

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS**  
**REGULARLY SCHEDULED MEETING**  
**Monday, August 25, 2003**  
**7:30 PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Vice-Chairperson Kenneth B. Bennington at 7:30 p.m. and opened with the Pledge of Allegiance.

The following were also present:

John S. Bender, Supervisors  
 Gregory L. Lippincott, Township Manager  
 Francis X. Grabowski, Township Solicitor  
 C. Robert Wynn, Township Engineer  
 Christopher Engelhart, Chief of Police

Mr. Bennington announced that the Board met in Executive Session prior to this meeting in order to discuss personnel issues, real estate and legal issues related to the stormwater management lawsuit. In addition, Mr. Bennington announced that after the last Board of Supervisors' meeting the Board met in Executive Session to discuss personnel issues.

**Public Comment on Agenda Items Only** None.

**Approval of Minutes – July 28, 2003:**

Mr. Bennington referred the Board to the bottom of page 3; there should be a change from "3 to 0" to "2 to 0" because Ms. Snyder abstained on the motion concerning her resignation. In addition on the last page change the word "Coyn" to "Coyne".

On motion of Mr. Bender, seconded by Mr. Bennington, the minutes of the July 28, 2003 Board of Supervisors' meeting were approved with the above noted corrections. This motion was passed by a vote of 2 to 0. There was no public comment.

**Approval of Current Billing:** Mr. Bennington presented the bills dated August 13, 2003 to August 22, 2003 with a due date of August 26, 2003 as follows:

General Fund	\$ 91,968.42
Fire Fund	\$ 3,850.00
State Highway Air Fund	\$ 8,988.39
Escrow Fund	<u>\$ 30,000.00</u>
<b>TOTAL ALL FUNDS:</b>	<b><u>\$134,806.81</u></b>

On motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors approved the bills list dated August 13, 2003 to August 22, 2003 with a due date of August 26, 2003 in the total amount of \$134,806.81, subject to audit, as submitted. This motion passed by a vote of 2 to 0. There was no public comment.

**Confirmed Appointment:** None.

**Manager's Report:** Mr. Lippincott explained that the Township has been notified by DEP that it will be awarded \$38,000 for the Township recycling project for 2002 which will be received in 2004.

Mr. Lippincott referred the Board to the annual minimum municipal obligation for Non-Uniformed Pension Plan and the Police Pension Plan for 2004 which is a requirement to be given to the Board of Supervisors. He explained that the amount to be reimbursed to the Township from the State in 2002 was \$121,570 and a similar amount is expected in 2004.

Mr. Lippincott reminded the public that they are invited and encouraged to attend the Skunk Hollow Open House on September 6, 2003 at 9:00 a.m. for a tour. The rain date is September 13, 2003.

**Correspondence:** Mr. Lippincott referred the Board to a letter from Frank and Sharon Cerauli requesting the building permit fee of \$292 or Zoning Hearing Board fee of \$500 be waived since they believe the permit should have been issued initially. Mr. Lippincott explained that Mr. and Mrs. Cerauli believe that the addition they were installing was in compliance with the permitted number of feet from private open space. A lot line is calculated from any lot line and private open space lines are considered lot lines under the Township's definition. The consensus of the Supervisors was that the Township Manager acted properly in this instance and no action is required.

**Solicitor's Report.**

**Barry and Nancy Moyer 2 Lot Subdivision.** Mr. Grabowski explained that the requirements of approval for this subdivision would be that the minor improvements that were required had to be provided by way of escrow and Mr. and Mrs. Moyer chose to comply with this requirement by a direct deposit with the Township in the amount of \$2,540. Additionally there was a requirement for the assessment of a stormwater management capital fund fee in the amount of \$2,737 which the applicant has paid. Additionally, as a result of the Ordinance concerning park and recreation funds in lieu of actual installation of improvements, the applicant also paid a fee of \$1,500. An Escrow Agreement has also been executed.

On motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors authorized execution by the Township officials of the Moyer Cash Escrow Subdivision Agreement by a vote of 2 to 0.

**Helen Grim Minor Subdivision:** Mr. Grabowski explained that this is a 2 lot subdivision on Callowhill Road just south of Route 113. He noted that a direct deposit escrow in the amount of \$10,868.40 has been received. Additionally, a payment of \$1,500 to the Township in lieu of the recreation fee has been made. There is also a Road Declaration Easement Agreement.

On motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors authorized execution by the Township officials of the Grim Minor Subdivision Cash Escrow Subdivision Agreement by a vote of 2 to 0.

On motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors authorized execution by the Township officials of the Grim Minor Subdivision Road Declaration Easement Agreement by Resolution No. 2003-27 by a vote of 2 to 0.

Mr. Grabowski gave the Board of Supervisors background concerning an issue that surfaced on August 25, 2003. As background for the Supervisors, he explained that in January, 2002, the Township borrowed the sum of \$3,000,000 from Quakertown National Bank and at the time it was under an invited proposal that was solicited by the Township. The rate at that time was 3.9%. Because of the drop in interest rates Quakertown National Bank was asked if they would consider lowering the interest rate. They agreed to do so but a complication has arisen because when municipalities borrow money they are required to comply with the Unit Debt Act which requires approval in Harrisburg and also requires the enactment of Ordinances. He said that after research into the economic viability of the Township accepting a lower interest rate it was believed this was not economically feasible. However, he explained that an informal opinion has been received from the Attorney General's office that allowed the Township to side step the approval process because the interest rate was being lowered from the original amount. He said he has prepared an agreement with Quakertown National Bank which the Bank has executed which lowers the interest rate on the original loan from 3.9% to 3.3%. There is a fee for the Bank solicitor to review the documents but other than that there are no fees connected with this matter. A savings of \$1,800 per year through 2008 is projected.

On motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors authorized execution of the Modification Agreement with Quakertown National Bank to the General Obligation Note of January 8, 2002 by which the interest rate is reduced from 3.9% to 3.3%. This motion passed by a vote of 2 to 0.

Mr. Grabowski reported that the next H & K Hearing which involves the quarry will be held on September 11, 2003 and thereafter on September 30, 2003. He said it may be possible for the Skunk Hollow portion of the hearings to be completed on September 11, 2003 and if that occurs then the Blooming Glen Quarry hearing will start on September 30, 2003.

**PLANNING:**

**First Service Bank Preliminary Plan:** Mr. Wynn explained that First Service Bank would like to construct a bank building at what was Sernoff's Sea Food site on the northeast corner of Route 113 and Bethlehem Pike. He said that all structures that are associated with Sernoff's Sea Food will be removed and a two-story bank building consisting of a total floor area of 7,098 square feet is proposed to be constructed. The bank building will be served by public water and public sewer with Telford Borough Authority. The total impervious surface on the site will be reduced approximately 75%. The proposed stormwater management facilities will consist of underground retention and where possible water quality inlets will be installed to improve the water quality at the site. He told the Board that a number of variances for this site were granted by the Zoning Hearing Board including, but not limited to, set backs and impervious surface. The plan also proposes to make full improvements along the frontage of the site including off site on Route 113 for a transition which includes cartway widening, curb and sidewalks along both streets and the construction of a left turn and a right through lane in the southbound direction on Route 113 which is the final leg of the intersection improvements at Route 113 and Bethlehem Pike which were determined to be necessary based upon studies completed in conjunction with the Home Depot project and other studies completed in the Township. Traffic signal time changes will also be completed.

Eric Tobin, Esquire addressed the Board and explained that the Planning Commission had recommended various waivers that the applicant applied for, the vast majority of which were granted by variance but sometimes there are dual standards, i.e., in the Zoning Ordinance and in the Subdivision Ordinance. He explained that the Subdivision Ordinance requires that the ultimate right-of-way be measured from the physical center line of the roadway (Route 113) and the applicant is requesting that the Township utilize the legal centerline of the right-of-way. The Ordinance requires the ultimate right-of-way to be 50' and the applicant is requesting that it be reduced to 45'. He explained that even with the 45' he believes it is important that the Board understand that once everything is constructed it will still have approximately 28' for any future widening. He said that without this waiver there is tremendous impact not only on the building but on the entire site.

Marilyn Teed, Mill Road, commented that the five feet was taken from this property years ago when they put the road in and now there is an opportunity to make it right again. The road was widened on the Fredericks Flowers side so if you take the physical center of the road, isn't it shifted again? The Board explained that it is an established physical center line as it was at the time it was a two-lane road. She said that the Township should make this right at this time.

John Kachline, 529 Mill Road. He explained that the concern of the Planning Commission between 45' and 50' was that they did not know exactly what was going to be done at this location when everything is going to be finalized with Home Depot and the majority of the Planning Commission members believe that they would rather have the extra 5' and not need it than find later on they need that extra 5'.

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Mr. Wynn confirmed that the roadway planning completed by the applicant has been done in accordance with the planning proposed by Home Depot.

After further discussion, on motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors approved the First Service Bank Preliminary Plan subject to the following conditions:

1. Satisfactory completion of all outstanding issues as contained in the engineering review dated August 11, 2003.
2. Copy of TBA easement documents for existing water facilities must be submitted to the Township.
3. A contribution of \$2.00 per building square feet of floor area (7098 SF) must be made to the Township Park & Recreation Fund.

Eric Tobin, Esquire agreed to the above conditions on behalf of the applicant. This motion passed by a vote of 2 to 0.

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**8:00 P.M. Mr. Bennington adjourned the August 25, 2003 Board of Supervisors' meeting in order to enter into a Public Hearing to consider a Community Development Project Application**

Mr. Jack Fox addressed the Board with respect to the Hartzel Strassburger Homestead. He explained that he is requesting a grant from the Community Development Project for the Hartzel Strassburger Homestead to be used for lumber for replacing stairs, windows, sills, and posts to support floors in the basement. He asked that these funds be granted under the preservation portion of the grant.

Ms. Andree M. Miller from Pearl S. Buck International addressed the Board and provided a slide presentation to assist in her presentation. She explained that the Pearl S. Buck House and Historic Site requests a \$57,000 Community Block Grant to complete an Historic Structures Report for the Pearl S. Buck House. This report documents the house's history, condition and maintenance, recording all information needed to make knowledgeable decisions about the preservation of an historic structure. Ms. Miller said that such a study would take approximately 6 months.

In response to Mr. Bennington's request, Mr. Lippincott explained that every three years the Community Development Project Block Grant application is due. There is money available through the County, HUD and other agencies. The Township is in the second year of the three year cycle. Last year no applications were submitted by the Township. The most recent total received was \$109,000. The amount of the grant changes by how much money is received. During the last three year cycle the Township was given extra money and a study was completed to ascertain whether the high school in Blooming Glen was an historic structure which was completed by the Bucks County Planning Commission and paid for by the Community Development Project Block Grant.

This cycle the Township is applying for funding for a project to repair the former high school and municipal building which is owned by Hilltown Township for a total of \$65,000.

After discussion, the consensus of the Board of Supervisors was to advertise the Community Development Project Application for a public hearing in September 2003 and render a decision on the above application.

Ms. Marilyn Teed, Mill Road asked concerning the improvements proposed for the Blooming Glen High School and how it was determined that these improvements were needed, i.e., was there an historic study? Mr. Lippincott explained that this study was completed three years ago by the Bucks County Planning Commission at a cost of \$10 - 12,000. She questioned why the study for the Pearl Buck House would cost \$65,000. Ms. Miller explained that it is a different type of study and normally \$100,000 is not unusual for the type of study involved in the Pearl Buck House historic study. Mr. Lippincott explained that the study requested for the Blooming Glen High School was to

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determine if it was an historic structure and therefore was a different type of study than the one proposed for the Pearl Buck House.

**8:25 P.M. Mr. Bennington adjourned the advertised Public Hearing to consider the Community Development Project Application and reconvened the August 25, 2003 Hilltown Township Board of Supervisors meeting.**

**The Ridings of Hilltown Final Plan Approval:** Mr. Showalter, Engineer for the project and Teresa Craig, the applicant were present to answer questions and discuss the project with the Board.

Mr. Wynn explained that the site is a 10 lot subdivision in the Rural Residential area with frontage on both Broad Street and Upper Stump Road. There are 9 new lots proposed with a minimum of three acres each. Lot No. 10 which is the largest lot on the site is a nursery which includes an existing house and other out buildings and will include the location for the wet land detention basin. A walking trail through the internal roadway system is planned. All lots will be served by on lot sewage and individual wells. Mr. Wynn explained that the Planning Commission unanimously recommended final plan approval based upon the engineering review letter dated August 6, 2003 with a few modifications. There is a tenant on lot 1 who is operating a nursery and the water study that was completed on behalf of the applicant estimated the water usage as a little over 3,000 gallons per day. One of the conditions requested by the Planning Commission is that an agreement be executed between the owner of lot No. 1, the tenant of lot No. 1 and the Township which would provide for metering of any well(s) that is used in conjunction with the nursery and to limit the amount of ground water withdrawal for the nursery use to a maximum of 3,000 gallons per day. Another revision is that item No. 2 of the engineer's review letter discusses drainage and shoulder improvements on Stump Road. He explained that there are large trees in the shoulder area that could be impacted by drainage improvement and the Planning Commission recommended approval subject to the extent of shoulder and swale improvements on Stump Road being resolved between the Township engineer and the applicant's engineer and a meeting has been scheduled for September 3<sup>rd</sup>, 2003 to resolve this issue. Another condition imposed by the Planning Commission is for an agreement to be executed in a manner satisfactory to the Township Solicitor to permit some off site grading and clearing on adjoining lands at the roadway entrance to the site. Mr. Wynn explained further that the detention basin located on lot 10 is proposed to be owned by a homeowners' association and documentation must be approved by the Township Solicitor. A total fee in the amount of \$15,000 will be deposited with the Township for a park and recreation fund.

Mr. Showalter explained that since the Planning Commission meeting, Teresa Craig contacted the Postmaster and the street names of Mathias Lane and Griffith Court are acceptable and a letter confirming this will be received from the Postmaster. He told the Board that the names of Mathias and Griffith are names of early land owners in this area of the Township.

After discussion, on motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors approved The Ridings of Hilltown Final Plan approval subject to the following conditions:

1. Agreement for metering all wells used by the Nursery located on Lot 10. Nursery shall be limited to not more than 3000 gpd of water withdrawal. Agreement must include continuous monitoring and penalties for non-compliance.
2. HOA must be prepared in a manner satisfactory to the Township Solicitor.
3. Outstanding items contained in the 8/6/03 engineering review must be accomplished.

**Fedele Subdivision Final Plan Approval:** Mr. Wynn explained that Mr. Showalter, the Engineer for the project and the applicants are present to answer any questions the Board might have about the project. He explained that this project is on Fairhill School Road and proposes 8 lots all served by on-site sewage disposal systems and on-site wells. The lot sizes vary from 4 ½ acres up to 9 acres. Mr. Wynn told the Board that the Planning Commission recommended final plan approval subject to a letter dated July 30, 2003. A discussion was held concerning a path along Fairhill School Road along the frontage of the site including across the property which surrounds this project. Mr. Wynn explained that the location of the path interferes with some large trees and Mr. Showalter has agreed to show the path in the field with flagging to make sure that it goes around the trees so they are not removed. There is also an easement along the northern boundary of the PECO right-of-way for a potential walking path in the future. In addition, the applicant has agreed that they would provide an additional 20' along that easement for temporary construction in the event the path is ever constructed in this area by the Township. Another concern was the potential impact of headlights affecting a dwelling located behind the property and the applicant has shown the addition of 4 white pine evergreens which could be located in the bend of the driveway rather than in the wooded area where they might provide relief from headlight glare and to change the white pine evergreens to Norway Spruce which will reduce the likelihood of damage by deer.

Mr. Wynn said that other outstanding items include the legal descriptions for some shared driveways for lots 2, 3, 6 and 7; the resolution of the sewage planning modules and agreements for the spray irrigation system that will be located on lot 8. The Bucks County Conservation District has approved the erosion and sedimentation control plan; however, the applicant must obtain an NPDS permit from DEP. The ultimate right of way area is offered for dedication to the Township. Property out boundary monuments must be set. A contribution for a fee in lieu of recreation in the amount of \$1,500 per lot will be paid. The development/financial security agreement must be prepared and executed to guarantee the public improvements.



After discussion, on motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors approved the Fedele Subdivision Final Plan approval subject to the following conditions:

1. Outstanding items as contained in the engineering review dated 7/30/03.
2. Installation of 4 Norway Spruce at driveway bend on lot 3.
3. Fee-in-lieu of Recreation land in the amount of \$12,000.00

**Zoning Ordinance Amendment – Impervious Surface:** Mr. Wynn explained that the Planning Commission recommended that a draft Zoning Ordinance Amendment be prepared to address impervious surface within developments. The Ordinance would provide that when the amount of impervious surface is determined in subdivisions that impervious surface would be required to be installed within existing or proposed public street rights-of-way, the township required improvements such as the asphalt for the road, curb and sidewalk would not count against the 9% being permitted on the site as a whole. Additionally, the Ordinance should provide that no improvements on a new or existing lot may be created that would exceed an impervious surface of 9% within the Rural Residential Zoning District.

Jack McIllinany, Hilltown Land Owners Association. Mr. McIllinany commented that at the last Planning Commission meeting there was a letter referenced in the motion from Robert Wynn to Greg Lippincott dated August 6, 2002. In the letter there were two different recommendations made neither one of which was discussed at length. He asked if we are going to discuss Mr. Wynn's first recommendation.

Mr. Wynn produced the letter for the board which referenced a two-tier approach. He explained that there would be impervious surface that would be a single lot impervious surface and a higher impervious surface ratio for the development activity when a subdivision is submitted to attempt to compensate for those improvements such as street, sidewalks, and curbs within the right-of-way. No individual lot could exceed the 9% but it might be higher for the development site as a whole to account for the other improvements that are required by the Township.

Mr. John Kachline, Planning Commission, explained that this was discussed. He said that the consensus of the Planning Commission was that this would suffice for the immediate needs of the Township and this would help solve the problem in the immediate future. The first option outlined in the August 6, 2002 letter would require more time and expense to develop.

Jack McIllinany said that he believes option 2 creates a penalty situation for existing land owners especially if they have barns, long driveways and such, so that all of these items are counted into the 9% impervious surface ratio. Mr. McIllinany said that he would like to see barns preserved in the Township and believes that this proposal penalizes the landowner with a barn.

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Mr. Bender suggested that this ordinance is in the draft stage and that calculations should be included which would not penalize a landowner who wishes to preserve his barn or outbuildings.

Marilyn Teed, Mill Road, suggested that barns be exempted and put them under the listing of exemptions. If we want communities that are more friendly and walkable, why not also exempt front porches. She would also like turnarounds to be exempted from impervious surface calculations.

Mr. Bob Showalter suggested that some of the historic heritage be preserved in Hilltown Township. If there is a choice of a builder putting a lot in versus taking a barn down you know that the barn will be removed. He suggested that a credit or an exemption be allowed if a developer is attempting to save a barn over a certain age. If you do not encourage saving historic buildings they will all disappear.

Mr. John Kachline stated that on a project recently submitted for review a farm house was being kept with one barn, one outbuilding and they were tearing down two other barns and a garage so they could move the garage closer to the house in order to get another 50,000 square foot lot.

Mark Antunes, 932 Callowhill Road, addressed the Board with respect to preservation of historic structures or barns. He said it was an excellent idea to preserve these types of structures. He said that as far as the penalty that is incurred by the original landowner, with respect to the Garwood Myers property, there are 50 proposed lots on that property. At some point, this will be a gross income producer of about 25 million dollars; "I do not see the developer or the landowner being penalized significantly". He said he believes there must be a way to preserve these large structures and not allow a loop hole for the developer to have a minimum lot size of 50,000 square feet with a major barn and a house and a garage and there will be about 2 square feet of green area around it. He asked for limitations and restrictions incorporated into this zoning amendment.

On motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors authorized the preparation of a draft Zoning Ordinance Amendment with respect to impervious surface to be reviewed by the Planning Commission and then forwarded to the Bucks County Planning Commission for its review and comments. This motion passed by a vote of 2 to 0.

**Engineering:**

**Lynrose Estates Subdivision:** After discussion, on motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors granted an extension for improvements to be built for the Lynrose Estates Subdivision to August, 2004 to allow more of the homes to be constructed before the roads are finalized.. This motion passed by a vote of 2 to 0.

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**Harleysville National Bank:** After discussion, on motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors accepted completion of the maintenance agreement and release of the letter of credit for Harleysville National Bank for the required improvements, subject to payment of any outstanding fees incurred by the Township. This motion passed by a vote of 2 to 0.

**Hatter Subdivision:** After discussion, on motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors accepted the completion of improvements in the Hatter Subdivision and commencement of the 18 month maintenance period with the escrow being reduced to 15% as required by the Subdivision Agreement and retaining the additional escrow funds which total \$1,725, subject to payment of any outstanding fees incurred by the Township. This motion passed by a vote of 2 to 0.

**Summer Lea Subdivision:** Mr. Wynn told the Board that he received a letter dated August 19, 2003 from Heritage Construction Company with respect to the Summer Lea Subdivision located on Diamond Street and Hillcrest under construction by TH Properties. The apartment phase is Phase II which will be built and managed by Heritage who is compiling the necessary information to enter into development agreements with the Township. They are requesting that within the parking areas they be permitted to use Belgium block curb instead of the concrete curb that is on the plan.

On motion of Mr. Bender, seconded by Mr. Bennington, the Board of Supervisors authorized the use of Belgium block curb in Phase II of the Summer Lea Subdivision. This motion passed by a vote of 2 to 0.

**Mylars for Signature:**

The Grim Subdivision Mylars will be signed by the Board of Supervisors after the meeting.

**Public Comment:**

John Kachline, Chairperson of the Hilltown Township Planning Commission. He said that at the Planning Commission meeting held Monday, August 18, 2003, he made a statement that had a poor choice of words and as a result his statement did not come out as it was intended. In the early discussion of the Berry Brow Subdivision, his comments stating "a deal was worked out in a back room between the Supervisors and the developer" was not meant to be in any way a derogatory remark against the Supervisors. To the contrary, he was trying to point out that the Supervisors sat down with the developer and negotiated an agreement to lower the density from the maximum possible homes under the previous ordinance down to the present 185. He apologized to everyone and to the residents of the Township who were present at that meeting who may have gotten the impression from his remarks that the negotiations were not above board. That was not the intent of the comment that he was trying to make.

Marilyn Teed, Mill Road. In my line of work we often see people who have problems, water problems and they are a result of the way their developments were laid out, the position of the homes and the elevations, etc. I would like you to consider two things when preparing Ordinances. I believe proportional ordinances would enhance the quality of life. For example, having a back yard would enhance the quality of life that is as big as the footprint of the house. She also addressed the issue of swale lines and suggested that they be on property line which would prevent water coming down the middle of the properties.

Mr. Wynn said there are requirements outlined in the subdivision ordinance and the stormwater management ordinance with respect to the issue of swale lines. A swale is prohibited from running the length of five or six lots along the property boundary.

Donna Crestman, Jessica Lane. Ms. Crestman explained that she is a new resident in Hilltown Township and one of the appeals to our family was your reputation for being so strict on who can develop and how they can develop. Quite frankly, on August 24<sup>th</sup>, 2003, as I was meeting new neighbors they shared with me a little bit of information about the Reserve at Hilltown/Hilltown Ridge and when I heard the name of the developer who is involved in this I panicked. My family and many others from the Upper Dublin area have literally run away from what this particular developer has done to the Upper Dublin area. We wanted to move away into the county to get away from that type of developing and the congestion that comes with this type of development. I appeal to you that wherever the Township is in this development process to please consider living up to the reputation that you do have in being strict with the mega developers.

Mr. Bennington explained that the developer could have had 335 homes based upon the cluster ordinance. The Township negotiated for 185 homes on 300 acres and we have 150 acres of contiguous open space across the street from the development as part of the Stipulation Agreement. Mill Road will be widened and curbs will be installed.

Mark Antunes, 923 Callowhill Road. Mr. Antunes said that there seems to be a disconnect from the intent of what was initially laid out relative to public water in the Township. Jack Fox says it was never the intent of the Township to have public water access throughout the rural residential area. However, the developers see the water tower, they know it is there and they call the Hilltown Water & Sewer Authority and when they find out they have capacity it is carte blanche time. I would like to see a consensus of opinion between the various components of the governing bodies. He suggested a joint meeting with the various boards/commissions to discuss this and perhaps a public referendum.

Mr. Bender responded that the Ordinance allowing 50,000 square feet is if public water is available. The developments that were approved at this meeting were developments that had 3+ acre lots. The public water is only extended based on the direction of the

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Township which is based on the approval of a subdivision. The Water & Sewer Authority does not make the decision to extend waterlines.

Mr. Antunes said that he did not say the Water & Sewer Authority was extending the lines. He said that he believes the developers who have the financial capability to connect to the lines as they exist who are willing to bear the expense of the initial capital investment are more than willing to do so. There is no mechanism in the Township to stop this process and I think we need to look at this issue.

**Supervisor's Comments:**

Skunk Hollow Open House on September 6, 2003 at 9:00 a.m. for a tour. The rain date is September 13, 2003.

The next quarry meeting will be held at the Township Building on September 11, 2003 at 7:00 p.m.

The PAC meeting has been rescheduled from Bucks County Community College to East Rock Hill on Thursday, September 28, 2003 at 7:30

**Applications for Supervisor:** Mr. Bennington explained that 8 applications have been received for the position of supervisor and the applications will be reviewed, interviews scheduled and a decision will be made for an individual to fill the unexpired term of Supervisor Snyder.

**Press Conference:** No comment.

**Adjournment:** On motion of Mr. Bender, seconded by Supervisor Bennington, the Board of Supervisors voted to adjourn the August 25, 2003, Board of Supervisors meeting at 9:30 p.m. This motion passed by a vote of 2 to 0.

Respectfully Submitted

Jean W. Deckert  
Acting Recording Secretary