

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARY SCHEDULED MEETING
MONDAY, MARCH 24, 2014**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:05PM and opened with the Pledge of Allegiance. Also in attendance were Vice-Chairman Kenneth Bennington, Supervisor James Groff, Township Manager Richard Schnaedter, Chief of Police Christopher Engelhart, Township Solicitor Stephen Harris, Township Engineer C. Robert Wynn, and Township Treasurer Lorraine Leslie.

1. ANNOUNCEMENTS:

a) **The Board of Supervisors will meet in Executive Session after this meeting to discuss legal matters, personnel, and real estate.**

b) The annual Hilltown Township Easter Egg Hunt will be held on Saturday, April 12, 2014 at 10:00 AM at the Hilltown Civic Park located at 1123 Route 152 near the Village of Hilltown.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONSENT AGENDA:

- a) Minutes of the February 24, 2014 Supervisor's Meeting
- b) Bills list dated February 26th – March 7th, 2014
- c) Bills list dated March 8th – March 20st, 2014
- d) Financial Report February, 2014

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 exception of one correction on the February 24, 2014 minutes. On page two, Planning 5 (a), the vote for the Hilltown Walk Revised Final Plan was 2-1 with Chairman McIlhinney having the opposing vote. Mr. Schnaedter verified that the State maintained roads were listed on the web site. There was no public comment.

4. CONFIRMED APPOINTMENTS:

a) Jim Garrity, Esq. – Envision Land Use Sketch Plan – Mr. Karl Janetka, Van Cleef Engineering Associates, was in attendance on behalf of Jim Garrity, Esq. to present the sketch plan. The sketch plan was presented to the Planning Commission at their February 17, 2014

meeting. The residential project, of approximately 67 acres located at the intersection of Rickert Road and Route 152, is proposed to be subdivided into 36 single family detached dwellings on 50,000 square foot lots, minimum. The parcel is located within the RR Zoning District and will be serviced by public water and public sewer. The project will have two access roads. Mr. Wynn's review letter dated January 7, 2014 and the Bucks County Planning Commission letter dated December 20, 2013 were discussed. Supervisor Bennington asked if the property owners on the three out parcels have been approached. Mr. Bob Rosenthal, Envision, stated they will enter into discussions with the three property owners in regards to selling and having the opportunity to hook up to public sewer. Additionally, the widening of the cart way is being proposed along with the addition of curb and sidewalk. The frontage along Rickert Road will be improved to match the neighboring development. Supervisor Bennington suggested that it is shown in the property owner agreements, and on the plan, that out-buildings cannot be placed in the open space area. Jim Garrity, Esq. discussed an option with monumenting the corners to keep encroachments out of the open space area. It was recommended that a fence post be placed in the corners of the property with fence sections on either side. Supervisor Bennington requested that one of the streets in the development be named "Bennett Lane" after a previous Supervisor. Chairman McIlhinney questioned the availability of water and sewer. Discussion ensued in regards to the availability of water and sewer and it was stated that they are still working out the details. Supervisor Groff stated capacity is available. The location of trees was discussed with Supervisor Bennington requesting to plant trees that do not push up the sidewalks with their roots. Mr. Wynn stated the Home Owners Association will maintain the stormwater facility. Chairman McIlhinney stated that the project is very nice and the Board hopes that they succeed.

b) Chris Brockett – Ivy Hill Equestrian Facility Land Development – Mr. Brockett requested that the Board of Supervisors reduce or waive the capital contribution required for cart way widening, cart way reconstruction, curb, and sidewalk that was waived as part of the land development approval from one year ago, with a cash payment of ½ the estimated amount of \$43,000 for the improvements. Mr. Wynn stated that it does not include stormwater and buffering and he is in agreement with fee in lieu amount of \$43,000. Discussion ensued regarding the ramifications of lowering the fee in lieu amount if the Board would have to do it for everybody. Mr. Brockett stated that there are not any curb or sidewalks in the neighboring developments and offered the reduced amount of \$30,000 fee in lieu of improvements. Motion was made by Supervisor Groff, seconded by Supervisor Bennington, and carried unanimously, to accept the offer made by Chris Brockett for the reduced amount of \$30,000 for the fee in lieu of

road improvements for the Ivy Hill Equestrian Facility Land Development. There was no public comment.

c) Jack Wuerstle, Esq. – Hillside Estates Subdivision – Jack Wuerstle withdrew from the agenda and asked to be placed on next month’s agenda.

5. LEGAL: Solicitor’s Report –

a) Attorney Steve Harris stated a complaint was received in regards to the bridge (Access Road) on Township Line Road which crosses Mill Creek. The lawsuit also includes: Telford Borough Authority, West Rockhill Township, and the County of Bucks. The suit does not seek monetary damages but wants the road and bridge improved to be able to support 80,000 pound vehicles. They asked for a Mandamus (order) to fix up the roads at the expense of the Township and an injunction to keep it fixed up. Township Manger, Richard Schnaedter will look to see if insurance may cover the law suit. It was stated that the prior solicitor has a file and it will be requested. Attorney Harris will enter an appearance for the lawsuit. It was noted that the Board of Supervisors will discuss the lawsuit further in executive session after the regular meeting.

6. PLANNING: None.

7. ENGINEERING: Supervisor Bennington had several engineering questions/comments:

a) Will the Sign Assessment be completed by 6/13/14? Mr. Schnaedter stated it would be finished by then.

b) The intersection at Orchard Road and Diamond Street – there needs to be a “no turn on red” sign at Diamond Street. Motion was made by Supervisor Bennington, seconded by Supervisor Groff, and passed unanimously, to authorize Mr. Wynn to contact PennDot to change the condition diagram and the signal permit at the intersection of Orchard Road and Diamond Street. There was no public comment.

c) There are numerous potholes: on Church Road and Hilltown Pike, Route 152 between the Township building and Route 113, and the intersection of Orchard Road and Diamond Street. Township Manager Richard Schnaedter will contact PennDot.

d) Supervisor Bennington questioned when the construction on the bridges on Rickert Road and Schwenkmill Road would be started. It was stated a memo was received that PennDot would not be doing work until 2018. Discussion ensued regarding a possible temporary bridge

and if PennDot could be contacted to get the date pushed up. Chairman McIlhinney stated when they get together with the County, again, the bridges will be the first thing on the agenda.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) David Taylor – ZHB Bialowas – Mr. Taylor discussed the ZHB application of Chris and Pearl Bialowas located at 224 Route 152. The applicant requests a variance to allow two detached dwellings on a single lot in the CR-2 zoning district. The existing property contains an approximate 1,000 sq. ft., 2 bedroom dwelling and an approximate 2,300 sq. ft. footprint barn with a partial second story. The applicants desire to convert the accessory building into a detached residential dwelling while still maintaining the existing cottage. Motion was made by Chairman Bennington, seconded by Chairman Groff, and passed unanimously, to send the Solicitor to the Bialowas Zoning Hearing Board meeting on April 17, 2014 at 7:00 PM.

10. SUPERVISOR'S COMMENTS:

1. Township Manager Richard Schnaedter will be attending the PSATS Convention in Hershey, PA.

2. In regards to the Pavement Management Program for 2014, on behalf of Tom Buzby, Public Works Director, Manager Schnaedter proposes to go out for bids for Morgan Lane, Victoria Lane – from Morgan Lane to Long Leaf Drive Development, as well as Orchard Road, (the small section of roadway near the entrance of Orchard Station), in the estimated amount of \$92,000. It was noted that the amount is budgeted. Motion made by Supervisor Bennington, seconded by Supervisor Groff, and passed unanimously, for the Township Manager to go out on bids for road work for Morgan Lane, and Victoria Lane, from Morgan Lane to Long Leaf Drive. Motion made by Supervisor Bennington, seconded by Supervisor Groff, and passed unanimously, for the Township Manager to go out on bids for road work on Orchard Road, the small section of roadway near the entrance of Orchard Station. There was no public comment.

3. Supervisor Bennington asked if applications were received for the Park and Rec Committee. Manager Schnaedter stated that none were received but a few were received for the Youth Aid Panel.

11. PUBLIC COMMENT:

1. Wally Rosenthal, 503 Rosey Lane, asked if the Township could request a traffic study from PennDot in regards to his property located at Route 309 and Swartley Road. The stub, meters, and wires are there for a traffic light. He and his neighbor are willing to put up the escrow. Discussion ensued regarding costs and potential liability to the Township in taking responsibility for the traffic light since the Township has to be the applicant on the application to PennDot. Motion was made by Supervisor Bennington, seconded by Supervisor Groff, and passed unanimously, for Attorney Harris to draft a Professional Services Agreement for Mr. Wynn to estimate the cost for the Township to put a traffic light at the property located at Route 309 and Swartley Road. There was no public comment.

12. PRESS CONFERENCE: No members of the press were present.

13. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Supervisor Groff, and carried unanimously, the February 24, 2014 Hilltown Township Board of Supervisors Meeting was adjourned at 7:56PM. The Board of Supervisors went into Executive Session to discuss legal matters, personnel, and real estate.

Respectfully submitted,

Richard C. Schnaedter
Township Manager/Secretary

(*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).