

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, January 24, 2011
7:00PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:08PM, and opened with the Pledge of Allegiance.

Also present: Barbara A. Salvadore, Vice-Chairperson
James C. Groff, Supervisor
Christopher S. Christman, Township Manager
William E. Wert, Asst. Manager/Dir. of Parks, Recreation & Open Space
Christopher E. Engelhart, Chief of Police
Francis X. Grabowski, Township Solicitor
C. Robert Wynn, Township Engineer
Lynda S. Seimes, Township Secretary

A. ANNOUNCEMENTS:

1. The Board met in Executive Session following the January 3, 2011 Reorganization Meeting for informational purposes and to discuss personnel matters.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. CONSENT CALENDAR:

- Minutes of the January 3, 2011 Reorganization Meeting.
- Bills List dated January 25, 2011
- 2011 Fire Protection Agreements for Signature -- Silverdale and Souderton Fire Companies.
- Notification of Sketch Plan Staff Meeting – R. Huber Electric

Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to approve and accept the Consent Calendar as noted above. There was no public comment.

D. PLANNING – Mr. C. Robert Wynn, Township Engineer –

1. Hilltown Walk Concept Plan (Guttman Tract) – Mr. Ed Murphy, the applicant's legal counsel, along with Mr. Vince DeLuca, the applicant, and Mr. Scott Mill, the applicant's engineer, were in attendance to present the plan.

This 86+/- acre site located in the CR-2 District is proposed to be subdivided into 59 single-family detached dwelling lots utilizing provisions of a B-3 Cluster Use Option 2. Lot #1, which contains 10.29 acres, and Lot #31, which contains 19.92 acres, are designed as conservancy lots as they contain existing single-family detached dwellings, accessory structures, and separate

driveway access to existing public roads. Lot #2 contains an existing single-family dwelling at the intersection of Green Street and the proposed internal roadway. Lots #3 through #20 and Lots #22 through #59 are proposed as building lots having a minimum area of 10,000 sq. ft. and frontage on the proposed internal roadway. The plan layout includes two open space areas (A and B) containing 29.35 acres and 1.18 acres, respectively. Layout of the open space is designed to preserve environmental resources, provide for an area dedicated for stormwater management, and also provide separation between Green Street and the rear of Lots #38 through #47. Lots are to be served by public water and sewer facilities by HTWSA. It was noted that this site was the subject of various subdivision proposals in the past, all of which are outlined in Mr. Wynn's October 29, 2010 review.

At their December 6, 2010 meeting, the Planning Commission took no formal action on the concept plan, though a majority felt the applicant was generally moving in the right direction for development of the site. Mr. Mill provided a comparison between the 2006 approved plan and the proposed Concept Plan.

While Supervisor Salvadore was pleased to see that there is less woodlands, stream, and steep slopes disturbance on this Concept Plan, she was disappointed that no trails or a common open space area have been proposed. Therefore, Supervisor Salvadore suggested that Lots #27, #28, and #28 be removed to provide a common open space area for the residents. Mr. Murphy believes that request could be accommodated, and that perhaps the trails could connect the Al Reese Park in neighboring Silverdale Borough to the Township's existing open space to the south.

Chairman McIlhinney much preferred the lot sizes of the originally approved 45-lot plan, noting that he is not in favor of the smaller lots and the greater density of this Concept Plan. He also questioned proposed Lot #21, which is now shown as a large "Conservation Lot" intended to be in private ownership versus the approved plan's smaller lot size with additional open space which had included several play fields. Due to this proposed density, Chairman McIlhinney feels very strongly that recreational fields should be provided to serve this community. Mr. Murphy explained that under the Ordinance requirements, Mr. Wynn's had calculated that two playing fields and two tot lots would be required for a project of this density. The applicant then indicated that they would be proposing a fee in-lieu-of the playfields and tot lots.

Supervisor Groff feels the Concept Plan has merit, and in today's market understands the applicant's desire for smaller, more clustered lots. He also supports the applicant's proposal to extend the sewer to the development, and in turn, assist with failing sewer systems on neighboring properties in the area. Discussion took place.

The applicant will take the Supervisor's comments into consideration, and will provide a revised plan for review and comment prior to submitting a preliminary plan.

2. Liberty Towers LLC Land Development Waiver – Mr. Richard Lemanowicz, the applicant's legal counsel, was in attendance to present the request. The Planning Commission unanimously recommended waiver of land development submission for Liberty Towers, LLC subject to completion of items as contained within the January 11, 2011 engineering review. Discussion took place.

Motion was made by Supervisor Salvadore, and seconded by Supervisor Groff to approve the Land Development Waiver Request of Liberty Towers, LLC for their site located on Keystone Drive (TMP #15-1-98-3) pending satisfactory completion of all outstanding items as noted in Mr. Wynn's January 11, 2011 review. Chairman McIlhinney was opposed. Motion carried. There was no public comment.

3. Hartzell Planning Modules – Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to **adopt Resolution #2011-9, to accept the Sewage Facilities Planning Module for the Hartzell project for the increase in allocated EDU's of public sanitary sewer capacity by the Hilltown Township Municipal Authority to the property located at 1691-1699 Bethlehem Pike.** There was no public comment.

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

1. Estates at Hilltown – Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to extend the completion of improvements deadline for twelve months (until January 24, 2012) for the Estates at Hilltown Subdivision. There was no public comment.

F. NEW BUSINESS:

1. Discussion of Donation to Souderton Fire Company – A request was received from the Souderton Fire Co. for a donation to assist them with the purchase of a new Pierce Rescue/Pumper Truck. Over the last 2 years, similar requests were granted, with funds coming directly from the Fire Fund Tax:

- Silverdale Fire Co. - Purchase new truck (\$3,000/yr.-FY2011-FY2013)
- Hilltown Fire Co. - Repair of Line Lexington station (\$3,000/yr.-FY2009-FY2011)

Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to provide Souderton Perseverance Volunteer Fire Company #1 with a donation in the total amount of \$9,000.00 (given in \$3,000.00/year increments for the years 2012, 2013, and 2014) to assist them with the purchase of a new Pierce Rescue/Pumper Truck. There was no public comment.

2. Appointment of Acting Zoning Officer – Chairman McIlhinney announced that Mr. David Taylor, Zoning Officer, is on medical leave for a yet to be determined period of time.

Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to appoint Mr. William E. Wert as Acting Zoning Officer until Mr. Taylor returns to work from medical leave. There was no public comment.

3. Resolution appointing Delegates to Bucks County TCC for FY 2011 – Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to **adopt Resolution #2011-10, appointing Mrs. Lorraine E. Leslie and Mr. Christopher S. Christman as delegates to the Bucks County Tax Collection Committee for the Fiscal Year 2011.** There was no public comment.

4. Discussion of draft Forestry Use Ordinance – Correspondence dated December 16, 2010 and a sample Forestry Use Ordinance prepared by Township Engineer, C. Robert Wynn, was discussed, and the following comments were made:

- Supervisor Salvadore asked if there is a minimum lot size requirement. Mr. Wynn replied in the negative, noting that this would be a permitted use in every Zoning District.
- Chairman McIlhinney referred to Article III, Item 3.(b).(4), and suggested the word “**wooded**” be inserted as follows: “Removal of up to 5 trees with a trunk diameter greater than 6 inches on each **wooded** acre of land per calendar year, provided such does not exceed 20 trees with a trunk diameter of 6 inches or more per lot per calendar year.....”

Motion was made by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to authorize the preparation and submission of a draft Forestry Use Ordinance to include the correction as noted this evening to the Hilltown Township and the Bucks County Planning Commissions for review; and to authorize the advertisement of a Public Hearing for consideration and possible adoption at a future meeting of the Board of Supervisors. There was no public comment.

G. ZONING HEARING BOARD ADVISORIES –

1. Pearl S. Buck International – The applicant is appealing the Zoning Officer’s rejection of a zoning permit for the erection of a membrane structure (tent) and the ability to host catered events at the Pearl S. Buck International site located at 520 Dublin Road, in Hilltown Township. The Board agreed to take this matter under advisement and to discuss it further in Executive Session.

H. SUPERVISOR’S COMMENTS: None.

I. PUBLIC COMMENT: None.

J. PRESS CONFERENCE: There were no questions from those members of the press that were in attendance.

K. ADJOURNMENT: Upon motion by Supervisor Salvadore, seconded by Supervisor Groff, and carried unanimously to adjourn the January 24, 2011 Hilltown Township Board of Supervisors meeting at 8:07PM.

Respectfully submitted,



Lynda Seimes
Township Secretary

(*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).