

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, June 11, 2001  
7:30PM**

The regularly scheduled worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Kenneth B. Bennington at 7:34PM and opened with the Pledge of Allegiance.

Also present were: John S. Bender, Vice-Chairperson  
Betty P. Snyder, Supervisor  
Gregory J. Lippincott, Township Manager  
Kerry L. Trauger, Chief of Police  
David W. Taylor, Code Enforcement Officer  
Thomas A. Buzby, Director of Public Works  
Lorraine E. Leslie, Township Treasurer

Chairperson Bennington announced the Board met in Executive Session prior to this meeting in order to discuss real estate, personnel, and legal issues.

A. COMMENDATION PRESENTATION: The Board of Supervisors presented a Commendation, recognizing Ms. Alice Munn for her twenty years of exemplary service as secretary of the Hilltown Township Police Department, a copy of which is attached to these minutes.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. APPROVAL OF CURRENT BILLING – Chairperson Bennington presented the Bills List dated June 12, 2001, with General Fund payments in the amount of \$28,537.01, Fire Fund payments in the amount of \$5.54, Debt Service Fund payments in the amount of \$11.07, State Highway Aid Fund payments in the amount of \$3,543.58, and Escrow Fund payments in the amount of \$28,936.92; for a grand total of all payments in the amount of \$61,034.12.

Supervisor Bender questioned the bill from Bedminster Township in the amount of \$1,240.46. Mrs. Leslie explained the bill is for two years of billing for the shared traffic signal at Rt. 113 and Rt. 313.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the Bills List dated June 12, 2001, as written. There was no public comment.

D. TREASURER'S REPORT – Chairperson Bennington presented the Treasurer's Report with the following balances as of May 31, 2001:

General Fund Checking	\$ 191,096.51
Payroll Fund Checking	\$ 897.26
General Reserve Fund	\$ 623,060.58
Fire Fund Checking	\$ 74,293.52
Debt Service Checking	\$ 193,438.15
State Highway Aid Checking	\$ 224,674.81
Escrow Fund Checking	\$ 343,821.23
Capital Projects Fund	\$ 144,666.01

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the Treasurer's Report dated May 31, 2001, subject to audit. There was no public comment.

E. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby presented the Public Works Report for the period of May 15<sup>th</sup> through June 11, 2001; a copy of which is on file at the Township office.

F. POLICE REPORT – Chief Kerry L. Trauger – Chief Trauger presented the Police Report for the month of May, 2001; a copy of which is on file at the Township office.

Chief Trauger announced that twenty-one candidates would be interviewed for the two police officer positions beginning June 23, 2001.

Supervisor Bender was very impressed with the D.A.R.E. graduation for sixth grade students at Seylar Elementary School last week, and thanked the Hilltown Police Department for the effort they put forth to this program.

G. BUILDING REPORT – Mr. David W. Taylor, Building Inspector – Mr. Taylor presented the Building Report for the month of May, 2001; a copy of which is on file at the Township office.

On May 31, 2001, Mr. Taylor attended a meeting in Hershey regarding implementation of the State Building Code. Regulations are being written, chapter-by-chapter, as they prepare to publish the Code.

Several months ago, Mr. Taylor had brought a property to the Board's attention that had been occupied without a Certificate of Occupancy. Mr. Taylor inspected the dwelling and it was found to be complete and generally safe. The as-built plan for the swale between the two properties has not yet been provided to the Township as required. Mr. Taylor has been told by the occupant of the home, who he believes is purchasing the dwelling via lease-purchase, that the as-built plan is not in their budget. Mr. Taylor sent additional correspondence to the property owner on March 27, 2001, reminding them of

the Board's decision, however he has received no response to date. It appears to Mr. Taylor that the dwelling is located within the setbacks, but with regard to the swale, he is not certain.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to authorize the Code Enforcement Officer to begin legal proceedings against the property owner of TMP #15-22-187. There was no public comment.

H. HILLTOWN AUTHORITY REPORT – Mr. James C. Groff, Authority Manager – Mr. Groff presented the Authority Report for the month of May, 2001; a copy of which is on file at the Township office.

Discussion took place concerning the correct name of the street that the new Authority building is located. The Tax Parcel Book cites the correct name as "Highland Park Road," however the street signs at either end of the road are "Highland Drive" on the Hilltown Township side, and "Highland Road" on the West Rockhill Township side. Hilltown Township will change their street sign to reflect the correct name of Highland Park Road, and West Rockhill Township will be contacted to request that they address their street sign.

With regard to the recent sprinkler system leaks in dwellings in Longleaf, Mr. Groff wished to provide an overview of operating procedures and pressure throughout the Authority's system, and why it could not have attributed to the problems. Mr. Groff explained that there are two pressure zones – one from the water tank at the Hilltown Civic Park down to well #5, which is located on Rt. 152, just south of the Township building; and one from well #5 north to South Perkasic Road. The reason is that when water flows down Rt. 152, it hits the well at 110 psi. If the water flowed all the way down to the bottom without any cut in pressure, it would be anywhere from 190 to 200 psi. Therefore, two roll seal valves are installed, which open and close the diaphragm to allow water to flow accordingly to the amount that is needed while still maintaining pressure. When the water hits well #5 it is at 110 psi, and when it leaves the well it is cut to 35 psi on the downstream side of that valve. There are two valves in sequence for redundancy so that if one fails, the water will instantly follow the path of least resistance, and then will go to the other valve. The maximum pressure possible at the bottom of the system at South Perkasic Road would be 105 to 120 psi. In case of catastrophic failure, there is a dump valve at well #5, which would allow the pressure to come up and instantly eliminate the pressure so that the pressure at the bottom of the system would never go beyond 115 to 120 psi at South Perkasic Road. Mr. Groff explained that if there was a pressure problem, the sprinkler systems in all of the homes in Longleaf Subdivision would be affected, not just two homes.

**\*8:00PM – Chairperson Bennington adjourned the regularly scheduled worksession meeting of June 11, 2001 at 8:00PM to enter into the Public Hearing to receive comments from the public concerning the review of the Hilltown Township Agricultural Security Area, PA Act 43 of 1981.**

Chairperson Bennington wished to make it clear that this Public Hearing has nothing to do with the formerly proposed Agricultural Preservation Ordinance.

Mr. Bob Wendig, chairperson of the Agricultural Security District Committee, explained that Pennsylvania State Act 43 of 1981, protects landowners from nuisance suits under normal farming activities and provides landowners with some protection from eminent domain procedures. The Act also provides for a municipality to create a committee, which in Hilltown's case consists of three farmers – Paul Hockman, Kevin Weikel and Ken Beer, one resident – Bob Wendig, and one Supervisor – Ken Bennington. There are presently 3,000 acres in the Hilltown Agricultural Security District, which is one of the largest in Bucks County. Applications are accepted for this district in February and August of every year. Residents are encouraged to join the Agricultural Security District at any time, and noted that land can still be subdivided, even though it might be included in the Agricultural Security District. Hilltown's Agricultural Security District also contains parcels from the adjacent municipalities of New Britain Township and East Rockhill Township, because they do not have a Security District of their own.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to accept the additional parcels for the applications accepted in February, 2001, including those from East Rockhill Township and New Britain Township, into the Hilltown Township Agricultural Security District. There was no public comment.

**\*Chairperson Bennington adjourned the advertised Public Hearing, and reconvened the regularly scheduled worksession meeting of the Hilltown Township Board of Supervisors at 8:07PM.**

I. HILLTOWN FIRE COMPANY REPORT – Mr. Shawn Shade – Mr. Shade read the Hilltown Fire Company Report for the month of May, 2001.

Mr. Shade advised that the new pumper, which replaces a 1979 pumper, was delivered approximately two weeks ago, and equipment is presently being mounted on it. Hopefully, the pumper will be in service by August 1<sup>st</sup>.

J. SILVERDALE FIRE COMPANY REPORT Mr. Keith Seifert, Chief – Mr. Seifert presented the Silverdale Fire Company Report for the month of May, 2001; a copy of which is on file at the Township office.

On Wednesday, June 13<sup>th</sup>, the Department will be conducting a final inspection of their new vehicle, and expect to take delivery in approximately 10 days.

K. PLANNING COMMISSION REPORT – Mr. John Kachline, Chairperson – Mr. Kachline presented the Planning Commission Report for the month of May, 2001; a copy of which is on file at the Township office.

L. PARK AND RECREATION BOARD REPORT - Mr. Wendig advised that the Park and Recreation Board will be discussing trail systems at their next meeting of June 14, 2001 at 7:30PM.

M. OPEN SPACE COMMITTEE REPORT – Mr. Chuck Kulesza, Chairperson – Mr. Kulesza presented the Open Space Committee Report for the month of May, 2001; a copy of which is on file at the Township office.

N. CONFIRMED APPOINTMENTS:

1. Mrs. Harriet Edwards – Zoning Permit Complaint – Mrs. Edwards was not present at this time.

2. Heritage Building Group – Longleaf II Reassignment of Sewer Permits – Mr. Bender was in attendance to seek Board's approval of the allocation of sewer permits for lots within the Longleaf II Subdivision. At the time that original development plans were approved, Heritage was obligated by the Developer's Agreement with the Township to reserve 15 specific lots until sewage capacity became available. This Developer's Agreement provides that at a later date, those 15 lots could be re-allocated, subject to the Supervisor's approval. Mr. Bender commented that for the most part, the benefit of the sewer permit allocations is not Heritage Building Group, rather it is the home buyers who will be new residents of Hilltown Township, by providing them the ability to select the particular lot they desire. Mr. Paul Abdalla of Heritage Construction was present with a plan indicating the lot allocation that would work for the individuals who have placed deposits on new lots in Longleaf Subdivision. Mr. Bender advised that Heritage would agree, in writing to the Township's satisfaction, that this would be a "once and done reallocation," with no further requests on this issue

Chairperson Bennington apologized to Mr. Abdalla for a very rude comment he made to him at the last meeting, and explained that he had been frustrated with all the complaints he had received from the residents of Longleaf Subdivision. He feels that Mr. Abdalla has been doing a wonderful job and has been very accommodating. Frankly, Chairperson Bennington does not believe that Heritage would not be back before the Supervisors again to make further requests, because it appears to be a monthly event with Heritage. He feels that the Township has tried to accommodate Heritage Building Group

throughout all of their projects, but it seems the Township is constantly having to request completion of certain required items that are either delayed or not accomplished in a timely manner by Heritage.

Supervisor Bender reminded Mr. Bob Bender that the residents he spoke of earlier do not live in Hilltown Township yet. He feels that Heritage Building Group is very fortunate to have Mr. Abdalla working for them, since he is doing a fine job. The fact that Mr. Abdalla has drafted a plan is encouraging to Supervisor Bender. Mr. Bob Bender agreed that Mr. Abdalla is doing a great job, and he believes that Heritage Building Group, as a whole, is also improving and hopes to strive for perfection. Discussion took place.

Supervisor Snyder noted that the Developer's Agreement clearly set aside specific lots for Longleaf Subdivision, and that the developer could not sell those lots until capacity was available. She asked how Heritage could accept deposits on lots they knew were set aside pending EDU capacity. Mr. Bob Bender explained that the Agreement does provide that lots can be exchanged, one for another, subject to Township approval. Mr. Bob Bender also noted that any agreement of sale for any of these particular lots is conditioned upon the Township's approval. Supervisor Snyder feels it would have been less disappointing to these potential residents if Heritage hadn't entered into an agreement of sale for lots that they were not, by right, permitted to sell at this time. Further, Supervisor Snyder noted that the open space of Longleaf will also be impacted by the piecemeal construction taking place throughout the entire development. Mr. Bob Bender recognizes that concern, and would be willing to come to some kind of an arrangement through Mr. Wynn, to insure that the open space area within Longleaf would not be affected by the exchange of sewer permit lots.

While he is not in the position to agree to Heritage's request this evening, Chairperson Bennington suggested that the matter be tabled for consideration and possible resolution at the June 25, 2001 meeting, when a decision could be rendered. Supervisor Bender agreed, and suggested that Mr. Lippincott and Mr. Wynn review Mr. Abdalla's proposal, which would also include an idea to protect the open space in Longleaf.

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

1. Mr. Lippincott presented the Zoning Report for the month of May, 2001; a copy of which is on file at the Township office.

2. Mr. Lippincott presented the planning services agreements for the preparation of the Blooming Glen Historic Village Plan using Community Development Block Grant funding from the Bucks County Planning Commission. The agreements will be executed following this meeting.

3. The deadline for submission of letters of interest for the vacancy on the Open Space Committee was Friday, June 8, 2001. There are four candidates interested in this vacancy. The Supervisors directed Mr. Lippincott to schedule interviews with the candidates and the Open Space Committee.

4. There are four escrows for the Board's consideration this evening, two of which are cash held by the Township:

Bricks Villa Phases I & II (Combined)	Voucher #16A	\$ 397.49
Kunkin Truck Terminal	Voucher #05	\$ 255.92
Longleaf Estates Phase I	Voucher #57	\$ 983.96
Longleaf Estates Phase II	Voucher #17	\$ 836.85

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to authorize the release of the four escrows as noted above. There was no public comment.

P. CORRESPONDENCE – Mr. Gregory J. Lippincott, Township Manager --

1. Correspondence was received from Mr. Jon Kutzner, president of Deep Run Valley Sports Association, concerning the submission of preliminary plans for a new parking lot at Deep Run, on a property they currently rent from Mr. Frank Carson. Via correspondence dated May 24, 2001, Mr. Lippincott advised Mr. Kutzner that the Township requires a \$500.00 escrow for the Township Engineer, Solicitor, and/or Township staff to review any documentation. If Deep Run proceeds with an application, they must go through the Land Development process and a Conditional Use Hearing before the Supervisors, as specified in Table 405 of the Zoning Ordinance.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to authorize review with Township staff of the Deep Run Valley Sports Association parking lot plan, pending receipt of the required \$500.00 escrow, as noted above. There was no public comment.

2. Correspondence was received from a resident of Hilltown Woods commending Mr. Wynn for his assistance with regard to replacing street trees that had died.

3. Each Supervisor received correspondence from Mr. John Herring of 21 Beverly Road, asking to be kept apprised of the neighboring proposed Hilltown Chase Subdivision, and making several requests concerning various aspects of that development.

Supervisors Bender and Snyder responded to Mr. Herring's letter via e-mail, and the Township will keep him informed of any progress regarding Hilltown Chase as it occurs.

4. Notification was received from the Bucks County Commissioners inviting the Supervisors to attend the annual Municipal Summit to be held on Saturday, June 23<sup>rd</sup> from 8:30AM to 11:30AM at Bucks County Community College in Newtown. Topics on the agenda include age-restricted housing, Act 515 preferential assessments, County GIS update, open space report, and watershed issues. Discussion took place. Mr. Kachline, chairperson of the Planning Commission, agreed to attend this meeting.

Q. MYLARS FOR SIGNATURE: None.

R. PUBLIC COMMENT: None.

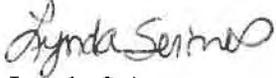
S. SUPERVISOR'S COMMENTS:

1. Supervisor Snyder would like the Township to proceed with laying out trails on the proposed Berry Brow Subdivision, with the assistance of several Township board members, including the Park and Recreation Board and the Open Space Committee, the Township Engineer and the developer's engineers. Further, if the Township is going to contract with a professional to assist the Supervisors with choosing the portion of the proposed development that may eventually become a golf course, Supervisor Snyder would like that individual to be involved in the trail placement process, as well. Supervisors Bender and Bennington agreed. Discussion took place as to who should be appointed. Supervisor Snyder suggested that perhaps Jon Apple from the Park and Recreation Board, Donna DiMella from the Open Space Committee, and Mr. Lippincott be appointed to this committee. Chairperson Bennington directed Mr. Lippincott to contact the Open Space Committee and the Park and Recreation Board to determine if any of their board members would be interested in volunteering to serve on this committee. Discussion took place as to the proposed Berry Brow Subdivision.

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

U. ADJOURNMENT: Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to adjourn the June 11, 2001 Hilltown Township Supervisor's Worksession meeting at 8:41PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

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



**COMMENDATION  
HILLTOWN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

BE IT RESOLVED that the Board of Supervisors of Hilltown Township would like to recognize on this night, June 11, 2001, Ms. Alice Munn, secretary of the Hilltown Township Police Department for her twenty years of service.

WHEREAS, Ms. Munn has been a Hilltown Township employee since June 1, 1981 and has devoted much time and significant effort to being a loyal and trustworthy employee of this municipality; and

WHEREAS, during that period of time, the Hilltown Township Police Department has experienced growth and many changes in the intricacies of law enforcement; and

WHEREAS, Ms. Munn has worked diligently over the last twenty years, both as an employee and caring individual, to help effectuate the Hilltown Township Police Department into the progressive department that currently exists; and

WHEREAS, Ms. Munn has always had the best interest of Hilltown Township and the Hilltown Township Police Department foremost in her heart while exhibiting responsibility, perseverance, and professionalism; and

WHEREAS, recognition is hereby given to Ms. Munn for her tireless efforts, her exemplary and meritorious service, and her insight and vision with regard to the future needs of the Hilltown Township Police Department.

SO BE IT RESOLVED this 11<sup>th</sup> day of June, 2001, to thank you Ms. Munn and to commend you on a job well done. To a great employee, friend, resident, and most importantly, a valued member and silent partner to the "men in blue" of Hilltown Township - thank you Alice!

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS

Kenneth B. Bennington  
Kenneth B. Bennington, Chairperson

John S. Bender  
John S. Bender, Vice-Chairperson

Betty P. Snyder  
Betty P. Snyder, Supervisor

Attest: Kerry L. Trauger  
Kerry L. Trauger, Hilltown Township Chief of Police

