

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
Monday, April 23, 2012**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Barbara A. Salvadore at 7:03PM and opened with the Pledge of Allegiance.

Also present: John B. McIlhinney, Vice-Chairman  
James C. Groff, Supervisor  
Richard C. Schnaedter, Township Manager  
Christopher E. Engelhart, Chief of Police  
Francis X. Grabowski, Township Solicitor  
C. Robert Wynn, Township Engineer  
Lorraine E. Leslie, Township Treasurer

A. ANNOUNCEMENTS:

1) Chairperson Salvadore requested a moment of silence in memory of Emily Morris, an editor and reporter for the News Herald, who covered many Hilltown Township meetings over the years. Ms. Morris died from injuries she suffered in an automobile accident last weekend.

2) The Board met in Executive Session prior to this meeting to discuss real estate matters.

3) The Fairhill #1 Voting District polling location for tomorrow's primary election has been changed from Calvary Church to St. Peter's Lutheran Church located at Augsburg Drive and Hilltown Pike. This change is due to the scheduled appearance by former president George W. Bush who has a speaking engagement at Calvary Church.

4) The Township Administrative offices will be closed tomorrow for Election Day.

5) As a reminder, waterlines are being flushed by the Hilltown Authority this week and next -- a complete schedule can be found on the Township's website.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. CONSENT AGENDA:

- Minutes of the April 9, 2012 Supervisor's Meeting.
- Bills List dated April 24, 2012.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to approve and accept the Consent Agenda as listed above. There was no public comment.

D. CONFIRMED APPOINTMENTS:

1) Mr. and Mrs. David McKinney, 216 Beech Lane – Request for approval to erect fence within easement – Mr. and Mrs. McKinney were present to request authorization for the installation of an open style aluminum fence through an easement at the rear of their property. Lengthy discussion took place regarding the type of easement involved. The Board asked Mr. Wynn to investigate the existing easement for future reference.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to grant approval for Mr. and Mrs. McKinney to install a fence within the easement in the rear of their property at 216 Beech Lane, with the condition that removable sleeve-type fencing be used so that the Township has easy access to the easement should it be necessary; and to require that it be the financial and physical responsibility of the property owner to repair any damages that may occur during access to the easement. There was no public comment.

E. LEGAL – Mr. Francis X. Grabowski, Township Solicitor –

1) Holly Farms Subdivision – Deed of Dedication of Internal Roadway – Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to **adopt Resolution #2012-12, accepting the Deed of Dedication of internal roadways in the Holly Farms Subdivision;** and to **adopt Resolution #2012-13, declaring the Public Purpose of internal roadways in the Holly Farms Subdivision.** There was no public comment.

2) Guidi Homes – Financial Security Agreement -- Motion was made by Supervisor Groff, and seconded by Chairperson Salvadore, to approve the acceptance of the Financial Security Agreement for Guidi Homes for the White Oak Farms Subdivision. Supervisor McIlhinney abstained from the vote since he was the previous owner of the property. Motion carried – 2:0:1. There was no public comment.

F. PLANNING -- Mr. C. Robert Wynn, Township Engineer –

1) Pearl Buck International Inc. Land Development Waiver – Pearl Buck International obtained relief from the Zoning Hearing Board to permit use of a tent facility for weddings. The ZHB decision requires the applicant to receive land development approval or to obtain a waiver of land development. At their last meeting, the Planning Commission unanimously approved a motion recommending waiver of land development submission subject to satisfactory completion of items contained in the Feb. 29, 2012 engineering review. Subsequently, a revised plan was submitted addressing some of the items contained in the initial review. Outstanding conditions as recommended by the PC are contained in the engineering review of Apr. 10, 2012. Additional correspondence dated March 29, 2012 from the Bucks Co. Conservation District indicates that proposed erosion and sedimentation control measures are satisfactory.

Mr. David Conn, the applicant's legal counsel and member of their Board of Directors, was in attendance to present their request.

While they bill themselves as a non-profit organization, Supervisor McIlhinney personally feels that the Pearl Buck Foundation is running a commercial business and therefore, does not believe they should be granted a waiver of land development requirements.

Motion was made by Supervisor Groff, and seconded by Chairperson Salvadore to grant waiver of land development requirements to Pearl Buck International for use of an event tent facility for weddings and/or special events, pending completion of all outstanding items as noted in Mr. Wynn's April 10, 2012 review. Supervisor McIlhinney was opposed. Motion carried – 2:1. There was no public comment.

2) Hilltown Walk (aka: Guttman Tract) Preliminary – Mr. Ed Murphey, the applicant's legal counsel and Mr. Scott Mill, the applicant's engineer, were in attendance to present the plan. At their meeting of April 16th, the Planning Commission unanimously recommended preliminary plan approval of the Hilltown Walk Subdivision subject to completion of items as contained in the Apr. 4, 2012 engineering review and item #6 of the Bucks County Planning Commission review dated March 29, 2012. Specifically, the Planning Commission made recommendations on the following items:

Item 1: The buffer yards on certain corner lots overlap the required building envelope. The applicant advised that they would be seeking approval from the Supervisors to permit the encroachment of the dwelling into the buffer yard. The PC made no recommendation regarding this issue.

Motion was made by Supervisor Groff and seconded by Chairperson Salvadore to permit the encroachment of dwellings on Lots #32, #33, #45, and #46 within the required buffer area as shown on the preliminary plan. Supervisor McIlhinney was opposed. Motion carried.

Item 3.A: Open Space C (approximately 23 acres of mostly wooded land) is offered for dedication to the Township. After lengthy discussion by the Planning Commission, a motion to recommend acceptance of the land was defeated by a 2 to 3 vote.

Motion was made by Supervisor Groff and seconded by Chairperson Salvadore to accept ownership of Open Space Area C as noted above, and that an easement must be recorded across the privately owned open space areas for Township maintenance and public access to the pedestrian path. Supervisor McIlhinney was opposed. Motion carried: 2-1. There was no public comment.

Item 3.B: The Planning Commission unanimously recommends that Open Space Area B be permitted to be counted toward satisfying minimum open space requirements for the Conservation Management Design use.

The Supervisors were agreeable.

Item 3.D: The open space areas are proposed to be delineated from the privately owned lots via installation of shrubs at various points along the common property boundary. The PC recommends that the use of shrubs is satisfactory.

The Supervisors were agreeable.

Items 5.A,  
B, C, D,  
F, & G:

These waivers are acceptable to the Planning Commission subject to conditions as may be included in the engineering review.

Item 5.E: The Planning Commission recommends that in addition to the walking trails and gazebo, one tot lot be included in the open space area where the gazebo is located (4:1 vote).

Chairperson Salvadore and Supervisor Groff did not feel a tot lot was necessary given the proposed walking trail, which will lead to Silverdale Borough's park. Supervisor McIlhinney disagreed, and felt that a tot lot is necessary to serve the residents of that community.

Item 7: The Planning Commission does not recommend that the applicant submit another Traffic Impact Study.

The Board of Supervisors agreed that another Traffic Impact Study was unnecessary.

Item 11: With respect to Lot #21 and connection to public sewer, the applicant indicated they would research to determine whether the on-lot system on Lot #21 has a Bucks County Department of Health permit, and address this issue at final plan stage.

Item 14: The Planning Commission unanimously recommends that the recreation land proposal on the plan satisfactorily meets the requirements of Section 140-60 of the SALDO.

With respect to serving the site with public water, Supervisor Groff, who is also the Manager of the Hilltown Authority, previously met with Mr. Murphey and the applicant to discuss this issue. Supervisor Groff noted that the difficulty involved with running the waterline from Silverdale

down Green Street to the site is due to the lack of adequate pressure for domestic or fire flow since the HTWSA reducing valve station is at the same elevation as this subdivision. Therefore, Supervisor Groff suggested that the public water line be run from Rt. 152 across the Township's existing open space. This would allow for a walking path to be constructed on the waterline casement in the future to ultimately connect to the walking path for this proposed subdivision. Supervisor McIlhinney asked if the developer would be bearing the cost of the waterline and sewer line extension, not the rate payers, and Supervisor Groff replied that was correct.

Mr. Wynn's review notes that Stormwater Management Ordinance Section 134-20.C requires that all areas of existing impervious coverage be analyzed as meadow in the predevelopment condition.

Motion was made by Supervisor Groff, and seconded by Supervisor Salvadore to defer this waiver request for consideration during the final plan review. Supervisor McIlhinney was opposed. Motion carried: 2-1. There was no public comment.

Motion was made by Supervisor Groff, and seconded by Supervisor Salvadore to grant conditional preliminary plan approval to the Hilltown Walk (aka: Guttman) Subdivision, pending completion of all outstanding items as noted in Mr. Wynn's engineering review dated April 4, 2012 and according to the recommendations and motions as were made at this evening's meeting. Supervisor McIlhinney was opposed. Motion carried: 2-1. There was no public comment.

3) Hilltown Pike Subdivision (Final) – Mr. Paul Dietz, the applicant's engineer, was in attendance to present the plan. The Planning Commission unanimously recommended final plan approval conditional upon completion of items in the Apr. 3, 2012 engineering review.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to grant conditional final plan approval to the Hilltown Pike Subdivision, pending completion of all outstanding items as noted in Mr. Wynn's Apr. 3, 2012 engineering review. There was no public comment.

G. ENGINEERING – Mr. C. Robert Wynn, Township Engineer –

1) Gravel Bar Removal/Repair – The Township staff and Mr. Wynn met with FEMA/PEMA personnel on Apr. 17<sup>th</sup> regarding various projects/applications that have been submitted for funding. These projects include completed work such as the Hillcrest Road Bridge Scour, Pleasant Springs Creek Gravel Bar/Debris Removal, and Orchard Road Bridge Sidewalk Repair/Replacement. Three projects remain to be contracted out and FEMA has advised that this work should be accomplished as soon as possible.

Motion was made by Supervisor McIlhinney, seconded by Supervisor Groff, and carried unanimously to authorize Mr. Wynn to seek proposals for removal of the gravel bar at Steeplebush Drive culvert, removal of the gravel bar and repair of the erosion at Orchard Road Bridge, and repair of the sidewalk and erosion at the Orchard Road Pedestrian Bridge. There was no public comment.

H. SUPERVISOR'S COMMENTS: None.


I. PUBLIC COMMENT:

1) Mr. Rick Lambrecht, former member of the PROS Committee, wondered when the Supervisors might render a decision on the disposition of the Parks, Recreation, and Open Space Committee, as they suspended future appointments to that committee at the January Reorganization meeting. Mr. Schnaedter recalls that he was given six months to assess and consider a recommendation to provide to the Board of Supervisors for consideration.

J. PRESS CONFERENCE: No questions were asked by those members of the press that were in attendance.

K. ADJOURNMENT – Upon motion by Supervisor Groff, seconded by Supervisor McIlhinney, and carried unanimously, the April 23, 2012 Hilltown Township Board of Supervisors meeting was adjourned at 8:05PM.

Respectfully submitted,



Lynda Seimes  
Township Secretary

(\*NOTE: These minutes were transcribed from recordings taken by Mrs. Lorraine Leslic, Township Treasurer, and should not be considered official until approved and accepted by the Board of Supervisors at a public meeting).