet – requesting two variances for the disturbance of steep slopes and to locate a driveway entrance in the required buffer yard. The Board of Supervisors stated they do not wish for Solicitor Harris to attend the two Zoning Hearing Board meeting. Solicitor Harris also stated he has received a draft of a zoning application permitting private burial ground on the Lomax property.

6. PLANNING:

a) D'Angelo Lot Line Subdivision – Final Plan Approval – Mr. Wynn stated the D'Angelo Lot Line Subdivision was recommended by the Planning Commission at their June 20, 2016 meeting based upon completion of items contained within the June 6, 2016 engineering review letter. A revised plan was received which addressed drafting/plan content items contained in the review letter. Mr. Wynn reviewed the July 21, 2016 review letter including:

1. The current plan has been revised to reflect that the new boundary line between parcels will comply with minimum lot area requirements (one parcel compliant and one parcel noncompliant) as existed prior to the lot adjustment subdivision. 2. There needs to be a new Deed of Conveyance and new deeds filed for the lots as they are proposed to be configured. 3. The

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right-of-way of Fairhill Road is offered for dedication as an easement. 4. Concrete monuments at the ultimate right-of-way and the proposed lot corners need to be installed. Solicitor Harris stated in addition to the Deed of Dedication for the easement along Fairhill Road, three deeds need to be done: 1. The Deed that transfers the land from Lot 2 to Lot 1. 2. A Deed of Consolidation of the new Lot 1 that has a boundary description. 3. A Deed with the boundary description of Lot 2. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to approve the final plans for the D'Angelo Lot Line Subdivision contingent upon the discussion by Solicitor Harris in regards to the deeds that need to be prepared and Mr. Wynn's review letter dated July 21, 2016. There was no public comment.

b) Zoning Ordinance Amendment – Authorization to Advertise – Mr. Wynn stated the proposed Zoning Ordinance amendment is relative to the Table of Performance Standards. The proposed amendment was recommended for advertisement by the Planning Commission on July 18, 2016 along with the Bucks County Planning Commission recommending adoption per their letter dated July 6, 2016. Chairman McIlhinncy commented he would like to see the CR-1 single family cluster individual lot maximum impervious surface ratio be .40 instead of .45. Supervisor Bennington stated he would like to see it at .42. Supervisor Groff stated he would agree with .42. Motion was made by Supervisor Bennington, seconded by Supervisor Groff, to authorize the Zoning Ordinance Amendment for advertisement with the change of the CR-1 single family cluster individual lot maximum impervious surface ratio changed to .42. There was no public comment.

c) Bethel Subdivision – Extension Request -- Mr. Wynn stated he wanted to point out that a 90-day extension was received on July 19, 2016 which requires action by November 16, 2016. No action is required.

d) Traynor Extension Request - Mr. Wynn stated a letter dated June 28, 2016 was received from Dan Traynor requesting a 12 month extension for Lot 1 to complete the improvements as shown on the approved plan. The property will be sold shortly and the buyer will be responsible for the improvements. Motion was made by Supervisor Bemington, seconded by Supervisor Groff and carried unanimously, to approve the 12 month extension for the Traynor subdivision to June 28, 2017 per the letter dated June 28, 2016. There was no public comment.

7. ENGINEERING:

a) Moyer Road Bridge – Completion – Mr. Wynn stated the Moyer Road Bridge has been completed and is open. There was a final meeting at the site and they still have to cut a notch where the concrete deck meets the paving and seal it, and the concrete walls are going to also be sealed.

8. UNFINISHED BUSINESS:

a) Beverly A. Slifer, President Historical Society – Extension of the Demolition of the Thomas-Musselman Log Building – Beverly A. Slifer stated the production company, Daymarks, is continuing on with filming. On June 25, 2016, they were at the Homestead on the corner of Keystone Drive and Bethlehem Pike. Heartland's contract with Hilltown Township gives a date for the demolition of the Thomas-Musselman Log building to be performed by July 31, 2016. Due to weather and equipment breakdown, the two scheduled dates were cancelled. Ms. Slifer is asking the board for a two month extension be added to Heartland's contract with the Township. Because this has been going on for quite some time, Chairman McIlhinney stated that he asked for Mike Heart to attend this meeting and the Township Manager sent her an email. Ms. Slifer stated she does not check her email all the time. Motion was made by Supervisor Bennington, seconded by Supervisor Groff and carried unanimously to extend the contract with Heartland until September 30, 2016 for the demolition of the Thomas-Musselman Log Building. There was no public comment. Ms. Slifer asked for permission for the production crew to film the sign in the meeting room. It was stated to contact the Township Manager before they come. She also stated she has been in contact with Chief Engelhart because of the drone activity and the Hilltown Gliderport. Ms. Slifer asked if the Supervisors would be interested in attending the demolition. Supervisor Bennington stated to let him know when it will be done.

b) Horse Waste on Mill Road – Supervisor Bennington stated several months ago it was discussed about horse droppings on Mill Road and wanted to know what the outcome was. Chief Engelhart stated they checked out the situation and there is no hazard. Something will be done if it creates a hazard.

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9. NEW BUSINESS:

a) Household Hazardous Waste Program 2017-2020 – Township Manager Donald Dclamater stated he received a request from Bucks County Planning Commission for the renewal of the Household Hazardous Waste Program for 2017-2020 and is asking for the Township's commitment in the amount of \$1815.35 per year. Motion was made by Supervisor Bennington, seconded by Supervisor Groff, and carried unanimously to participate in the Household Hazardous Waste Program for 2017-2020 in the amount \$1815.25 per year. There was no public comment.

b) Dave Christ, Planning Commission – Comprehensive Plan Business Survey – Following up on the June meeting, Mr. Christ asked if it is okay to proceed with the business survey as part of the Comprehensive Plan update. There are still some formatting issues to be worked on but the content will stay the same if approved by the Board. Mr. Christ noted the Bucks County Planning Commission will tally the results and the Township is responsible with the mailing of the surveys. Business addresses will be supplied by a combination of the police department, the Township administration, Keystone, and the tax collector. Mr. Christ stated the Board will be provided with the final draft before it goes out. While reading the Planning Commission minutes, Chairman McIlhinney noted that it seemed the Planning Commission was discussing items from the old comprehensive plan that the county personnel stated should remain in the plan but the Planning Commission wanted the items removed. Mr. Christ stated he will review the minutes. The Supervisors all agreed the survey is good.

c) Scott Drumbore – H&K – Requesting for extension of hours for August of the Concrete and Asphalt Plant at the Skunkhollow Quarry – Township Manager Donald Delamater 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 August 1, 2016 and August 31, 2016, excluding holidays, for the PennDOT projects per their letter dated July 13, 2016. Motion was made by Supervisor Groff, and seconded by Chairman McIlhinney, to grant the extension of hours for the month of August per their letter dated July 13, 2016 with striking the part in the letter in regards to private customers. The motion passed 2-1 with Supervisor Bennington having the opposing vote. There was no public comment.

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10. SUPERVISOR'S COMMENTS: Supervisor Bennington stated Sarah Prebis and Barb Matkowski did a great job with the Movies in the Park and they sent a request that the Supervisors re-implement the Park and Rec Board. He thought Bill Riemenschneider was still on the Park and Rec Board and didn't know it was dissolved. Chairman McIlhinney stated the Park and Rec Board is still in place but it never has been fully reconstituted. Supervisor Bennington stated maybe the two women would like to be on the Park and Rec Board. Chairman McIlhinney stated there was a problem finding people who wanted to get into the Park and Rec portion and not into ecology and environmental areas. It was noted the Township Manager will reach out to the two women to see if they would like to be a part of the Park and Rec Board. Supervisor Bennington stated Kathy Watson's office asked to announce on Thursday, November 10, 2016, at 6:30 PM at Byer's Choice located at 4355 County Line Road, Senator McIlhinney and Representative Kathy Watson are hosting a ceremony honoring United States Vietnam War Veterans. It will be for any veteran who served between November 1, 1955 and May 15, 1975. It was noted that it will also be put on the Township website.

11. PUBLIC COMMENT: Beverly Slifer stated a year ago, she sent her letter and resume in for the Park and Rec Board to the previous Township Manger but never heard anything back from anybody. The Historical Society sign was borrowed for the Movies in the Park and Ms. Slifer stated it was good that everybody is working together. Township Manager stated he, along with Bob Wynn and the Perkiomen Watershed Conservancy, will be holding a MS-4 Educational Workshop on August 24, 2016 from 2:30 PM to 3:30 PM in the Township meeting room. The Watershed Conservancy will put on a presentation along with a presentation by Mr. Wynn. It is open to the public and will get advertised in the local papers and on the website. The Township staff will also attend.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Groff, and carried unanimously, the July 25, 2016 Hilltown Township Board of Supervisors Meeting was adjourned at 7:57 PM.

Respectfully submitted,  
  
Donald D. Delamater  
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).