

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, May 8, 2006
7:30PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John B. McIlhinney at 7:30PM and opened with the Pledge of Allegiance.

Also present were: Richard J. Manfredi, Vice-Chairman
Barbara A. Salvatore, Supervisor
Kenneth B. Bennington, Township Manager
Christopher E. Engelhart, Chief of Police
Thomas A. Buzby, Director of Public Works
Nick Lupinacci, Zoning Officer
Lorraine E. Leslie, Township Treasurer

Chairman McIlhinney announced that the Board of Supervisors met in Executive Session prior to this meeting to discuss legal, personnel, and real estate matters.

Supervisor Manfredi advised that he did not attend the Executive Session for the above noted matters, nor did he attend the Code Enforcement Officer candidate interviews at 3:00PM and 3:30PM today. Further, he wished to state for the record that he was not aware of a meeting at 4:00PM with the Township Solicitor. Chairman McIlhinney commented that the meeting with Solicitor Grabowski was with respect to the legal matter he referred to in his initial announcement. While that may be the case, Supervisor Manfredi wished the minutes to reflect that he did not receive notification of that meeting. Chairman McIlhinney advised that the Board of Supervisors meet every other Monday at 3:00PM. For the record, it is Supervisor Manfredi's opinion that regularly scheduled meetings for the purpose of discussing policies and procedures are not proper, and he has not attended those meetings, nor does he intend to in the future.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the March 27, 2006 Supervisor's Meeting – Supervisor Salvatore noted the following correction to page 9, second paragraph, which should state "Motion was made by Supervisor **Salvatore**, seconded by Supervisor **Manfredi**, and carried unanimously to adopt Resolution #2006-22, accepting the Street Light Petition for the Reserve at Hilltown Subdivision, as noted above. There was no public comment."

Motion was made by Supervisor Salvatore, seconded by Supervisor Manfredi, and carried unanimously to approve the minutes of the March 27, 2006 Supervisor's Meeting, as corrected. There was no public comment.

C. CONFIRMED APPOINTMENTS:

1. Mr. Charles Gambino, Jr. – Complaint about Township’s response to formal Zoning Complaint – Mr. Gambino of Pinewood Lane filed two Zoning Complaints – one on March 15, 2006 and on one March 16, 2006, for a fence being constructed by the adjoining property owners, Mr. and Mrs. Marshall. On March 17, 2006, Mr. Gambino received correspondence from Mr. Lupinacci, Zoning Officer, stating that he issued the fence permit to the Marshall’s under the “Residential Accessory/Structures and Use Ordinance.” Mr. Gambino advised that the Zoning Ordinance contradicts itself with respect to fences. Section 531 states that no fence higher than 3 ft. can be constructed in a front yard, and no fence higher than 6 ft. can be constructed in any other yard. On March 14th, Mr. Gambino contacted Mr. Lupinacci advising that the fence permitted to be constructed on the Marshall property was not in accordance with the current Zoning Ordinance requirements and suggested that a Stop Work Order be issued against the Marshall’s to cease the fence construction. Mr. Lupinacci’s response was “After looking at the details, I gave the Marshall’s what they wanted – no variance, no Zoning Hearing Board, no notification of the neighbors within 500 ft.” After repeated calls and site meetings with Mr. Lupinacci and Mr. Bennington, Mr. Gambino stated that they both finally admitted that there was a mistake made with the issuance of the permit. While he understands that everyone makes mistakes, Mr. Gambino is asking that Mr. Lupinacci correct his mistake in a timely fashion. He understands that Mr. Lupinacci met with the Marshall’s on May 2, 2006, after Mr. Gambino had called Mr. Bennington to file a formal complaint about Mr. Lupinacci’s lack of knowledge with the Zoning Ordinance and lack of action on the original complaint.

Additionally, Mr. Gambino noted that the Hilltown Zoning Ordinance only requires a 1 ft. setback from any property line for construction of a fence, which will become a maintenance issue. He presented photographs of the Marshall’s new fence. As a professional land surveyor, Mr. Gambino always advises his clients to construct fences a minimum of 2 ft. from a property line, the width of the average push mower, no matter what the municipality’s requirement may be. Mr. Gambino is unsure of how Mr. Marshall intends to maintain the lawn along the fence within that 1 ft. setback without trespassing on the Gambino property.

With respect to the timeliness of the response of the Zoning Officer, Supervisor Manfredi advised it is a personnel matter that is under the purview of the Township Manager. Further, he noted that Mr. Gambino’s comment regarding the 1 ft. setback from a property line is well taken and should be considered by the Board of Supervisors. Supervisor Salvatore agreed. On the issue of timeliness of response by the Zoning Officer, Supervisor Salvatore asked that the Township Manager address the issue with the employee. Chairman McIlhinney concurred that the 1 ft. setback is inaccessible in

most cases, however he noted that most residents do not have a problem with a neighbor stepping on their property to trim along a fence now. Chairman McIlhinney noted that when this matter was called to his attention, the Zoning Officer investigated the issue and sent correspondence to Mr. and Mrs. Marshall stating correctly what is required by Ordinance.

D. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby presented the Public Works Report for the month of April 2006; a copy of which is on file at the Township office.

Bid #2006-3 for Super Pave and Bid #2006-4 for Aggregate were opened on Friday, May 5th, with the following results:

Bid #2006-3 – Super Pave

1)	H & K Materials	
	4,000 tons 9.5 mm Super Pave	\$37.50/ton
	2,000 tons 19mm Super Pave	\$35.50/ton
	250 tons 25 mm Super Pave	\$33.00/ton
	TOTAL:	\$229,250.00

2)	Glasgow	
	4,000 tons 9.5 mm Super Pave	\$47.25/ton
	2,000 tons 19 mm Super Pave	\$43.70/ton
	250 tons 25 mm Super Pave	\$39.55/ton
	TOTAL:	\$286,287.50

Bid #2006-4 – Aggregate

1)	H & K	
	500 tons #1B Crushed Stone	\$ 9.75/ton
	500 tons #2A Material	\$ 7.25/ton
	500 tons #2 Crushed Stone	\$ 8.40/ton
	50 tons #3A Crushed Stone	\$ 7.90/ton
	150 tons #4 Crushed Stone	\$ 8.40/ton
	300 tons #3A Modified	\$ 7.75/ton
	200 tons Surge	\$ 8.00/ton
	1,000 tons ¼" Stone	\$ 8.25/ton
	TOTAL:	\$26,530.00

2)	Glasgow	
	500 tons #1B Crushed Stone	\$11.50/ton
	500 tons #2A Material	\$ 7.75/ton
	500 tons #2 Crushed Stone	\$11.50/ton

50 tons #3A Crushed Stone	\$ 9.50/ton
150 tons #4 Crushed Stone	\$ 9.50/ton
300 tons #3A Modified Stone	\$ 9.50/ton
200 tons Surge	NO BID
1,000 tons ¼" Stone	NO BID
TOTAL:	\$20,125.00

Supervisor Manfredi noted for the record that he does have a business relationship with Haines and Kibblehouse, but since this is a public bid, he would most likely vote on the issue.

Motion was made by Supervisor Salvadore seconded by Supervisor Manfredi, and carried unanimously to award Bid #2006-3 for Super Pave to H & K Materials in the amount of \$229,250.00, and to award Bid #2006-4 for Aggregate to H & K Materials in the amount of \$26,530.00, as noted above. There was no public comment.

Mr. Buzby requested authorization to meet with the Township Engineer for approximately 4 hours to discuss and review several drainage issues and a structural problem on a box culvert. Chairman McIlhinney asked if Mr. Buzby discussed this matter with the Township Manager, and Mr. Buzby replied that he did not. Supervisor Manfredi asked if there is funding for engineering in the Public Works portion of the budget. Mr. Buzby replied that there is not, but noted that the Township Engineer is involved in all aspects of Township drainage issues where permits are required because it must be done through an engineering firm. Supervisor Manfredi suggested that funding for engineering work be included in the 2007 Public Works budget.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to authorize the Township Engineer to meet with the Director of Public Works for approximately 4 hours to discuss and review several drainage issues and a structural problem on a box culvert, as noted above. There was no public comment.

With vacation time fast approaching, Mr. Buzby asked the Board of Supervisors to begin considering his request to hire a replacement for the Public Works employee who was lost last year on a worker's compensation issue.

This past weekend, Supervisor Salvadore noticed all of the road equipment that is stored outside of the Public Works building, and suggested that it should be buffered from the neighboring residential properties. Supervisor Manfredi recommended that the Township Engineer review the Ordinance to determine what type of buffering is necessary to comply with the Zoning Ordinance requirements. Discussion took place.

E. ZONING OFFICER REPORT – Mr. Nick Lupinacci, Zoning Officer – Mr. Lupinacci presented the Zoning Report for the month of April 2006; a copy of which is on file at the Township office.

Chairman McIlhinney questioned the complaint received with respect to recreational noise. Mr. Lupinacci explained that a resident of Callowhill Road near its intersection of Hilltown Pike completed a written complaint form about the use of dirt bikes and ATV's on a neighboring property. He attempted to visit the site several times, but no one was there. Mr. Lupinacci left his business card along with sections of the Ordinance indicating the allowable noise that is permitted in Hilltown Township, and then a few weeks later, received a visit from the complainant thanking Mr. Lupinacci for whatever action had been taken since the problem seemed to have been rectified. Discussion took place concerning the recent increase of complaints regarding the use of dirt bikes, ATV's and other recreational vehicles, and the Township's effort several years ago to consider an ATV Ordinance. Chairman McIlhinney suggested that perhaps the users of these types of recreational vehicles should be made aware that even though the Township did not pursue the adoption of an ATV Ordinance in the past due to strong opposition, it may be considered again due to the obvious lack of regard for the neighbors of these ATV riders. Supervisor Manfredi suggested that Mr. Lupinacci research other municipality's model Ordinances dealing with recreational vehicles, rather than attempting to address it through a Nuisance or Noise Ordinance.

With respect to the Gambino complaint, Mr. Lupinacci admitted that he did issue the zoning permit in error. He noted that in his estimation, there are conflicting areas in the Zoning Ordinance with respect to fences, and has since learned that if that is the case, the section that contains the greater restriction would always prevail if there is a conflict. Mr. Lupinacci conceded that he did err in issuing the fence permit to Mr. and Mrs. Marshall, and noted that the application submitted by the Marshall's was complete and included all necessary details with respect to what they wished to construct.

F. WATER AND SEWER AUTHORITY REPORT – Mr. James C. Groff, Authority Manager – Mr. Groff presented the Authority Report for the month of April 2006; a copy of which is on file at the Township office.

Mr. Groff provided a slide show and presentation of the Authority's Arsenic Removal Project for those in attendance.

G. CONFIRMED APPOINTMENTS (Continued) –

2. Mr. Henry Rosenberger – Blooming Glen Farm Community Supported Agriculture – Mr. Rosenberger explained that since he began actively farming in the Blooming Glen area, he and his wife purchased 500 acres of land; 300 of which have

been permanently preserved and 140 are pending preservation at this time. Most of Mr. Rosenberger's land is fenced and planted with hay or used for raising cattle. At the present time, the Rosenberger farm has 125 cow-calf pairs, with approximately 80 head of cattle being fattened. It is Mr. Rosenberger's long-term goal to develop models of sustainable agriculture since he firmly believes that keeping land has relevance to our daily lives. So many of the general population's foods are hauled from California, and as fuel prices continue to rise, he believes that the cost of food will rise significantly as well.

The Rosenberger Family has committed 60 acres of land on Moycr Road to organic farming. The Community Supported Agriculture Program that Mr. and Mrs. Rosenberger have developed is a mutually beneficial relationship between a local farm and the community of people who receive the food the farm produces. Mr. Rosenberger explained that members would purchase a share of the harvest in the spring and in return, receive a weekly supply of fresh seasonal vegetables. The members agree to share the inherent benefits and risks of the agricultural season. The organic farmers, Tom Murtha, who is present this evening, and Tricia Borneman have been farming together for six years. Both have worked on organic farms in Connecticut, Oregon, New Jersey, and Pennsylvania, and have been involved in all matters of diverse vegetable production and marketing. The couple returned to Bucks County where Tricia was raised because they are committed to preserving and encouraging the rich agricultural heritage of this region. Ms. Borneman and Mr. Murtha strive to be good stewards of the land through sustainable farming practices. The crops are grown without synthetic fertilizers, pesticides, herbicides or genetically modified organisms. Compost, cover crops, mulching, and crop rotation are used to encourage healthy soil and plants, and to build long-term fertility.

Mr. Murtha explained the process involved with CSA, which is to sell shares of the harvest in the spring, and then members would pick up the produce during the summer months during the harvest. Both he and Ms. Borneman anticipate that the first harvest will be available for pick-up the last week of May/first week of June. Beyond just obtaining food, Mr. Murtha feels participating in the CSA is a way for local residents to connect with a farmer and more importantly, to the farm itself. There are a number of "you pick" crops being grown and there is a work requirement for each shareholder to participate in 4 hours of labor per growing season in an effort to get individuals more involved in the process. Mr. Murtha anticipates that the farm will produce 26 weeks worth of organic vegetables, which would provide enough vegetables to feed a family of four for one week. He feels that participation in this program is a great way to promote local agriculture, and to protect open space while making a working farm available to local residents.

Supervisor Salvadore attended the open house of the CSA, and commented that the food was some of the best she had ever tasted. She suggested that Mr. Murtha and Ms.

Borneman provide recipes for the various types of produce along with their share sales.

H. POLICE REPORT – Chief Christopher E. Engelhart – Chief Engelhart presented the Police Report for the month of April 2006; a copy of which is on file at the Township office.

Three speed details were conducted in the month of April, with the results as follows:

- April 11 – Upper Church Road, east of Broad Street. The highest speed was clocked at 62 mph, with a posted speed limit of 35 mph. A total of 22 citations were issued.
- April 21 -- Upper Stump Road, east of Upper Church Road. The highest speed was clocked at 66 mph, with a posted speed limit of 45 mph. A total of 12 citations were issued.
- April 28 – Rt. 309 at Fairhill Road. The highest speed was clocked at 103 mph, with a posted speed limit of 55 mph. A total of 17 citations were issued.

Chief Engelhart apologized for his tardiness, and explained that late this afternoon, there was an armed robbery in Montgomery Township, with a pursuit of the suspect's vehicle, which eventually was found on Hilltown Pike. It appears that the robbery suspects believed a roadblock had been set up for their capture, when it was simply a Hilltown Police Officer directing traffic around road construction. The two suspects then fled on foot through the Estates of Hilltown Subdivision, which is currently under construction, and were eventually spotted again on Chalfont Road. Chief Engelhart then learned that the suspects had abducted a resident of Township Line Road and his five-month old daughter, who were eventually released unharmed in the Allentown area. The suspects remain at large.

Public Comment:

1. Mrs. Jean Bolger of Rt. 152 mentioned the excessive quarry truck traffic on Church Road, which creates a safety concern. Chief Engelhart reminded Mrs. Bolger that Church Road is a State road controlled by PennDot.

I. HILLTOWN FIRE COMPANY REPORT – No one was present.

J. SILVERDALE FIRE COMPANY REPORT – No one was present.

K. ZONING HEARING BOARD REPORT – No one was present. A copy of the Zoning Hearing Board Report for the month of April is on file at the Township office.

L. PLANNING COMMISSION REPORT – Mr. Chuck Kulesza, Member Representative – Mr. Kulesza presented the minutes of the May 1, 2006 joint meeting with the Open Space Committee; copies of which are on file at the Township office.

The Planning Commission is concerned with the fact that sketch plan applicants are proceeding directly to the Board of Supervisors following their meeting with the Planning Commission the week before, without the benefit of the Supervisors being aware of what ideas were brought forth and considered. Discussion took place.

Mr. Kulesza presented the Board with a copy of the proposed draft text language. Both the Planning Commission and the Open Space Committee members in attendance were very much in favor of considering the draft non-contiguous open space text change as directed by the Board of Supervisors. However, Mr. Kulesza wished to make it clear that as this draft text language was being discussed, it was not being considered specifically for the Cinnabar Farms/White Chimney site. It was important to the Planning Commission and the Open Space Committee members that the criteria in the Open Space Plan was considered, along with the following issues:

- Percentages of open space
- Parcel size
- Distances between the primary site and the open space parcel
- Which municipal boards/committees should be involved
- Whether or not there should be road frontage for the secondary (open space) parcel
- Accessibility

Mr. Kulesza noted that both the Planning Commission and the Open Space Committee wished to insure that open space parcels that have already been preserved are not to be used for this, and also felt it was important that while proceeding through this process, the developer would not be provided with a density bonus.

If the density is being increased on one of the two parcels, perhaps to double the density, Chairman McIlhenny asked how the Township could provide the open space that those residents would ordinarily have been entitled to, had the density not been increased to double. Mr. Kulesza stated that scenario was discussed, and it was determined that if the open space was to be used for recreational land, the proposed recreational open space for that development should be located no more than a half mile from the center of the development so that it would still remain accessible for those residents. Both boards felt that each development should be considered on a case-by-case basis, and wished to insure

that resource protection as required by the Ordinance would still be met on the primary and secondary sites. With respect to the required amount of recreational open space for each development, neither the Planning Commission nor the Open Space Committee specified what the minimum amount should be. Lengthy discussion took place.

Supervisor Salvadore asked if the email of the draft language that Mr. Kulesza presented to the Board this evening has been forwarded to the Open Space Committee. Mr. Kulesza replied that the email was forwarded to the chairman of the Open Space Committee, who asked to insure that all members of the Open Space Committee received it as well. Supervisor Salvadore suggested that the email also be forwarded to the Park and Recreation Board, and Supervisor Manfredi agreed.

Mr. Kulesza asked the status of the Supervisor's review of the seven draft Zoning Ordinance amendments that had previously been submitted by the Planning Commission. Chairman McIlhinney replied that those seven amendments are currently being reviewed by the Board of Supervisors.

Mr. Kulesza thanked Supervisor Salvadore for forwarding the Growing Greener booklet to the Planning Commission, but noted that there is a history with the Natural Lands Trust Organization from 1999, when things did not work out so well with Hilltown Township.

M. PARK AND RECREATION REPORT – Mr. Jon Apple, Chairperson – Mr. Apple announced that the Nancy Gillespie Theater Camp would be held in July this year.

From June 30th to July 6th, a representative of the Park and Recreation Board will be involved with Bucks County Senior Days at Del Val College.

Mr. Apple advised that the Easter Egg Hunt was a very successful event once again this year.

The Park and Recreation Board is considering including perhaps an Arbor Day or Earth Day event in conjunction with the Hilltown Halloween Fest held at the Pearl S. Buck Foundation, in order to increase the number of activities.

With respect to the Orleans Bennett Subdivision, Mr. Apple noted that the Park and Recreation Board felt very strongly that there should be a through road, not a p-loop or a cul-de-sac street, in that development to provide for safe access for emergency purposes. Mr. Kulesza noted that there are a number of Planning Commission members who share that concern. Chairman McIlhinney was surprised to learn that the Park and Recreation Board had such an interest in traffic planning. Mr. Bennington stated that he coordinated

the transfer of information from Mr. Wynn to the Open Space Committee and Park and Recreation Board in order to provide their recommendation to the Planning Commission concerning the Orleans Bennett Subdivision. Lengthy discussion took place.

N. OPEN SPACE COMMITTEE REPORT – Ms. Sandy Williamson, Member Representative – Ms. Williamson advised that due to the lack of a quorum, there was no Open Space Committee Report for the month of April 2006.

O. NEW BUSINESS – Mr. Kenneth B. Bennington, Township Manager –

1. The Board of Supervisors interviewed candidates at the April 10, 2006 meeting for a vacancy on the Open Space Committee, and a vacancy as the Assistant Emergency Management Coordinator.

The vacancy on the Open Space Committee has a term expiration date of December 31, 2008, which is the remainder of a five-year term. There were two candidates for this position – Mr. Andrew Dinsmore and Mrs. Marilyn Teed.

The vacancy as the Assistant Emergency Management Coordinator has a term expiration date of December 31, 2006, which is the remainder of a one-year term. There was one applicant for this position - Mr. Thomas Louden.

Motion was made by Supervisor Salvadore, and seconded by Supervisor Manfredi to appoint Mr. Andrew Dinsmore to complete the five-year term on the Open Space Committee, with the term to expire on December 31, 2008. Chairman McIlhinney was opposed. Motion passed. There was no public comment.

Motion was made by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously to appoint Mr. Thomas Louden as the Assistant Emergency Management Coordinator with the term to expire on December 31, 2006. There was no public meeting.

2. Mr. Bennington provided notification of the following staff sketch plan meetings:

- Possible Wal-Mart expansion at Hilltown Crossings Shopping Center -- Wolfson Group.
- Ashland Meadows Impervious Surface Issue – DeLuca Homes
- McGrath Homes – Review terms of proposed age-qualified community

Supervisor Manfredi recalls that the Subdivision/Land Development Ordinance, not the Zoning Ordinance, was amended to require public notification of these staff sketch plan meetings. The McGrath Homes request for a staff meeting is a re-zoning issue, not a

SALDO issue, and therefore Supervisor Manfredi does not believe that a staff meeting should be authorized. Chairman McIlhinney disagreed, noting that it is his opinion that the developer is merely attempting to gather information from Township professionals to determine if it is something the Township would recommend. Further, if the applicant is willing to escrow funds to pay for the Engineer and Solicitor's time, Chairman McIlhinney does not see a problem with authorizing a staff meeting. Supervisor Manfredi stated that the SALDO notification provision does not apply in this instance, since it is not a Subdivision/Land Development issue. He is not about to grant authorization to work on an Ordinance that would change the Zoning Map and Ordinance, without having seen or discussed the proposal and its possible benefits to Hilltown Township. Supervisor Salvadore agreed. Discussion took place.

Supervisor Manfredi believes that the notification should also include an intended date of the meeting, if there is one. He recalls that it was also the intent at that time, though it was not a part of the Ordinance amendment, that the Board of Supervisors be notified when those sketch plan meetings occur.

To clarify, Supervisor Salvadore reiterated that McGrath Homes would be a Confirmed Appointment at the May 22, 2006 Supervisors meeting, but no staff meeting would occur prior to that May 22nd Supervisors meeting

3. Supervisor Salvadore noted that Hilltown Township and neighboring communities are experiencing difficulties with EMS. With things that are going on in New Britain/Chalfont, Perkasio and Dublin, the Board of Supervisors is not certain exactly what type of EMS will be provided to Hilltown Township, which is the Board's primary concern. Hilltown Township is served by many different EMS squads, and knowing that they are experiencing financial difficulties, a group has been formed to review the status of this region of Bucks County involving those three EMS squads. The Township can obtain DCED assistance by entering into an Agreement to collaborate on the assessment of area EMS. An individual has been assigned to this project by Joe Schmider, who is the director of EMS at the State level, to assess the needs in this area and then provide a report with potential opportunities and plans for assuring that Hilltown Township and surrounding communities have continuing EMS coverage. Therefore, Supervisor Salvadore requested authorization to sign the Agreement, which states that Hilltown Township agrees to cooperate with the other communities through the assessment process. There is no cost involved with participating in this study.

Motion was made by Supervisor Manfredi, seconded by Supervisor Salvadore, and carried unanimously to authorize the execution of the Letter of Intent to be submitted to the Governor's Center for Local Government Services to request technical assistance with an EMS assessment study as noted above. There was no public comment.

Mr. Bennington stated that the document in question requires the signature of a Chief Elected Official and the designation of a contact person for each municipality. Chairman McIlhinney agreed to sign the document following the meeting, and Supervisor Salvadore would be the designated contact person.

4. In September of 2005, Mr. Bennington was advised that Cingular and AT&T Wireless will be merging, and during that process, they plan to eliminate approximately 25% of the current cell towers in existence, approximately 12,000-15,000 nationwide. The tower located behind the municipal building is a Cingular cell tower. At that time, it was Mr. Bennington's recommendation to reject the one-time offer and continue with the current lease agreement. Subsequently, Cingular proposed a new agreement dated December 16, 2005, which would not substantially increase the benefits to the Township, and therefore, Mr. Bennington again recommended continuation of the current lease. Cingular's most recent and final offer indicates that the Township could continue with the current lease agreement, with nine years remaining on the original 20 year agreement with guaranteed yearly payments; or two other options – one of which would guarantee payments for a ten year period (less money than is being received now, with an expansion of permitted uses on the site); or another option of a lump sum payment of \$72,000.00, with a 15 year lease commitment with an expansion of permitted uses on the site. The Township has contracted with Attorney Dan Cohen, who is a legal expert with respect to cell towers and communications, who indicated that if the Township's cell tower were targeted for removal, the municipality would not be notified until the last minute. In the interim, Mr. Bennington discovered that the tower located on top of the HTWSA water tank at the Civic Field Park is also a Cingular tower, for which the Authority has received a termination notice. Mr. Bennington is attempting to obtain a regional map of all Cingular tower sites so that the Board can make a rational decision as to their options. In addition to reviewing the site map, Supervisor Manfredi suggested that Mr. Bennington obtain as much information as possible, as well as a deadline date by which the Board of Supervisors must render their decision.

5. Supervisor Manfredi advised that each Supervisor received a phone call from Mr. Paul Lapinski, a Hilltown resident on Middle Road, who has annually erected signage in Dublin Borough directing motorists to his farm in order to sell his product. Mr. Lapinski was recently notified by Dublin Borough that a monthly fee will now be charged for signs located within the Borough. Mr. Lapinski is seeking the Supervisor's assistance by perhaps sending correspondence to Dublin Borough seeking their reconsideration of that monthly fee. While Chairman McIlhinney sympathizes with Mr. Lapinski's plight, he noted that Dublin Borough has the right to set its own Ordinance requirements, and does not feel Hilltown Township can dictate policy to them, particularly for one individual or a group of individuals representing a certain type of business, such as farming. Supervisor Manfredi understands that point, however in this day and age where active farming is rapidly becoming a thing of the past, he feels that

any and all agrarian businesses should be encouraged, and suggested that a letter be sent to Dublin requesting their consideration with respect to signage for businesses located along municipal borders. Supervisor Salvadore stated that agriculture is very well promoted in Bucks County, and believes that Dublin Borough Council may be willing to cooperate to advertise other local agricultural businesses, which would be a benefit to all neighboring municipalities. Chairman McIlhinney does not disagree, however he feels it would not be fair to seek special consideration for specific types of small businesses, such as agricultural operations, if the same consideration is not extended to other small businesses located along all municipal borders with Hilltown Township. Lengthy discussion took place.

Public Comment:

1. Mr. John Clauser of 730 Minsi Trail attended a seminar last October called "Better Models for Development in Pennsylvania" given by Ed McMahon, where it was noted that several municipalities in Lancaster County have worked together to develop intermunicipal Comprehensive Plans and Ordinances, which are beneficial to each municipality. Mr. Clauser feels that cooperation with neighboring municipalities and boroughs should be encouraged.

2. Ms. Sandy Williamson of Mill Road agreed, noting that Dublin Borough itself could gain from more lenient signage regulations to support agricultural businesses near municipal borders if the signage is tastefully done, because it encourages tourism while featuring local businesses and points of interest.

Following additional discussion, motion was made by Supervisor Manfredi, seconded by Supervisor Salvadore, and carried unanimously to authorize Mr. Bennington to draft a letter to Dublin Borough Council, asking for any consideration they can provide in the particular case of agrarian businesses along its municipal border with Hilltown Township; and also to instruct Mr. Bennington to initiate dialog with Dublin Borough Council and other neighboring municipalities, relative to any other businesses that share a municipal border or that would benefit from advertising signage. There was no further public comment.

5. Mr. Bennington reminded everyone that Election Day is next Tuesday, May 16, 2006 and he encouraged everyone to vote.

6. Mr. Bennington provided a tour to the 4th grade civics class of Seylar Elementary School, and has several other elementary school class tours scheduled for this week and next.

P. MYLARS FOR SIGNATURE – Calvary Church Expansion – Phase I

Q. PUBLIC COMMENT:

1. Mr. Ed Donovan of Fairhill Road asked if the Board has a five year plan to retain the rural characteristics of Hilltown Township. Chairman McIlhinney explained that the Township has adopted a Comprehensive Plan, as well as a Zoning Ordinance and Subdivision/Land Development Ordinance, both of which regulate the development of the Township.

Lately, Mr. Donovan is very disturbed by recent reports of fatal accidents involving teenagers on roads throughout this and neighboring municipalities. In the past, Mr. Donovan requested that the Township consider lowering the speed limit on Fairhill Road. He encouraged better control and enforcement of posted speed limits on local roadways. Discussion took place.

In September of 2005, when two Pennridge High School students were killed in an accident, Supervisor Manfredi personally met with a number of Hilltown and New Britain Township residents of Township Line Road, to discuss speeding issues. At that time, he also advocated the purchase of additional speed boards that can be moved to different locations throughout the Township. Since funds were approved for the purchase of two speed boards in the 2006 Budget, Supervisor Manfredi suggested they be purchased at this time. Chairman McIlhinney commented that the Township owns one speed board, which is not currently being utilized because it is often in disrepair. Discussion took place.

Motion was made by Supervisor Manfredi, seconded by Supervisor Salvadore, and carried unanimously to authorize the expenditure of funds from the 2006 Budget to purchase two speed boards, as noted above. There was no public comment.

2. Mrs. Jean Bolger of Rt. 152 announced that the Civic Association is sponsoring its annual Golf Outing on June 23, 2006 at Macoby Run in Green Lane. The Hilltown Civic Association has been in existence for over 50 years, while sponsoring various fundraisers to support the Scholarship Program, which awards four \$1,000.00 scholarships to deserving high school seniors who reside in Hilltown Township. The scholarships are based on need, community activities, grades, and chosen school courses. The Civic Association is requesting that businesses sponsor a hole in the golf tournament at a cost of \$150.00, which would entitle four individuals from that business to a discount rate to play golf that day. Mrs. Bolger asked the newspaper reporters in attendance to advertise the golf outing, and encouraged participation in the Hilltown Civic Association Golf Outing by sponsoring a hole

3. Mr. Joe Marino of Redwing Road advised that as an 18 year old, he was cited several times for speeding when traveling through Sellersville Borough, which is

something he has never forgotten. He noted that enforcement is the key to making a lasting impression on young drivers.

4. Mrs. Alice Kachline of Mill Road commented that the McGrath Homes proposal for a very large age-qualified development does not belong in the location in which it has been proposed. She noted that all of those additional vehicles trips generated by this development would create even more congestion along busy Rt. 313 through Dublin Borough, and along Rt. 113 through the villages of Blooming Glen and Silverdale. Mrs. Kachline does not know why this proposal is even being considered in this rural area. Further, Mrs. Kachline does not believe the claims that an age-qualified development would not impact the schools. She recalls that Mrs. Lynn Bush of the Bucks County Planning Commission once told her that in the lower portion of Bucks County where residents are having difficulties selling these types of homes, the situation can be remedied by a Board of Supervisors and a Homeowner's Association who are willing to disband the age-qualified requirements for over 55 communities. Mrs. Kachline is opposed to the proposal by McGrath Homes and hopes that the Board of Supervisors will take her comments into consideration.

R. SUPERVISOR'S COMMENTS:

1. Supervisor Salvadore expressed her gratitude for the opportunity to attend the recent Pennsylvania State Association of Township Supervisor's Convention in Hershey, PA. She was able to share ideas and concerns with other neighboring municipalities, particularly with respect to zoning, as well as other pertinent issues that many communities are faced with. Supervisor Manfredi agreed.

S. PRESS CONFERENCE: A conference was held to answer questions of those reporters present.

T. ADJOURNMENT: Upon motion by Supervisor Salvadore, seconded by Supervisor Manfredi, and carried unanimously, the May 8, 2006 Hilltown Township Board of Supervisors meeting was adjourned at 9:50PM.

Respectfully submitted,



Lynda Seimes
Township Secretary

(*These minutes were transcribed from tape recordings taken by Mrs. Lorraine Leslie, Township Treasurer and are not considered approved until acted upon at a public meeting of the Board of Supervisors).