

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED WORKSESSION MEETING
Monday, April 8, 2002
7:30PM

The regularly scheduled worksession 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
 Kerry L. Trauger, Chief of Police
 Thomas A. Buzby, Director of Public Works
 David W. Taylor, Code Enforcement Officer
 Lorraine E. Leslie, Township Treasurer

Chairperson Bender announced that the Board met in Executive Session following the March 25, 2002 Supervisor's Meeting in order to discuss legal matters; and also met in Executive Session prior to this meeting in order to discuss real estate.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the March 25, 2002 Supervisor's Meeting – Supervisor Bennington noted the following correction to page 6, first paragraph, which should state "3. Home Depot – Mr. **Ed Wild**, legal counsel for the applicant, was present to seek conditional final plan approval of the Home Depot Land Development Plan."

Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to approve the minutes of the March 25, 2002 Supervisor's Meeting, as written. There was no public comment.

C. TREASURER'S REPORT - Chairperson Bender presented the Treasurer's Report with the following balances as of March 31, 2002:

General Fund Checking	\$	580.03
Payroll Fund Checking	\$	99.61
General Reserve Fund	\$	21,699.96
Open Space Fund	\$	36,062.93
Fire Fund Checking	\$	12,187.98
Debt Service Checking	\$	147,597.18
State Highway Aid Checking	\$	5,257.14
Escrow Fund Checking	\$	388,947.36
Capital Projects Fund	\$	1,143,806.26

Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to approve the Treasurer's Report dated March 31, 2002, subject to audit. There was no public comment.

D. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby read the Public Works Report for the period of February 10 through April 6, 2002; a copy of which is on file at the Township office.

E. POLICE REPORT – Chief Kerry L. Trauger – Chief Trauger read the Police Report for the month of March, 2002; a copy of which is on file at the Township office.

Chief Trauger commented that the newly installed stop signs and stop bars at Fairhill Road and Diamond Street are very evident and there is no reason that a motorist should run that stop sign.

Officer John Gildea performed a traffic detail on March 21, 2002 on Rt. 309 and on Broad Street near Sacred Heart. Out of 281 vehicles clocked on Rt. 309, 196 were traveling at over 65 M.P.H., and there were 27 citations issued. On Broad Street, which is posted at 35 M.P.H., out of 127 vehicles clocked, 32 vehicles were traveling at over 45 M.P.H. and 7 citations were issued.

Chief Trauger suggested that the Burning Ban be rescinded in Hilltown Township, due to the fact that there has been sufficient rainfall to eliminate immediate danger, even though the drought emergency has not been lifted. A lengthy discussion took place.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to lift the Burning Ban for Hilltown Township, as specified. There was no public comment.

F. BUILDING REPORT – Mr. David W. Taylor, Code Enforcement Officer – Mr. Taylor read the Building Report for the month of March, 2002; a copy of which is on file at the Township office.

Mr. Taylor advised that the building permit for the new sewer plant was issued to the Hilltown Authority last week.

Approximately six weeks ago, Mr. Taylor issued a Zoning Violation to a property owner on Orchard Road for excessive automobiles on the property. A second Violation Notice was issued and the property owner has since removed four of the vehicles, however there are still seven remaining on the site. The property owner has successfully registered the remaining seven vehicles as antiques, which do not require inspection stickers. A great

deal of additional debris still remains on the site, and therefore, Mr. Taylor will be citing the property owner under violations of the Junkyard Ordinance.

G. HILLTOWN AUTHORITY REPORT – Mr. Groff was not present at this time.

Chairperson Bender asked Mr. Lippincott to remind those individuals on the various boards and/or commissions that reports are required to be submitted to the Township for Supervisor's packets, and that a representative of the boards/commissions must be in attendance to present reports at the Worksession meetings.

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

I. SILVERDALE FIRE COMPANY REPORT – Mr. Keith Seifert, Chief – Mr. Seifert read the Silverdale Fire Company Report for the month of March, 2002; a copy of which is on file at the Township office.

Mr. Seifert thanked the Supervisors, Mr. Lippincott, and Mr. Buzby for allowing the Silverdale Fire Company to use the Public Works garage parking lot this past Saturday to complete their Hazardous Materials Operations course.

Mr. Lippincott noted that the Fire Prevention Bureau will meet on Wednesday, April 10, 2002 at 7:30PM at the Perkasio Fire Company.

J. PLANNING COMMISSION REPORT – Mr. John Kachline, Chairperson – Mr. Kachline read the Planning Commission Report for their worksession meeting of April 1, 2002; a copy of which is on file at the Township office.

Mr. Kachline advised that the Planning Commission will begin the cursory review of the proposed Comprehensive Plan from 6:30PM to 7:30PM, prior to their regular meeting of Monday, April 15, 2002, which has been advertised.

Public Comment:

1. Mr. Jack McIlhinney of Broad Street asked which newspaper the additional Comprehensive Plan review meeting Mr. Kachline spoke of was advertised in. Mr. Lippincott believes that it was advertised in the Perkasio News Herald.

K. HILLTOWN AUTHORITY REPORT – Mr. James G. Groff, Manager – Mr. Groff advised that the status of the Part II appeal by Perkasio Borough Authority is still in the discovery period as it was before. It is the recommendation of the Authority Solicitor to move forward with the sewer plant. Discussion took place.

Mr. Groff has completed the partnership grant application for the PACC water study.

L. PARK AND RECREATION BOARD REPORT – No one was present.

M. OPEN SPACE COMMITTEE REPORT – No one was present.

N. ZONING HEARING BOARD REPORT – Mr. John Snyder, Chairperson – Mr. Snyder read the Zoning Hearing Board Report for the month of March, 2002; a copy of which is on file at the Township office.

O. CONFIRMED APPOINTMENTS:

1. Mr. Dave Hersh – Township Building HVAC System Report – On February 21, 2002, Diversified Refrigeration, Inc. opened the reheat coil on AC-5 in the Police Department to visually inspect its condition. Mr. Hersh personally observed the coil and found it to be clean and free of corrosion. A water sample was sent to Analytical Laboratories in Chalfont. The results indicated that there is moderate hardness, approximately 3.9 grains/gallon, and the pH is slightly alkaline, 8.55. These results indicate that the piping system is in very good condition and some minor water treatment would help to bring the pH closer to 7.0. Mr. Hersh asked Diversified Refrigeration to prepare a proposal to re-pipe the remaining ten reheat coils to include drain-cocks, shutoff valves, balancing valves and automatic air vents. These items were not installed as part of the original installation. In addition, the existing temperature controls will be disconnected and new individual controls will be installed for each reheat coil and A/C unit. The work will also include air balancing of the total system.

Diversified Refrigeration has provided a proposal to perform the following work to the remaining ten existing heating zones:

- Disconnect the piping from the coils and re-pipe each to include:
 - a. Supply and return drain cocks.
 - b. Supply and return isolation valves.
 - c. Supply and return unions.
 - d. Return pipe circuit setter balancing valve.
 - e. Return pipe vent tee with automatic air vent.
- Leak test and balance water flow for each coil.
- Provide and install a T-7300 electronic programmable temperature controller on each existing air conditioning unit with the exception of the Police units, which do not need programmable-type thermostats.
- Install one zone control for each reheat coil.
- Provide instructions on the new system, including maintenance manuals.
- Re-wire existing boiler to operate an outdoor reset controller.
- All work to be warranted for a period of one year after acceptance.

The estimated cost for the above noted items is \$36,021.00.

Mr. Hersh also requested that the contractor provide a cost to install two additional HVAC units for the public meeting room. This area does not meet the ventilation code now or when it was constructed. The present unit only provides 400 CFM of outdoor air when the 1987 BOCA Mechanical Code required 2500 CFM. In addition, the unit is undersized for cooling. The cost to install (2) 5-ton HVAC units including ductwork, controls, and outdoor mounted condensing units is \$22,998.00. The only additional cost will be power wiring at an estimated additional cost of \$3,500.00.

Mr. Hersh suggests that the Board consider doing a portion of the units in the Police and Administrative areas this year, while leaving the rest for completion next year. This will minimize the impact on this year's budget. Mr. Hersh believes that the above noted work will correct the problems with air and water balancing, as well as wide swings in temperatures. There is still a problem with some of the units being oversized, however this hopefully can be corrected by bringing in additional outside air to create a greater load and decrease the temperature swings.

Supervisor Bennington suggested that Mr. Hersh proceed with completion of the units in the Police Department, before moving on to the Administrative Department. The Supervisors agreed.

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

1. Correspondence regarding the possibility of traffic calming techniques being installed through the Hilltown Chase Subdivision was received from the residents of Beverly Road and has been forwarded to the Township Engineer for review.

2. Mr. Lippincott presented the Zoning Report for the month of March, 2002; a copy of which is on file at the Township office.

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

1. Correspondence was received from Mr. Lewis Crawford requesting that the Board reduce the speed limit on Green Street, which is presently posted at 45 m.p.h. Discussion took place.

The Supervisors directed Mr. Lippincott to advise Mr. Crawford that the Police Department will perform a speed study on Green Street to determine whether or not the speed limit can be reduced.

2. The Supervisors have been invited to attend the Governor's Awards for Watershed Stewardship Ceremony to be held at 9:00AM on Tuesday, April 16, 2002 at the Forum Auditorium in Harrisburg. A reception will immediately follow in the Capital East Wing.

R. MYLARS FOR SIGNATURE:

1. Heritage Executive Campus
2. Hilltown Chase
3. Summer Lea

S. PUBLIC COMMENT:

1. Mrs. Marilyn Teed of Mill Road referred to Mr. Kachline's Planning Commission Worksession Report, with regard to the landscaping conflict with residential uses, and noted that she does not believe there is a conflict. Mrs. Teed feels that rural life dictates that there are areas where residents can work from their homes. It appears to Mrs. Teed that the Township does not provide for ways for residents to work on their farms or from their homes. Mrs. Teed stated that there are some members of the Planning Commission who are strongly against people with home occupations.

Supervisor Snyder explained that the whole purpose of drafting an Ordinance was to assist people with finding uses for residents for their barns or other accessory structures, and to encourage new businesses in Rural Residential and/or agricultural areas.

2. Mrs. Alice Kachline of Mill Road stated that there are some people present this evening who like to quote from the Constitution, and suggested that perhaps those individuals should read the dictionary. The definition of "rural" is as follows: "Pertaining to or the characteristics of the country, country life, or country people; rustic; living in the country; pertaining to agricultural, as opposed to the city." The definition of "residential" is as follows: "Of or pertaining to residence or residences; adapted for use for residence." Therefore, Mrs. Kachline does not believe that a business should be run from a rural residential property. If individuals want to operate a business, Mrs. Kachline suggested that the definition for "commercial" might better fit their needs. The definition of "commercial" is as follows: "Pertaining to or characteristic of commerce, an interchange of goods or commodities traded for business."

3. Mr. Joe Shreiner lives next door to the proposed Orchard Hill development by Heritage Building Group, and feels that there is very little in the way of protecting his privacy from this proposal. There are a very few deciduous trees proposed as a buffer between this large development and his property and other residential properties in the area. Mr. Lippincott reminded Mr. Shreiner that Orchard Hill is an approved plan that cannot be changed or modified without the authorization of the Board

of Supervisors and the agreement of the developer. Mr. Shreiner advised that most of the residents of Tice Lane and himself sent correspondence to the Board of Supervisors in the past regarding their concerns with the Orchard Hill Subdivision, to no avail. Mr. Shreiner owns a ten-acre lot, and the adjacent Orchard Hill site will contain apartments and townhouses, which he feels are two completely separate zoning issues. Mr. Shreiner questioned why this proposal was permitted in the first place, and why the developer was granted approval to build a development with minimum setbacks from his property, without adequate buffer between the parcels. If Supervisor Snyder correctly recalls, the developer was asked to construct a berm between the development and Tice Lane, which they agreed to do. Mr. Shreiner noted that there is no berm proposed to buffer his property from the Orchard Hill Subdivision. He is also concerned about the vehicle lights that will shine on his property from the internal streets. He owns three Doberman Pinschers and is concerned for the safety of any individuals who may inadvertently enter his property from the Orchard Hill Subdivision. It appears to Mr. Shreiner that the Township did not impose many demands on the developer in regard to the separation of this proposed development and the existing neighboring residences, and feels that Heritage should be required to erect a fence along their property line or a significant buffer between the development and the existing residences. Further, he has no doubt that his property will be littered with trash from this development once it is completed.

Supervisor Snyder commented that the Township relies heavily on the Township Engineer to review Ordinance requirements with regard to stormwater runoff, layout, buffer requirements, etc. Further, the Planning Commission and the Supervisors worked very hard to insure that all of the Ordinance requirements were met with regard to this development. A lengthy discussion took place.

Mr. Shreiner felt that his only recourse would be to erect a fence along his property line, which he intends to do by meeting all the Township's requirements, but he warned the Board that it will be as unattractive as he can legally make it.

The Supervisors directed Mr. Lippincott to review the approved Orchard Hill Subdivision Plan for berm and buffer requirements, and to contact Mr. Shreiner with his findings.

4. Mrs. Jean Bolger of Rt. 152 agreed with Supervisor Snyder that the Township did everything in its power to insure that Heritage Building Group adhered to Ordinance requirements with regard to the Orchard Hill Subdivision.

Mrs. Bolger thanked Mr. Lippincott for notifying her, as a member of the Comprehensive Plan Task Force, that Township board/committee meeting minutes can be e-mailed to those members, rather than mailing them since postage will be increasing this summer.

T. SUPERVISOR'S COMMENTS:

1. Supervisor Snyder received complaints concerning speeding on Callowhill Road between Rt. 113 and Rickert Road, as well as Orchard Road near Keystone Road and asked if the Police Department could park the speed notification sign along those roads at various times. Chief Trauger was agreeable to erecting the speed notification sign in both locations in the near future.

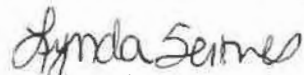
2. Discussion took place concerning the heavy trucks that have been parked along Walnut Street for site work on the Orchard Hill Subdivision, with lack of proper traffic control, and concerning the mud that has been drug onto Walnut Street by those construction vehicles.

3. Supervisor Snyder asked for clarification of Vascar regulations that can be enforced by the Police Department. Chief Trauger replied that vehicles can be traveling up to 10 m.p.h. over the speed limit with Vascar, however with radar, only 6 m.p.h. is permitted. Discussion took place. Supervisor Snyder suggested that the correspondence being sent to Mr. Crawford regarding the speed limit of Green Street note that he should also contact his State Representative to encourage the use of radar by local police.

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

V. ADJOURNMENT: Upon motion by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously, the April 8, 2002 Hilltown Township Board of Supervisors Meeting was adjourned at 8:40PM.

Respectfully submitted,



Lynda Seimes
Township Secretary

(*These minutes were transcribed from notes and tape recordings taken by Mrs. Lorraine E. Leslie, Township Treasurer).