

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
Monday, January 27, 2003  
7:30PM**

A. The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Betty P. Snyder at 7:29PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairperson  
Gregory J. Lippincott, Township Manager  
Francis X. Grabowski, Township Solicitor  
C. Robert Wynn, Township Engineer  
Lynda S. Seimes, Township Secretary

Chairperson Snyder announced that Supervisor Bender would not be present this evening due to illness. She also announced that the Board met in Executive Session prior to this meeting in order to discuss legal matters – including the Zoning Hearing Board issues of Telvil, Teed, and Williams, and to discuss personnel and real estate matters.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the December 23, 2002 Supervisor’s Meeting – Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to approve the minutes of the December 23, 2002 Supervisor’s Meeting, as written. There was no public comment.

Action on the minutes of the January 6, 2003 Supervisor’s Reorganization Meeting – Chairperson Snyder noted the following correction – page 5, Item I – Recommendation of Treasurer’s Bond Limit, which should state “Motion was made by Supervisor Bennington, seconded by Supervisor Bender, and carried unanimously to approve the Treasurer’s Bond Limit of \$2 million dollars for 2003. There was no public comment.”

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to approve the minutes of the January 6, 2003 Supervisor’s Reorganization Meeting, as corrected. There was no public comment.

C. APPROVAL OF BILLS LIST – Chairperson Snyder presented the Bills List dated January 28, 2003, with General Fund payments in the amount of \$139,021.16, Fire Fund payments in the amount of \$3,277.50, and State Highway Aid Fund payments in the amount of \$24,711.64; for a grand total of all payments in the amount of \$167,010.30.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to approve the Bills List dated January 28, 2003. There was no public comment.

D. CONFIRMED APPOINTMENTS:

1. Mr. Dave Hersh – New Maintenance Building – Mr. Hersh was not present at this time.

E. MANAGER'S REPORT – Mr. Gregory J. Lippincott, Township Manager –

1. Mr. Lippincott requested authorization to advertise for bid to sell the 1995 Chevrolet Police Vehicle.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to authorize advertisement of the bid to sell the 1995 Chevrolet Police Vehicle. There was no public comment.

2. The Public Hearing for the Comprehensive Plan will be held on March 10, 2003.

3. The Souderton Fire Company Fire Protection Agreement for 2003 will be available for the Board's signature following this meeting.

4. Bids were opened on Thursday, January 23, 2003 for the purchase of the 1987 GMC Dump Truck (Bid #2003-1). Bid results are as follows:

Andrew Price, Sealing Specialties	\$1,500.00
Ken Peacock, The Computer Forum	\$1,159.00
Bob Passehl, Bob's Auto Body	\$ 300.00

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to accept the bid for the 1987 GMC Dump Truck (Bid #2003-1) from Andrew Price of Sealing Specialties in the amount of \$1,500.00. There was no public comment.

5. An application for sketch plan review, along with the required \$500.00 escrow has been received from Toll Brothers for the Oskanian Tract located near the quarry on a 63-acre parcel on Rt. 152, just off Hilltown Pike toward New Britain Township, for a 33-lot development.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to authorize a sketch plan review of the Oskanian Tract as noted above. There was no public comment.

F. CORRESPONDENCE – Mr. Gregory J. Lippincott, Township Manager –

1. The Supervisors have been invited to attend the groundbreaking ceremony to commemorate the beginning of the Pennridge High School campus renovation project on Thursday, January 30, 2003 at 11:00AM.

2. The agreement authorizing Hough Associates to collect 2002 Residential and Commercial Recycling data and prepare the PADEP 904 Recycling Grant application for Hilltown Township will be available for the Board's signature following this meeting. Mr. Lippincott advised that Hough Associates charges the Township \$4,000.00 for this service, and in the past has obtained anywhere from \$25,000.00 to \$33,000.00 for recycling.

3. Correspondence to the Pennridge Area Coordinating Committee was received from DEP regarding the Water Resources Planning Act, recently signed into law by former Governor Schweiker. Section 3113 of the Act establishes six regional committees with a total of 23 members per region that will guide the development of regional plan components to the State Water Plan. As required by the Act, DEP is seeking the PACC'S nomination of representatives to be considered to serve as members of the six regional committees. A specific criterion for each regional committee has been established per the correspondence. A lengthy discussion took place. Mr. Lippincott was directed to obtain more information concerning this matter.

4. A request has been received from Mr. Richard McBride, representing the developer of the Berry Brow Subdivision, seeking Board authorization for the Hilltown Water and Sewer Authority Engineer, Castle Valley Consultants, to begin the process for the Act 537 Plan Revision so that any future sewer facility to service the proposed Berry Brow Subdivision meets requirements of and is of a type and design consistent with standards of the Hilltown Municipal Authority. Discussion took place.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously authorize the Hilltown Water and Sewer Authority Engineer, Castle Valley Consultants, to begin the process for the Act 537 Plan Revision so that any future sewer facility to service the proposed Berry Brow Subdivision meets requirements of and is of a type and design consistent with standards of the Hilltown Township Water and Sewer Authority. There was no public comment.

G. CONFIRMED APPOINTMENTS:

1. Mr. Dave Hersh – New Maintenance Building – Mr. Hersh explained that the proposed heating system for the new maintenance building consists of a combination of hot air and radiant floor piping. Radiant heating was designed specifically for the

comfort of the shop area due to the employees working on the concrete floor and the ability to open the overhead doors on a winter day without losing the heat from the area. The vehicle storage area heating was designed using hot water unit heaters. This was proposed purely for economic reasons in an attempt to keep costs within budget. After the job was bid, the mechanical contractor, A.T. King, Jr., proposed the use of radiant floor heating in lieu of the hot water unit heaters. The Township's response was of acceptance provided it would not cost any additional funds. Mr. King provided costs to make this revision, which included changing from one boiler to two, and using an indirect hot water heater in lieu of a separate oil-fired hot water heater, as well as additional expenses incurred due to underfloor piping and controls. In addition, credits were obtained from the general, plumbing, and electrical contractors for work that would not be required with the radiant system. The additional costs for the radiant piping and installation totals \$24,250.00, which consists of \$21,950.00 for the mechanical contractor and \$3,300.00 from the general contractor. The credits from the general, plumbing, and electrical contractors totals \$19,250.00. The result is an additional cost of \$5,000.00 to provide the radiant heating in the truck storage portion of the building.

During the winter months, the vehicle storage area will house trucks that will be loaded with salt from time to time. The dust from the salt would eventually affect the unit heaters by destroying the heat transfer fins. In addition, the snow and salt on the floor would react with the concrete and cause pitting. Even though there is an additional \$5,000.00 cost to install radiant heat, Mr. Hersh recommends this be accepted for the following reasons:

- Radiant heat is more energy efficient in that it is less costly to operate.
- Radiant system heats the concrete mass, providing for a more even temperature.
- Will not draw heat from the area when opening garage doors because the mass will be heated.
- Unit heaters are more expensive to operate since any water/snow that accumulates on the floor will quickly evaporate adding to the longevity of the floor, while making it safer for workers.

Discussion took place. The Supervisors unanimously agreed to the additional \$5,000.00 cost to install the radiant heating system in the new Public Works Maintenance Building, as specified above.

H. SOLICITOR'S REPORT – Mr. Francis X. Grabowski, Township Solicitor –

1. Solicitor Grabowski presented the Declaration of Road Frontage Easement Agreement for Rt. 113 and Keystone Drive, and the Sanitary Sewage System

Maintenance Agreement for the Catherine McKnight Subdivision, for the Board's consideration.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to accept the Sewage Maintenance Agreement for the McKnight Subdivision, as specified above. There was no public comment.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to **adopt Resolution #2003-13, accepting the Declaration of Road Frontage Easement Agreement for Rt. 113 and Keystone Drive, for the Catherine McKnight Subdivision.** There was no public comment.

2. Solicitor Grahowski is awaiting return of executed documents for the following subdivisions – Pompei, Souder and Souder, Brittany Estates, and Village at Dorchester.

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

1. Pompei Subdivision (Final) - At their meeting of January 20, 2003, the Planning Commission recommended final plan approval for the Pompei Subdivision conditioned upon completion of all items as contained within the December 18, 2002 engineering review, noting that most of the items are legal matters being prepared by the Township Solicitor. Mr. Wynn noted that Item #4, the Sewage Facilities Planning Modules approval has been received from PADEP. Discussion took place.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to grant conditional final plan approval to the Pompei Subdivision, pending completion of all outstanding items as noted in Mr. Wynn's December 18, 2002 engineering review. There was no public comment.

2. At their last meeting, the Planning Commission made recommendations to deny the Calvary Church/Anders Carpets Land Development and the Fedele Subdivision, unless written extensions were received. Mr. Wynn advised that the applicant's for both projects have provided written 90-day extensions for review. No action required.

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

1. Pleasant View Estates Subdivision – The applicant, Callowhill Real Estate Associates, Inc. has requested acceptance of completion of improvements within the Pleasant View Estates Subdivision. Mr. Wynn does not recommend acceptance of completion due to the list of outstanding items as contained within his January 20, 2003 correspondence.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to deny the request from Callowhill Real Estate Associates, Inc. for acceptance of completion of improvements within the Pleasant View Estates Subdivision, due to the outstanding items as listed in Mr. Wynn's January 20, 2003 correspondence, as noted above. There was no public comment.

2. Mr. Wynn has received correspondence from Taylor, Weisman, and Taylor, an engineering firm working on the replacement of Bucks County Bridge #21, which crosses the Morris Run and is located on Rickert Road. This is the stone arch bridge near the proposed Brittany Estates Subdivision, which has been scheduled for design and replacement for several years. The bridge is proposed to be replaced with two 36 ft. wide reinforced concrete arches with an artificial stone face. The plan shows a 28 ft. wide cartway with curb and sidewalk on one side of the bridge. It is also noted that any historical stone carvings located on the existing structure will be relocated onto the proposed structure. Mr. Wynn noted that Rickert Road is a collector roadway, which is technically required by Subdivision Regulations to have a 34 ft. wide cartway from curb to curb, however he would recommend the reduced roadway width, which would require authorization from the Board of Supervisors.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to authorize the reduced roadway width of 28 ft. for the replacement of County Bridge #21 located on Rickert Road, as specified above. There was no public comment.

3. Equestrian Court Subdivision – Mr. Wynn explained that this 16-lot subdivision located on Mill Road still has several outstanding conditions, including DEP approval of Planning Modules for the on-lot sewage disposal facilities. Fifteen of the lots are proposed to be served by sandmounds, which are considered marginal systems by DEP due to the soil conditions. One lot is to be served by a greenhouse system, which is an alternate system. DEP has advised that the Planning Modules must be executed by the Township, addressing the marginal soils, for which they give the municipality four options. Two of those options are not applicable to the site. The two options that would apply include replacement area testing or provisions for a sewage management program. The developer has assumed that the Township will agree to the provisions of the sewage management program, and has proposed that that be implemented. Mr. Wynn advised that the sewage management program is similar to the management agreement that the Township executes for Spray Irrigation Systems and Small Flow Treatment Facilities. Mr. Wynn recommended that the same amount of escrow, \$2,500.00 per lot, be required from the developer for this agreement. Solicitor Grabowski noted that the developer has suggested that one common agreement for all lots be executed, however he feels, and Mr. Wynn concurs, that separate agreements should be executed for each individual lot. Discussion took place.

Motion was made by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously to direct the applicant for the Equestrian Court Subdivision to establish an escrow in the amount of \$2,500.00 per lot, which would provide for the Township's ability to insure that the maintenance agreements for sewage facilities are being complied with and to inspect the sewage facilities on those marginal soils lots within the Equestrian Court Subdivision. There was no public comment.

K. MYLARS FOR SIGNATURE: None.

L. PUBLIC COMMENT: None.

M. SUPERVISOR'S COMMENTS:

1. Supervisor Bennington has received a copy of a notification from the Bucks County Health Department, who conducted a follow-up compliance inspection on the Florence Ammon property. Mrs. Ammon has 45 days to complete the progress to come into compliance. The Health Department indicated they found no active rodent activity, but a number of dead rats. Discussion took place. Supervisor Bennington asked what type of enforcement by the Bucks County Department of Health would take place if Mrs. Ammon does not come into compliance within 45 days. Mr. Lippincott believes she will be cited with a monetary fine. Supervisor Bennington directed Mr. Lippincott to report any progress with this situation to the Board when the 45-day time period expires.

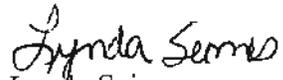
2. Supervisor Bennington received an e-mail from Mrs. Jean Bolger regarding a telephone scam against local residents, where an individual supposedly representing AT&T advises those residents to dial \*90, which allows the caller to connect to their telephone number to make long distance phone calls.

3. Chairperson Snyder requested authorization for the Hilltown Township Planning Commission to review the Buckingham Township Well Ordinance for the purpose of possibly revising the Township's present Well Ordinance. Chairperson Snyder's concern with the present Hilltown Well Ordinance is in the Rural Residential Zoning District, with on-site wells and the impact of proposed new wells for development of neighboring properties. A lengthy discussion took place. Supervisor Bennington was agreeable to forwarding the Buckingham Township Well Ordinance to the Hilltown Planning Commission for review and consideration.

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

O. ADJOURNMENT: Upon motion by Supervisor Bennington, seconded by Chairperson Snyder, and carried unanimously, the January 27, 2003 Hilltown Township Board of Supervisor's Meeting was adjourned at 8:17PM.

Respectfully submitted,

  
Lynda Seimes  
Township Secretary