

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
Monday, July 22, 2002
7:30PM**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson John S. Bender at 7:35PM and opened with the Pledge of Allegiance.

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

Chairperson Bender announced the Board met in Executive Session prior to this meeting in order to discuss legal matters.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY:

1. Mr. Jack McIlhinney advised that at the July 1, 2002 Planning Commission worksession meeting, which he noted was held without an agenda, the proposed Stormwater Management Ordinance Amendment was mentioned as an issue to be discussed at a later date. At the July 15, 2002 Planning Commission meeting, this issue was discussed. Two of the Planning Commission members had not yet had the opportunity to review the proposal, and one member was not present, yet the Planning Commission voted to recommend that this Ordinance amendment be adopted by the Board of Supervisors. Mr. McIlhinney asked when the public would have the opportunity to comment on proposed Ordinance amendments and have the chance to participate in the planning process. He was told by the Planning Commission that residents have the opportunity to comment on proposals when a Public Hearing is held before the Supervisors, however Mr. McIlhinney does not feel that is good enough. He believes that the purpose of planning and public meetings is to obtain public comment and participation.

Chairperson Bender asked if the Planning Commission normally has an agenda available for their worksession meetings. Supervisor Snyder replied that for the year 2002, there are usually Planning Commission worksession agendas, however in the instance Mr. McIlhinney is referring to, the Township copier was out of service and therefore, copies could not be provided.

Mr. Wynn noted that he prepared the draft Stormwater Management Ordinance amendment in a form to assist both the Planning Commission and Supervisors in identifying what revisions are proposed to the previous Ordinance. Basically, he ran a

bold line through the wording that is to be deleted, and italicized in bold any new language that is proposed. Before the Ordinance amendment is advertised, Mr. Wynn would consolidate the revisions so that the index and page numbering is correct and in its final form. DEP requires adoption of the proposed amendment by September 28, 2002. Discussion took place.

Mr. McIlhinney noted that if the Planning Commission does have an agenda for their Worksession meeting, it is rarely, if ever, presented prior to the meeting itself, and therefore, the public is not aware of what will be discussed until the meeting actually begins. A discussion took place. Solicitor Grabowski explained that the Municipalities Planning Code sets forth procedures by which there are Public Hearings held by the adopting Board, which in this case, is the Board of Supervisors, not the Planning Commission, who are merely a recommending body. The residents would have the opportunity to review and comment upon any proposed Ordinance or Ordinance amendment at that Public Hearing. This particular Ordinance amendment has not yet been advertised for Public Hearing and possible adoption. Solicitor Grabowski assured Mr. McIlhinney that he will have an opportunity, as he always does, to comment on any document that is before the Supervisors for possible adoption at an advertised Public Hearing. Mr. McIlhinney commented that it is rather difficult to comment on something that he has not had the opportunity to review. Solicitor Grabowski stated that the document, whatever it may be, will be advertised for Public Hearing, and will be available for review prior to the Public Hearing. Further, Solicitor Grabowski noted that the Planning Commission's vote on this matter at the July 15, 2002 meeting was nothing more than a recommendation to the Supervisors to authorize advertisement of the Ordinance amendment, they do not make decisions or adopt Ordinances, the Board of Supervisors do. If Mr. McIlhinney has concerns or disagrees with the Planning Commission's original recommendation, Solicitor Grabowski advised that he is welcome to state those concerns to the Board of Supervisors when the Public Hearing is held on this issue. A lengthy discussion took place.

2. Mrs. Marilyn Teed suggested that when a document comes into the Township, the Board of Supervisors should announce at a public meeting that it was received and is being forwarded on to Mr. Wynn, the Planning Commission, or whichever Board and/or Commission is involved with said document. She believes that everything should emanate from the Board of Supervisors. Mr. Wynn explained that this proposed Stormwater Management Ordinance Amendment was actually announced at a public meeting several months ago, when he personally was directed by the Supervisors to go to the Bucks County Planning Commission meeting for this Ordinance and to stay involved with the process. When the requirements from DEP were issued to update the Stormwater Management Ordinance, Mr. Wynn was directed to do so by the Board of Supervisors.

B. APPROVAL OF MINUTES -- Action on the minutes of the June 24, 2002 Supervisor's Meeting -- Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to approve the minutes of the June 24, 2002 Supervisor's Meeting, as written. There was no public comment.

Action on the minutes of the July 8, 2002 Supervisor's Worksession Meeting -- Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to approve the minutes of the July 8, 2002 Supervisor's Worksession Meeting, as written. There was no public comment.

C. CONFIRMED APPOINTMENTS: None.

D. MANAGER'S REPORT -- Mr. Gregory J. Lippincott, Township Manager --

1. Mr. Lippincott advised that the total projected recycling grant monies the Township will receive in 2003 is \$36,908.88, an increase of approximately 50%.

2. A presentation by representatives of the Bucks Co. Emergency Management Agency regarding the C.A.N. program (Community Alert Network, Inc.) was given to Lt. Engelhart, Mrs. Seimes, and Mr. Lippincott on Wednesday, July 10, 2002. All three were trained in the operation of the C.A.N. System, which is being used by virtually every municipality in Bucks County and throughout the country. This system, when activated by an authorized municipal individual, will alert residents to an emergency situation via computer-driven telephone calls, which provides the capability to alert thousands of people in a very short time. When an incident occurs or appears imminent, a pre-authorized municipal individual will call the unlisted hotline number, using a unique security password to either record or use a pre-recorded message to be delivered via computer generated telephone calls to Township residences.

During the presentation, it was brought to the Township's attention that unlisted residential phone numbers cannot be pinpointed by the C.A.N. system. It is the staff's intention to use the next Township newsletter to urge residents with unlisted residential phone numbers to complete a simple form listing their street address and their unlisted phone number to be provided to the C.A.N. system for potential future emergency situations. The staff was assured by the Bucks County Emergency Management personnel that these unlisted telephone numbers would only be entered into the C.A.N. system and would remain strictly confidential.

3. Notification of the seven-year review and entry period for the Agricultural Security District was mailed to owners of properties of ten acres or more (or five acres if adjacent to properties of ten acres or more) on Wednesday, July 10, 2002.

4. A letter of resignation has been received from Officer Daniel Reutter from the Hilltown Township Police Department.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize the advertisement of a vacancy on the Hilltown Township Police Department. There was no public comment.

5. Mrs. Faust compiled information concerning area municipalities that do or do not record deeds; copies of which were enclosed in the Supervisors packets for review. The Supervisors directed Mr. Lippincott to follow up with the Recorder of Deeds office for a response to their original letter regarding the time period the Tax Collector can expect to receive deed transfers from the Recorder of Deeds Office.

6. Bids for the new Public Works building were opened on Wednesday, July 17, 2002. There were eight bidders for the General Construction, seven bidders for the Plumbing Construction, thirteen bidders for the HVAC Construction, and five bidders for the Electrical Construction.

***8:00PM – PUBLIC HEARING – Chairperson Bender adjourned the regularly scheduled July 22, 2002 Board of Supervisors meeting in order to enter into the advertised Public Hearing to consider amending the Zoning Ordinance to increase the allowable impervious surface for A1 Agricultural and A3 Intensive Agriculture uses, and to add a new accessory use, I17, Residential Agricultural.**

Solicitor Grabowski explained that this proposed Ordinance was appropriately advertised in the Doylestown Intelligencer on July 5, 2002 and July 12, 2002, and it was also filed with the Bucks County Law Library, pursuant to the Second Class Township Code and the Municipalities Planning Code.

Mr. Wynn advised that the Ordinance amendment was proposed by the Planning Commission, and was sent to the Bucks County Planning Commission for review, who suggested some relatively minor changes to the Residential Agricultural Use for clarification purposes. Mr. Wynn then added the recommended language as proposed by the Bucks County Planning Commission, and the draft Ordinance was then resubmitted to the Hilltown Planning Commission for their final recommendation of adoption by the Board of Supervisors. Mr. Wynn explained that the proposal is to increase the allowable impervious surface for Use A1 and A3 to 9% from 3% in the current Ordinance. The proposal also creates a new use, I17, which is an accessory use to a single family dwelling. The Residential Agricultural use specifically involves farming as an accessory use occurring on the same lot as a single family dwelling, including tilling of soil, raising livestock, horses, fur-bearing animals, or poultry; limits the number of horses, livestock or poultry to lots not less than 3 acres in area; and to no more than 2 head of livestock or

50 fowl. On a lot of 4 acres to 25 acres, the Ordinance would allow 2 additional head of livestock or horses per acre, or 50 fowl per acre. The maximum lot size for this accessory residential use is 25 acres. The proposed Ordinance amendment also provides standards for a building and building setbacks, and also specifically says that riding academies, livery, or boarding stables and commercial dog kennels are not included in this provision. All buildings associated with the use, such as barns, sheds, silos, or the like are permitted. In addition, Mr. Wynn noted that buildings with a first floor area of up to 1,250 sq. ft. are exempt from land development procedures. The Ordinance amendment states that adequate provisions shall be made to control noise and odor and the confinement of animals to the property. The Agricultural Use is to be used in conjunction with a single family dwelling only, and does not conflict with Use A1, Agricultural Use, which is a primary use. The proposal also revises Section 405, Table of Use Regulations, to add Use I17, Residential Agricultural Use, as a permitted use in every Zoning District.

Public Comment:

1. Mrs. Marilyn Teed of Mill Road noticed that for the I17 Use, the allowable impervious surface is not more than 9%, which is permitted in all Zoning Districts, however the CR-1 and CR-2 Zoning District permits 14% impervious surface, and the VC Zoning District permits 26% impervious surface, etc. Mrs. Teed does not believe that the I17 Use will be feasible in any other Zoning District except the RR Zoning District. Mr. Wynn explained that for example, the 14% impervious surface ratio Mrs. Teed just mentioned in the CR-1 and 2 Zoning Districts is for a single family dwelling on a 30,000 sq. ft. lot, for which an I17 Use is not permitted. Mrs. Teed noted that the A-3, Intensive Agricultural Use, has a 3% allowable impervious surface ratio in the 1995 Zoning Ordinance, however she is aware that in the 1985 Zoning Ordinance, the allowable impervious surface ratio was 20%. She wondered why that ratio was reduced from 20% down to 3% in the first place. It does not seem logical to Mrs. Teed, who believes that residents should be encouraged to do these types of uses, instead of restricting them. A lengthy discussion took place.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to **adopt Ordinance #2002-6, to amend the Zoning Ordinance to increase the allowable impervious surface to A1 Agricultural and A3 Intensive Agriculture uses, and to add a new accessory use, I17, Residential Agricultural, as specified above.** There was no public comment.

***Chairperson Bender adjourned the Public Hearing and reconvened the regularly scheduled July 22, 2002 Board of Supervisors meeting at 8:10PM.**

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

1. Correspondence was received from Mr. Rod MacIntyre expressing appreciation for the excellent job of storm clean-up done by the Public Works Department on South Perkasio Road following the storm of June 29, 2002.

2. Correspondence was received from DEP advising that the State budget which was adopted at the end of June doubles the funding committed to the Growing Greener Program to \$1.3 billion dollars, extends the program to the year 2012 and provides a specific, dedicated source of funding. The extension and doubling of funding for the Growing Greener Program was made possible by the adoption of a new \$4.00/ton tipping fee on solid waste disposed in Pennsylvania's municipal waste landfills. The first \$50 million dollars of revenue from the fee this fiscal year will go to the Growing Greener Program. Next fiscal year and beyond, all the revenue generated by the fee will be dedicated to Growing Greener.

3. Correspondence was received from Senator Conti, advising that the Township has his total support with regard to protection of Hilltown Township's water resources concerning the TCE and MTBE contamination.

4. Correspondence was received from Dublin Regional EMS requesting an annual subscription. The Township will pay its annual subscription fee of \$100.00 on the next Bills List.

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

1. Hatter Subdivision Project – Solicitor Grabowski presented the Subdivision/Land Development and Financial Security Agreements for the Hatter Subdivision, which is a two-lot subdivision located at Broad Street and Callowhill Road. Mr. and Mrs. Hatter established an escrow with Harleysville National Bank in the required sum of \$17,911.83.

Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to accept the Subdivision and Financial Security Agreements for the Hatter Subdivision, as noted above. There was no public comment.

Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to **adopt Resolution #2002-30, accepting Declaration of Road Frontage for the Hatter Subdivision.** There was no public comment.

2. Agreement of Modification for Longleaf Estates Phase I – At the last meeting, the developer offered dedication of Longleaf Estates Phase I and wished to

provide the 50% retainage as required by way of a bond in the amount of \$209,144.65. In addition, the applicant has provided a \$5,000.00 cash escrow for the agreement modification.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to accept the Agreement of Modification for Longleaf Phase I, with the bond in the amount of \$209,144.65 and cash escrow in the amount of \$5,000.00. There was no public comment.

3. Berry Brow Stipulation Agreement – Solicitor Grabowski explained that the proposed Berry Brow Subdivision, located in the vicinity of Hilltown Pike, Mill Road, and Township Line Road, was submitted in 1999 during the time that an overlay Cluster Ordinance was adopted. Thereafter, the overlay Ordinance was repealed. The original plan provided for 226 units on the Nicholas property. The Cutler Group then purchased the Nicholas property, and subsequently met with the Board of Supervisors at several public meetings, and with the Township staff on various occasions, in an attempt to work out a compromise with the Township so that there would be no court appeals or litigation involving the original plan. To that end, the developer has offered to reduce the amount of lots from the original proposed 226 to 185 new lots. The Township was receptive to the reduction of the number of lots, and then discussions took place concerning the configuration of the open space. The original plan provided for the developer to construct a golf course to be run privately. The Township, however, preferred to have the open space deeded to them to be configured in such a way as to be used for active recreation, perhaps as a municipal golf course. Months of discussions with the developer ensued, who agreed to provide a configuration of open space land that would meet the wishes of the Township. A golf course consultant, Blaukovitch, was hired at the developer's expense, who provided a configuration of a potential golf course that the Township could pursue in the future if it so desired. Discussion took place concerning the proposal for the Berry Brow Subdivision.

Public Comment:

1. Mrs. Marilyn Teed of Mill Road asked how the site would be serviced for water. Solicitor Grabowski explained that the Hilltown Authority would bulk purchase water from the North Penn Water Authority for this development, much the same as they presently purchase water from Dublin Borough for the Rickert Road section of the Township that experienced TCE contamination.

2. Mr. John Kachline of Mill Road asked where the waterline will be installed to service this site, and asked the size of the proposed sewage treatment facility. Mr. Kachline feels that public water should not be provided to properties in the RR Zoning

District, since developers can get three times the amount of dwellings by allowing public water. Solicitor Grabowski advised that the proposed public water line would be shown on the preliminary plan when it is submitted. Solicitor Grabowski noted that one of the requirements of the Stipulation Agreement before the Board this evening is that the sewage treatment facility will only be sized to handle the proposed 185 lots.

Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to deny the original 226-lot Berry Brow Subdivision, as specified above. There was no public comment.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to accept and authorize execution of the Stipulation of Settlement for the Berry Brow Subdivision, which would allow for a 185-lot subdivision. There was no public comment.

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

1. Wawa Land Development (Prel.) – At their last meeting, the Planning Commission took no action on the preliminary plan, however they did unanimously approve a recommendation to the Board of Supervisors to permit the Township to notify PennDot to commence review of access/street improvements proposed along the frontage of the site on Rt. 113 and Bethlehem Pike. Improvements include cartway widening, curb, and storm drainage; and will add sidewalk as directed by the Planning Commission on a revised plan.

Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to authorize the Township Engineer to notify PennDot to commence review of access/street improvements proposed along the frontage of the Wawa Land Development site on Rt. 113 and Bethlehem Pike. There was no public comment.

2. Calvary Church/Anders Carpets Land Development -- At their last meeting, the Planning Commission took no action on the preliminary plan, however they unanimously approved a recommendation to the Board of Supervisors to permit the Township to notify PennDot to commence review of intersection improvements proposed at the intersection of Bethlehem Pike and Central Avenue.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize the Township Engineer to notify PennDot to commence review of intersection improvements proposed at the intersection of Bethlehem Pike and Central Avenue for the Calvary Church/Anders Carpets Land Development Plan. There was no public comment.

3. Estate of Valentine Lee (Blaxall Lot Line Adjustment Revision) – This lot line adjustment subdivision was previously approved by the Board of Supervisors at their meeting on February 25, 2002. Upon installation of concrete monuments, the applicant decided to revise the lot line. The Planning Commission recommended approval of the revised lot line adjustment subdivision plan conditional upon installation and certification of property corners as shown on the plan.

Motion was made by Supervisor Bennington, and seconded by Chairperson Bender to grant conditional final plan approval to the Blaxall Lot Line Adjustment Revision, pending installation and certification of property corners. Supervisor Snyder abstained. There was no public comment.

4. Equestrian Court Subdivision – Mr. David Shafkowitz, the applicant's legal counsel, and Ms. Sharon Dotts, the applicant's engineer, were in attendance to present the plan for a 16-lot subdivision located on Mill Road.

The Planning Commission unanimously recommended conditional final approval of the Equestrian Court Subdivision, subject to completion of outstanding items as contained within the July 9, 2002 engineering review and receipt of written verification from the Zoning Officer of compliance with impervious surface ratio requirements as noted within Item #3 of the July 9, 2002 engineering review. The following additional issues were also discussed by the Planning Commission:

- A walking path easement is identified on Sheet 2 between Lots #7 and #8 to the rear of the commercial business in the village of Hilltown. The owner of the commercial property previously advised the Planning Commission that he does not desire a walking trail to his property. The applicant's legal counsel advised the Planning Commission that the applicant intends to discuss the walking path easement and installation of the path with the Board of Supervisors this evening. Specifically, the applicant may desire to install the walking path at this time, as opposed to granting an easement for future installation as recommended by the Planning Commission.

Mr. Shafkowitz noted that the applicant would prefer to install the walking path between Lots #7 and #8 prior to the sale of those homes so that there are no surprises for the future owners of those lots. It would also save the Township the expense of constructing that path in the future. Supervisor Bennington preferred that a walking trail easement be conveyed for possible future construction, rather than actual construction of the trail at this time.

- Mr. Eric Tobin, Esq., representing one of the current owners, Donald Marinucci, advised the Planning Commission that there is a dispute as to the equitable ownership of the property. Apparently, there has been a lawsuit filed, in which Mr. Marinucci believes that the applicant no longer has equitable ownership to make this application. Mr. David Shafkowitz, Esq., representing the applicant, indicated he would discuss this matter with Solicitor Grabowski prior to this meeting. Another attorney present at the Planning Commission meeting along with Mr. Shafkowitz indicated that he represents Mrs. Marinucci, who has signed the necessary paperwork to extend the agreement of sale on the property. Further, a motion was made by Mr. Fox and seconded by Mr. Bradley requesting that the Board of Supervisors verify that the applicant has vested interest in the property prior to the Supervisors taking action on the plan. That motion was approved by a 5:1:0 vote, with Mr. Beer opposed.

Mr. Shafkowitz advised that the matter of the agreement of sale and equitable ownership of the property has been resolved and is no longer an issue.

A lengthy discussion took place concerning the impervious surface ratio of Lot #15.

Mill Road is proposed to be widened an additional 4 ft. to 5 ft. along the frontage of the site in accordance with requirements of the Subdivision Ordinance.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to grant conditional final plan approval to the Equestrian Court Subdivision, pending completion of all outstanding items as noted in Mr. Wynn's July 9, 2002 engineering review, and pending receipt of correspondence from the Zoning Officer verifying the impervious surface issue on Lot #15.

5. Pompei Subdivision – At their last meeting, the Planning Commission took no action on the preliminary subdivision plan, however unanimously approved a motion to recommend the Board of Supervisors authorize correspondence to PennDot to commence review of improvements proposed by the Pompei Subdivision at the intersection of Seven Corner Road and Blooming Glen Road.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize the Township Engineer to send correspondence to PennDot to commence review of improvements proposed by the Pompei Subdivision at the intersection of Seven Corner Road and Blooming Glen Road, as specified above. There was no public comment.

6. Craig Properties – The Ridings at Hilltown Subdivision – The preliminary plan was unanimously recommended for denial by the Planning Commission unless an extension is received from the applicant. The applicant was present at the Planning Commission meeting and advised that a written extension would be forthcoming, however has not yet been received. The basis for denial by the Planning Commission is non-compliance with Zoning Ordinance and Subdivision Regulation requirements as noted within the engineering review dated February 7, 2002, and the Bucks County Planning Commission review dated November 20, 2001.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to deny The Ridings at Hilltown Subdivision, unless a written extension is received from the applicant by August 22, 2002. There was no public comment.

7. Stormwater Management Ordinance Amendment – The Planning Commission recommended approval of the Stormwater Management Ordinance Amendment by a vote of 4-0-2 with Mr. Rush and Mr. Beer abstaining, indicating that they had not yet had an opportunity to review the entire Ordinance.

Public Comment:

1. Mr. Jack McIlhinney just received a copy of the proposed Ordinance Amendment today, and did not have an opportunity to review it in great detail, however he did question the section that states the Township would be claiming up to 85 ft. on either side of a stream as riparian rights, plus the stream width itself. On behalf of the Hilltown Landowner's Association, Mr. McIlhinney objects to this issue because he does not see language that states the landowner would be reimbursed or compensated in any way for this claimed right up to 170 ft. It gave Mr. McIlhinney pause to wonder why this proposed amendment was recommended for approval so quickly through the Planning Commission. Discussion took place.

2. Mrs. Jean Bolger of Rt. 152 asked if a stream is considered the same as a swale. Mr. Wynn replied that it is not.

The Supervisors directed Mr. Wynn to provide documentation showing the current requirements and the proposed new requirements of the Stormwater Management Ordinance, which will be advertised for Public Hearing in August of 2002.

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

1. Hartzell-Strassburger Roof Repairs – The Township received a final bill from Beres Construction, Inc. for repairs to the Hartzell-Strassburger Library building

roof in the amount of the contract price of \$22,200.00 plus \$2,500.00 as approved by the Board of Supervisors for replacement of rotted roof rafters for a total payment in the amount of \$24,700.00. Mr. Wynn contacted Jack Fox, who, as president of the Historical Society, is the project manager and contract administrator. Mr. Fox advised that the work is satisfactory and recommends payment. Mr. Wynn also contacted Community Development and discovered that there is \$25,180.00 of available funds for this project. Therefore, in addition to a recommendation for authorization of acceptance of the roof repair in the amount of \$24,700.00, the Bucks County Office of Community Development wanted to know if the Township had another project that would be eligible to transfer the additional funds to. If not, the Supervisors may allow the Bucks County Office of Community Development to redistribute the additional funds in the amount of \$400.00 to another municipality who may be over-budget. Discussion took place.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize payment of the \$22,200.00 contract price, plus the \$2,500.00 as previously approved by the Supervisors for replacement of the rotted roof rafters at the Hartzell-Strassburger Library building, as noted above, and to authorize the additional \$400.00 to be redistributed to Community Development Block Grant projects from other municipalities that may be over-budget. There was no public comment.

2. Longleaf II Subdivision – Mr. Wynn provided a status report of improvements within the Longleaf Subdivision Phase II. Recent work includes detention basin finalization and landscaping. The applicant desires to postpone final paving until September to permit completion of additional construction activity on several dwellings on Victoria Lane. A lengthy discussion took place.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize the final paving of Longleaf Phase II to take place in September of 2002, as requested by the applicant. There was no public comment.

3. St. Phillip's Church – Improvements have been completed at St. Phillips Church and acceptance is requested. Mr. Wynn recommended that the improvements, which include construction of the turnaround area on Sunny Road, stormwater detention basin, and landscaping be accepted and the 18-month maintenance period commence.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to commence the 18-month maintenance period and to accept completion of public improvements for the St. Phillip's Church Land Development. There was no public comment.

I. MYLARS FOR SIGNATURE – None.

J. PUBLIC COMMENT:

1. Mrs. Jean Bolger of Rt. 152 asked if the Wawa Land Development site has been cleared of soil contamination. Mr. Wynn explained that DEP considers the site to be similar to a "brown field." There was lead and fuel contaminated soil on the site, much of which was removed when State Farm Insurance attempted to develop it several years ago. There are two areas of contamination remaining on the site, one being where the gas station was located, and one area with lead contamination from fill material that was hauled to the site from a foundry. Studies show that the contamination does not need to be sealed because there is no leaching, and therefore, DEP has approved the site for development. Discussion took place.

With regard to the Equestrian Court Subdivision, Mrs. Bolger asked if the two lot owners where the walking path easement will cross will be notified, perhaps with a note on their deed, of the easement's existence. Mr. Wynn replied that a note will be placed on the plan and a Disclosure Statement will be issued to the property owners. Further, Mrs. Bolger asked where the stormwater flow will go once it crosses the frontage of the Gliderport property. Mr. Wynn explained that there is a well-defined drainage channel that actually begins on the south side of Mill Road that drains from the ridge down through a culvert and then down through a property that separates the Gliderport site from other private properties. Discussion took place.

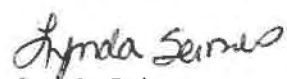
K. SUPERVISOR'S COMMENTS:

1. Supervisor Snyder advised that the Planning Commission's review of the proposed Comprehensive Plan would take place at two public meetings scheduled for Wednesday, August 7, 2002 and Thursday, August 15, 2002, with both meetings beginning at 7:30PM. She encouraged all interested residents to attend.

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

M. ADJOURNMENT: Upon motion by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously, the July 22, 2002 Hilltown Township Board of Supervisors Meeting was adjourned at 9:30PM.

Respectfully submitted,


Lynda Seimes
Township Secretary