

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING  
Tuesday, December 26, 2000  
7:30PM**

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

Also present were: John S. Bender, Vice-Chairperson  
E. Diane Parks, Supervisor  
Gregory J. Lippincott, Township Manager  
Francis X. Grabowski, Township Solicitor  
C. Robert Wynn, Township Engineer  
Lynda S. Seimes, Township Secretary

Chairperson Bennington called for a moment of silence in honor of Mr. Dave Satelle who passed away last week. Mr. Satelle was a Republican Committeeman in Hilltown and owner of Dave's HVAC Inc.

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

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the November 27, 2000 Supervisor's meeting – Chairperson Bennington noted the following correction to page 7, last paragraph, which should read "Chairperson Bennington quoted an article in the November 23, 2000 Intelligencer Newspaper, which states "In the House, lawmakers shot down a proposal sponsored by Representative David **Stells**, a Republican from Bucks County, that would have allowed police officers in Bucks, Montgomery, and Delaware Counties to use radar to track speeding motorists."

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to approve the minutes of the November 27, 2000 Board of Supervisor's Meeting, as corrected. There was no public comment.

Action on the minutes of the December 11, 2000 Public Hearing of the Hilltown Fire Company and the Board of Supervisors – Motion was made by Supervisor Bender, seconded by Chairperson Bennington, and carried unanimously to approve the minutes of the December 11, 2000 Public Hearing of the Hilltown Fire Company and the Board of Supervisors, as written. Supervisor Parks abstained since she was not present at this meeting. There was no public comment.

Action on the minutes of the December 11, 2000 Supervisor's Worksession Meeting – Chairperson Bennington noted the following correction to page 12, second paragraph, which should read “After January, **Chairperson Bennington** hopes to continue to pursue this very important issue.”

Motion was made by Supervisor Bender, seconded by Chairperson Bennington, and carried unanimously to approve the minutes of the December 11, 2000 Supervisor's Worksession Meeting, as written. Supervisor Parks abstained since she was not present at this meeting. There was no public comment.

C. APPROVAL OF CURRENT BILLING: Chairperson Bennington presented the Bills List dated December 27, 2000, with General Fund payments in the amount of \$60,013.29, Fire Fund payments in the amount of \$64,230.58, State Highway Aid Fund payments in the amount of \$4,050.30, and Escrow Fund payments in the amount of \$2,149.71; for a grand total of all payments in the amount of \$130,443.88.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to approve the Bills List dated December 27, 2000. There was no public comment.

D. CONFIRMED APPOINTMENTS:

1. Mr. Scott Irvin – Subdivision Waiver Request – Mr. Irvin had previously appeared before the Planning Commission proposing a subdivision on Rickert Road. The original subdivision of this property created a stub street with two existing dwellings. The applicant is proposing to extend the cul-de-sac street with four additional lots with individual on-lot wells. When the original subdivision of the site was approved, a note was placed on the recorded plan requiring a centralized water system for any new proposed lots, as well as the connection of the two existing dwellings to this same centralized water system. Mr. Irvin is seeking relief from the deed restriction to connect the proposed and two existing dwellings to a centralized water system. Mr. Irvin has spoken to the owners of the two existing dwellings, who have agreed to provide documentation supporting the waiver of a centralized water system. The applicant is proposing an additional four-3 ½ acre lots, if this deed restriction can be waived.

Mr. Wynn noted that this plan was approved several years ago in two phases, with Phase I creating the front two lots, and with Phase II creating additional lots to the rear of the site, however the applicant did not proceed with the plan at that time. The deed restriction for a centralized water system was also imposed on the two lots in the front of the site. As Mr. Wynn recalls, there were difficulties obtaining percolation on the site, which prevented it from being developed to its full number of lots based upon lot dimensional requirements.

Chairperson Bennington stated that the owners of the two existing lots to the front of the site were aware that they would be required to connect to a centralized water system once the remainder of the tract was further developed, and he personally is not willing to waive the centralized water system. Mr. Irvin would rather create the minimum number of lots in larger sizes without the centralized water system, than creating the maximum number of lots with the centralized water system. Supervisor Bender noted that the Board of Supervisors could not change a deed restriction on two existing lots. Solicitor Grabowski advised that the recorded plan contains the actual deed restriction, and he believes that there were also separate recordings for both of the two lots in order to provide notice of this existing restriction to any future purchasers of those lots. From a legal standpoint, if the applicant would like to proceed with his request, a new approved plan would need to be recorded, and amended agreements would need to be filed with the Recorder of Deeds, advising that the position of the Township has changed, if that was indeed the case.

Beyond the deed restriction, Mr. Wynn recalled that the Planning Commission expressed concern about the cul-de-sac length and the lot depth-to-width ratio on Mr. Irvin's proposed plans. Further, the previously approved Hager plan was approved under requirements of a different Subdivision and Zoning Ordinance. Mr. Wynn noted that the sketch plan proposed by Mr. Irvin also does not comply with the current Ordinance regulations and there would be additional waivers requested. At the August 21, 2000 Planning Commission meeting, Mr. Wynn advised the applicant that he would have to apply for a zoning variance from the Zoning Hearing Board to have the requirement for a centralized water system waived. Mr. Wynn explained that the two existing lots that are tied into the subdivision as a centralized water system requirement are less than 3 acres in area, and in order to eliminate the centralized water system requirement, all lots must be 3 acres in size.

A lengthy discussion took place. Chairperson Bennington felt that there were too many unanswered questions, including the deed restriction, and he is not willing to go any further until the issue can be sorted out. Supervisor Bender agreed, stating that the plan is much too fragmented. Supervisor Parks also noted that the deed restriction cannot simply be set aside.

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

1. This being Supervisor Parks' last meeting, Mr. Lippincott presented a Resolution for the Board's adoption this evening, thanking Supervisor Parks for her service and recognizing her contributions to Hilltown Township, a copy of which is attached to these minutes.

Motion was made by Supervisor Bender, seconded by Chairperson Bennington, and carried unanimously to **adopt Resolution #2000-39, commending Supervisor Diane**

**Parks for her service and recognizing her contributions to Hilltown Township.**  
There was no public comment.

On behalf of the Board of Supervisors and the Township Staff, Chairperson Bennington presented Supervisor Parks with a painting of her home here in Hilltown Township, done by Mr. Lippincott's wife, Angela.

Supervisor Bender stated that getting to know and working with Supervisor Parks has been a pleasure and that she will be missed by all. Chairperson Bennington agreed.

2. Notification has been received from Mr. Stein of the Office of Community Development, advising that the requested projects – Maron Road paving in the amount of \$31,000.00; Hartzel Strassburger Roof Replacement in the amount of \$42,800.00; and the Blooming Glen Historic Village Planning in the amount of \$10,000.00 has been approved. The funds will become available as of April 1, 2001. The Township may not enter into any contractual commitments to use these funds prior to that date, except for certain architectural or engineering contracts. A contract and information concerning implementation procedures are to follow.

3. Representatives of Barrie Audio Video were in last week to investigate the possibility of installing a permanent video screen in the meeting room. The price quoted, \$3585.00, would be evenly split with the Hilltown Authority, who has also expressed interest in the need for a video screen.

4. A revised Personnel Benefits Manual, a current and most updated one that has not been available for many years, has been provided for the Supervisor's review and possible adoption. Supervisor Parks asked if the Township employees had input in the new manual, and Mr. Lippincott replied that they did.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to adopt the Personnel Benefits Manual, as presented. There was no public comment.

5. Under the previous administration, the Township began the process of having an updated community map published by Community Map Company. Due to lack of initial follow-up, this process has been continuing for well over a year. The final proof was sent to Community Map Company in July of 2000, however they have not yet completed the map due to several delays on their part, such as press malfunction. After numerous attempts to obtain a press date from the company, a box of maps was received today. Mr. Lippincott advised that maps would be mailed to all Township residents in the near future.

6. Letterco, the firm who donated the sign at the former Municipal Building, has provided an estimate for "Welcome to Hilltown Township" signs in the amount of \$95.00 each. Discussion took place.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to authorize the purchase of ten signs as specified above, in the amount of \$95.00 each from Letterco, with installation by the Public Works Department. There was no public comment.

7. Mr. Lippincott spoke with Jim Hunt of Berkheimer Associates, who will be sending a new contract for open space by January 5, 2001.

8. There are two Authorization Vouchers for the Board's consideration this evening, both of which are cash held by the Township:

Quiet Acres	Voucher #37B	\$ 194.90
Quiet Acres	Voucher #38B	\$11,193.10

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to release the two Escrows as noted above. There was no public comment.

9. Mr. Lippincott presented a draft of the 2001 Fee Schedule for the Board's review prior to its adoption at the January 2, 2001 Reorganization Meeting.

F. CORRESPONDENCE – Mr. Greg Lippincott, Township Manager –

1. Correspondence has been received from the Stewart Family, residents of the Long Leaf Subdivision, expressing concern about the speed of motor vehicles in that development, and requesting that a "Slow – Children At Play" sign be erected. Mr. Lippincott advised Mrs. Stewart that she must provide authorization for the sign to be placed on her property, and that she and her neighbors would be responsible for the cost of the sign.

2. Correspondence was received from Mr. Fred MacConnell of Narothyn Road complaining of major stormwater run-off problems at his home from farmland located directly behind his property. Mr. Wynn is familiar with this complaint, as it has been discussed at several meetings many years ago. Mr. Wynn explained that there is an active farm field immediately behind Mr. MacConnell's home, and depending on the way the field is farmed, runoff drains into his backyard, with most of the water continuing around the north side of his dwelling to the front of the home, and then into a drainage ditch. At one point, the field that was planted in soybeans year after year, was placed in a grass cover, which seemed to help, however Mr. Wynn does not know the condition of

the field at present. Chairperson Bennington wondered why the property owner feels that the Township should address this issue. Mr. Wynn stated that this is a drainage problem Mr. MacConnell has complained to the Township about for a number of years, although this is private property and should be addressed between the two property owners. Years ago, there was discussion that Mr. MacConnell should have his property re-graded to address this issue, however he felt that any re-grading of his property should be paid for by the township. Discussion took place.

The Supervisors directed Mr. Wynn to once again investigate the site. Supervisor Parks suggested that Mr. Wynn encourage Mr. MacConnell to realize that as a landowner, this problem is his obligation and responsibility, not the Townships.

3. Correspondence was received from Mr. Hersh of Schiller and Hersh, who is addressing the Township Building HVAC System. Johnson Service Company inspected the system and recommended that an individual who specializes in these types of hybrid controls evaluate the system, which took place today. Mr. Hersh notes that the one HVAC unit serving the office area of the Police Department does not contain filters as he previously suspected. He will contact a contractor to provide an estimate to install a new filter section on the inlet side of that particular unit. Mr. Hersh has not yet contacted balancing contractors, as he wants to have the temperature control system operation and the filter section installed first. Mr. Hersh will continue to provide monthly status reports as requested by the Supervisors.

Chairperson Bennington wished to make it clear that Mr. Hersh, as a Township resident, has been doing all this work at no charge. The Board of Supervisors thanked Mr. Hersh for his efforts. Supervisor Parks noted that volunteerism takes many forms in Hilltown Township, and feels that the skill Mr. Hersh has contributed makes such a big difference. Supervisor Bender echoed those sentiments and offered his appreciation to Mr. Hersh for his efforts.

4. A letter was received from a resident of East Rockhill Township concerning the excessive speed of motor vehicles and the narrowness of Walnut Street (Rt. 152) in Hilltown Township, between South Perkasio Road and the Penn Central Middle School.

Chairperson Bennington recently read a newspaper article advising that Silverdale Borough had budgeted funds for 2001 to widen the road by the entrance to the school, which may help to rectify part of this problem. Supervisor Bender suggested that Chief Trauger receive copies of any correspondence pertaining to traffic/speeding complaints so that they can be considered and possibly addressed by the Police Department.

5. Correspondence was received from the attorney representing the David Cutler Group with respect to the Berry Brow Farms preliminary plan, requesting that the extension granted to this subdivision, which was originally until February 19, 2001, be extended for an additional six months to expire on August 19, 2001.

Chairperson Bennington advised that questions have arisen concerning the meeting that was held with representatives of Berry Brow Farm and the Township Solicitor and Engineer. This issue has been addressed many times at public meetings in the past. Chairperson Bennington stated that the Board of Supervisors held a joint meeting with the Planning Commission in January of 2000, where it was agreed to be proactive with regard to development proposals.

Supervisor Parks noted that the Board of Supervisors established goals for the year 2000, which included better communication, and better processes and procedures for the Township staff. One of the most important things to remember is that Hilltown Township can not stop development, however we can certainly influence the way development happens in Hilltown. The Supervisors knew that if the Township could arrange informal discussions with developers, dialogue could be established earlier in the planning process. At that joint meeting between the Supervisors and the Planning Commission that Chairperson Bennington spoke of earlier, how the Township could better communicate with developers was discussed at great length. The Supervisors decided to invite developers to informally discuss their proposals with members of the Township staff, including the Township Engineer, Township Solicitor, and Township Manager, with the objective of saving time and money, as well as improving the working relationships as best they could. Supervisor Parks noted that the Township staff has met with representatives of the proposed Home Depot, Mr. Carney's 9-hole golf course on Rickert Road, and several others during the year to accomplish the Supervisor's directive for informal discussions. The Berry Brow Farm project is the largest piece of property that is being considered for action in the Township right now, and the Supervisors wanted to know what the developer had in mind, and therefore, encouraged them to have open meetings in the Municipal Building with the Township Engineer and the staff in order to understand what their objectives are. Supervisor Parks believes that these informal discussions are beneficial to opening the dialogue between developers and the Township. This was done not to encourage development by any means, rather the reality is that the zoning as set forth in the Township means that developers will be proposing developments. Supervisor Bender emphasized that this is a course of action that all three members of the Board of Supervisors unanimously agreed upon, being fully aware that there would be initial meetings between potential developers and the Township staff, including the Township Engineer, Solicitor, Manager, and in some cases, other members of the Township staff so that there could be no possible appearance of impropriety. As a matter of fact, Supervisor Bender noted that when a developer appears before the Board, it is the first time that the Supervisors have actually met them. Chairperson Bennington

agreed, and commented that none of the three Supervisors are meeting with these developers privately; it is only the administrative staff, engineer and/or solicitor who meet with the developers, at the developer's expense.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to grant the extension for the Berry Brow Farms Subdivision until August 19, 2001. There was no public comment.

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

1. Solicitor Grabowski presented the Declaration of Easement Resolution for Rt. 113 for the Geyer Subdivision. The site is located on Rt. 113 near Cherry Road.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously **to adopt Resolution #2000-40, Declaration of Easement for Rt. 113 for the Geyer two-lot Subdivision.** There was no public comment.

2. Solicitor Grabowski presented the Required Improvement Agreement for the Cinnabar Farm Land Development, which has been executed by the applicant, Ms. Darlene Spolar. The site is located on Midway Road, and the proposal is for the construction of a 1,600 sq. ft. indoor riding rink. There is a requirement for certain stormwater management improvements that must be accomplished, and the guarantee of that work amounted to \$21,852.00.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to approve the Required Improvement Agreement for Cinnabar Farms. There was no public comment.

3. Solicitor Grabowski presented the Declaration of Easement Resolution for Upper Church Road for the PECO/Seik Lot Line Adjustment Plan.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously **to adopt Resolution #2000-41, the Declaration of Easement for Upper Church Road for the PECO/Seik Lot Line Adjustment plan.** There was no public comment.

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

1. CVS Land Development (Final) – The Planning Commission unanimously recommended conditional final plan approval of the CVS Land Development, located at County Line Road and Rt. 113, conditional upon the completion of the following:



- Landscaping not proposed for the parking lot facility must be installed on Township open space property as directed by the Township.
- An agreement must be executed between the applicant and the Township to guarantee future re-striping of the parking lot if deemed necessary by the Township.
- Verification of approval must be received from PennDot for proposed site access and improvements within the right-of-way of County Line Road and Rt. 113.
- Verification of approval must be received from Telford Borough Authority for that portion of the detention basin and landscaping to be constructed within the Telford Borough Authority easement.
- Public water and sewer facilities must receive approval from Telford Borough Authority.
- Property monumentation must be installed and certified in writing by the responsible surveyor.
- Development/Financial Security Agreements must be executed between the applicant and the Township to guarantee installation of public improvements.
- The ultimate right-of-way of County Line Road and Rt. 113 must be dedicated to the Township.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to grant final plan approval to the CVS Land Development Plan, pending completion of all outstanding items as noted above. There was no public comment.

2. Orchard Hill Subdivision (Final) - The Planning Commission unanimously recommended final plan approval of the Orchard Hill Subdivision conditioned upon completion of all outstanding items as contained within the December 11, 2000 engineering review; and the recommendation of the Park and Recreation Board relative to the walking path extension from Orchard Hill to Sterling Knoll, and realignment of the volleyball court in a north/south alignment. The Planning Commission motion specifically did not include the recommendation of the Park and Recreation Board relative to removal of the lights on the walking trail.

Ms. Beverly Curtin and Mr. Robert Bender of Heritage Building Group, were in attendance to present the plan. Mr. Wynn's engineering review dated December 11, 2000 was discussed. The applicant has submitted preliminary plans for the former C.D. Moyer property located across the street from the Orchard Hill property, to be called "Heritage Executive Campus at Hilltown." Mr. Wynn's review requests that the future access to the Executive Campus align with the access to the Orchard Hill Subdivision, which has been accomplished. The applicant has completed a new Traffic Impact Study, and they intend to apply to PennDot for construction of a traffic signal at that location. The developer's consultant feels that the application for a traffic signal is right on the border of PennDot approval, and believes there is a very good chance that PennDot will agree to signalization of this intersection, with the support of the Township.

The layout of recreational facilities within Open Space Area 1 has been revised to remove one tennis court from the area immediately north of the existing pond. As discussed at the Planning Commission meeting of November 20, 2000, a sand volleyball court has been proposed within Open Space Area 1, in lieu of the third tennis court. The sand volleyball court is located between the pool, tot lot, parking area, and tennis courts. Ms. Curtin presented this proposal to the Park and Recreation Board at their December meeting. The Park and Recreation Board, while looking favorably upon the volleyball court in lieu of one of the tennis courts, suggested that the volleyball court location be revised so that it is in the same direction as the tennis court, due to sun glare.

Chairperson Bennington asked if the access to the swimming pool is directly from the clubhouse or if access to the swimming pool can be made without going through the clubhouse. Ms. Curtin replied that the pool access could be made without entering the clubhouse. Chairperson Bennington is extremely concerned about the safety issues involved with a community swimming pool, and wanted the developer's assurance that the pool will be safe and secure. Ms. Curtin advised that the entire swimming pool area would be fenced and secured through a security company. There had been previous discussions concerning installation of an infrared detection system, however Ms. Curtin noted that this system is not yet UL approved, and the security company is not comfortable connecting it to their security system. Chairperson Bennington was uncomfortable with the fact that a management team will not be on the premises after 5:00PM daily, and therefore, would not be aware if someone had breached the fence to gain access to the swimming pool area. Ms. Curtin advised that if someone were to get past the fence, there is a ten ft. grass area before reaching the concrete pool deck. The motion detector would sound an alarm once someone passes over the fence, thereby sending an alarm to the police department and the security company on a 24-hour per day basis. The clubhouse itself would also be connected to the same motion detection system. A lifeguard will be on duty at the swimming pool when it is open for use. Mr. Wynn asked if the motion detector and alarm that will be wired to a security service would create any type of noise alarm at the site. If the intent is to prevent anyone from

getting to the pool itself, Mr. Wynn noted that a silent alarm being sent to a security company or even the police, would not deter access, because an intruder would not even be aware that an alarm had been tripped. Mr. Wynn suggested that an audible alarm or a lighting alarm be installed at the site as well. The applicant agreed to give consideration to that suggestion. Supervisor Parks asked if there would be a resident manager on site at the development 24-hours per day. Ms. Curtin replied that there will not be a manager who lives on site, however there would be three individuals who would be on-call at all times, 24-hours per day. During the week, a manager would be on site in the management office during the day. Chairperson Bennington's major concern is with the security of the proposed swimming pool, and it will be a condition of plan approval that the developer does whatever it takes to make that swimming pool as "death-proof" as possible. Mr. Wynn stated that the swimming pool would also be secured with a cover during the off-season. Chairperson Bennington asked what weight the pool cover could support. Ms. Curtin does not know, however she will provide that information to the Supervisors when it becomes available. The fence surrounding the swimming pool will be constructed of coated wrought iron construction at a height of 6 ft., as required by the Ordinance.

With regard to the clubhouse, the lower level will consist of a fitness center, locker room, staff rooms, a small activity room, and an unfinished room for maintenance equipment and supplies. The upper level will contain a gathering/meeting room, an open deck overlooking the swimming pool, a rental office, a small kitchen, and a covered deck for the resident's use. Supervisor Bender asked if the clubhouse would offer snacks and soft drinks. Ms. Curtin replied that there might be vending machines available in the activities room on the lower level. The upper level kitchen will be used for meetings or for those who might rent the gathering room for private functions. Mr. Wynn noted that there is a vending area shown on the lower level of the clubhouse.

Recreational facilities proposed on Open Space Area 6 include three soccer fields, and a 90-vehicle paved parking lot. Heritage Building Group will supply one set of lacrosse goals, one set of combination soccer/football goals, and two sets of soccer goals, with all goals being portable. Additionally, six 15 ft. long portable aluminum player benches (two per field) must be supplied.

Mr. Wynn's review of December 11<sup>th</sup> states that improvements shall be made to the Telegraph Road/Rt. 113 intersection to improve the paving radii in a manner acceptable to the Township. In the event additional right-of-way is necessary, same will be obtained by Hilltown Township at the expense of the developer. The applicant has offered a contribution to the Township in the amount of \$3,001.00, which is currently under review by the Township Engineer. This work would be accomplished by the Public Works Department.

Mr. Wynn noted that one of the requirements of preliminary plan approval on July 24, 2000 is a contribution for fire, ambulance, and emergency services, and also off-site improvements that the Township might need to make, which was required to be submitted at the final plan stage. Correspondence dated December 21, 2000 has been received from Heritage Building Group, offering a contribution for both emergency services and off-site improvements at \$750.00 per dwelling unit, less the cost incurred by the applicant in making some of the off-site improvements, such as purchasing recreational equipment, construction of the recreational parking lot on the Township's playfields, and the additional berm and buffer beyond Ordinance requirements to buffer residential properties located adjacent to the site.

Ms. Curtin noted that there was lighting required along the walking path, at the Board's discretion. The Park and Recreation Board recommended that there be no lighting along the walking path, since no other sections of the Township walking path will have lighting. The Planning Commission, however specifically recommended that lighting along the path be required. Mr. Lippincott referred to recent discussions at the Park and Recreation Board meetings, where the trend has been to go away from lighting along a walking path, due to the concern that lighting may become an attractive nuisance. It has been the sentiment of all of the residents whose properties will be directly affected by the proposed walking path that it not be lighted. Mrs. Betty Snyder, a Planning Commission member, explained that they unanimously recommended lighting along the walking path through Orchard Hill for safety reasons since it is such a large development. There was also the fact that the Heritage Executive Business Campus, located across the street from this development, may attract a great deal of walking traffic. Ms. Curtin reminded the Board that there will be lighted sidewalks on both sides of the street throughout the entire development. The Supervisors unanimously agreed that lighting along the walking path should not be required.

Mr. Wynn advised that the Silverdale Fire Company still has some concerns about hydrant locations. Ms. Curtin will be providing a copy of the proposed hydrant locations to Silverdale Fire Company for their approval.

Supervisor Bender hopes that when the developer gets to the point of accomplishing punchlist items with Orchard Hill, that there will not be as many difficulties involved as there has with past Heritage developments. Ms. Curtin advised that this has been brought to her attention, and various meetings have been held with the staff of Heritage to insure that it will not happen again. There will always be glitches, especially with such a large project, however the developer will do everything in their power to see that this project runs more smoothly.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to grant conditional final plan approval to the Orchard Hill Subdivision,

pending completion of all outstanding items as noted in Mr. Wynn's engineering review dated December 11, 2000; with particular attention on the safety and security of the swimming pool to include a pool cover to sustain the weight of a large individual, proper fencing, security lighting and alarms; and with the provision that there will be no lighting required along the walking path through the development. There was no public comment.

3. Myers Subdivision (Minor) – This minor subdivision located on Minsi Trail proposed to divide a 17.5-acre tract into two lots. Lot #1 will contain 8.5 acres and an existing single-family dwelling and outbuildings. Lot #2 is a proposed 8.6-acre building lot. Both lots will be served by on-lot sewage disposal systems and wells, and have a shared driveway access to Minsi Trail.

The Planning Commission unanimously recommended preliminary/final plan approval subject to completion of the following:

- Waivers requested by the applicant within correspondence dated November 20, 2000 prepared by Mease Engineering, PC are recommended for approval.
- Planning Module approval must be received from PADEP.
- Right-of-way area of Minsi Trail must be dedicated to the Township.
- Access easement to Lot #2 must be recorded in a manner acceptable to the Township at the Bucks County Courthouse.
- Proposed shared driveway is to be re-constructed at its intersection with Minsi Trail. Verification of approval of the driveway design must be received from PennDot.
- Property monumentation must be installed prior to plan recordation and be certified in writing by the responsible surveyor.
- Installation of the stormwater management seepage pits and re-forestation must be guaranteed via execution of an escrow agreement.
- A fee in-lieu-of recreation land dedication must be paid to the Township for one new building lot in the amount of \$1,500.00.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to grant preliminary/final plan approval to the Myers Subdivision, pending completion of all outstanding items as noted above. There was no public comment.

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

1. Longleaf Estates – Mr. Wynn provided a status report of the improvements at the Longleaf Estates I and II Subdivisions. Mr. Wynn has sent various letters to the developer during the past several months concerning required improvements, especially for Longleaf I. During the past six weeks, there has been quite a bit of progress on a number of the major items, including completion of the Diamond Street curb and sidewalk, which has been rough graded and mulched; the sidewalk was completed up to and past the pedestrian bridge, although there is a driveway entrance to the former Finkelstein property that will need to be dug up later in the spring for installation of a concrete apron; landscaping including installation of street trees along Orchard Road and basin plantings in Basin B; installation of some plantings in the recreational open space area; fine grading, mulching, and seeding of the recreational open space area; and installation of a great deal of property pins and monuments, etc. In Phase II, BCBC has been installed in the developed circle, though it is not yet complete in Victoria Lane; stop signs/street signs have been installed; electric lines are currently under construction and at their completion, all of the on-lot erosion control entrances will be installed. Discussion took place concerning the remaining outstanding items to be accomplished.

Mr. Wynn explained that January 19, 2001 is the anniversary date of the Development Agreement for Longleaf Estates I and II, which provides that the balance of the development agreement can be increased ten percent (10%) at the discretion of the Township. This Development Agreement is based upon an estimate done in 1997; and because of that, Mr. Wynn recommended that the Township require the developer to increase the balance of the Financial Security by an additional 10%.

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to authorize the increase of the balance of the Financial Security Agreement by an additional 10% for Longleaf Estates (Phases I and II). There was no public comment.

2. Quiet Acres Mobile Home Park – The requirements of the land development plan have finally been completed. This escrow agreement was found in default several years ago and the Township had retained funds in excess of \$11,000.00 until all items had been accomplished. The owner is requesting that the Township release the balance of escrow funds at this time.

Supervisor Parks has received very consistent complaints from residents of Quiet Acres, particularly in the older section of the development, that it has been very difficult to require the owner to do very minor, normal maintenance repairs. She asked what recourse the Board of Supervisors might have to assist the residents of Quiet Acres to live in a place that they believe is safe and well-maintained. In the past, Mr. Lippincott commented that the Township has cited the owner for various Code violations such as wires on the ground and other safety violations. Solicitor Grabowski noted that Quiet Acres is private property, however the Township could, in the aspect of intermediary, lean on the owner to insure that there is compliance and response to resident's complaints. Supervisor Parks had suggested that the residents very clearly articulate their concerns regarding health and safety issues to the Township. Solicitor Grabowski agreed with that suggestion, but noted that Quiet Acres does have an active homeowner's association, who has certain rights under Pennsylvania law in terms of escrow and rental relationships. It is not the Township's place to become involved with contractual rental rights between the residents and the owner. Discussion took place

Motion was made by Supervisor Parks, seconded by Supervisor Bender, and carried unanimously to accept completion of improvements of Quiet Acres Mobile Home Park Land Development and to release the balance of the escrow funds accordingly. There was no public comment.

3. Seylar Elementary School Land Development – Mr. Wynn stated that on August 9, 1999, the Board of Supervisors authorized the applicant, the Penuridge School District, to proceed ahead with the proposed package treatment plant. By correspondence dated December 13, 2000, DEP acknowledged that the School District's permit application received by them on November 27, 2000, is administratively complete, and will be reviewed and acted upon within 200 days. Chairperson Bennington recalled that the Supervisors had stated, as a public meeting, that the Township would do all it could to facilitate the package treatment plant approval from DEP in an expeditious fashion, yet the School District did not even submit that application to DEP until over a year after the Board offered their support.

J. MYLARS FOR SIGNATURE:

1. Hilltown Baptist Church/PECO Lot Line Adjustment

Chairperson Bennington invited those in attendance to join the Board for refreshments following this meeting in honor of Supervisor Parks' last meeting.

K. PUBLIC COMMENT: None.

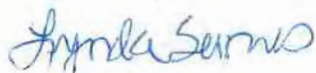
L. SUPERVISOR'S COMMENTS:

1. Supervisor Bender wished everyone a happy, healthy New Year.
2. Chairperson Bennington wished Supervisor Parks the best of luck in her new job and her new home. Even though she was only a member of the Board of Supervisors for one year, Chairperson Bennington noted that she made a great impact on this community.
3. The Pennridge Area Coordinating Committee will be conducting a hydrogeological study for the Pennridge area, with an engineer to be chosen prior to the end of this year. The study should begin in 2001.
4. Supervisor Parks thanked everyone for their support this past year. She never anticipated that she would be participating in public office, however when an issue arose that she really felt strongly about, she felt she had no choice but to take action. Supervisor Parks encouraged everyone who supported her bid for Supervisor to support those in the Township who are working so hard to make Hilltown Township a great place to live. Supervisor Parks feels that this Board of Supervisors has made great strides in 2000 and hopes that many of the plans that were put in place this year will show results in 2001. She believes that better communication, active review of the Comprehensive Plan, better training for staff and boards, will really begin to show results.
5. Chairperson Bennington advised that four applications have been received for the vacancy on the Board of Supervisors to date. January 2, 2001 is the final date for receipt of applications, after which time he and Supervisor Bender will begin to schedule interviews for the candidates. The Supervisors hope to announce an appointment at their January 22, 2001 meeting.

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

N. ADJOURNMENT: Upon motion by Supervisor Parks, seconded by Supervisor Bennington, and carried unanimously to adjourn the December 26, 2000 Board of Supervisors meeting at 9:13PM.

Respectfully submitted,



Lynda Seimes  
Township Secretary





**RESOLUTION #2000-39  
HILLTOWN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

BE IT RESOLVED that the Board of Supervisors of Hilltown Township would like to recognize on this night, December 26, 2000, Ms. E. Diane Parks, member of the Board of Supervisors.

WHEREAS, Ms. Parks has served as a Supervisor since January 3, 2000 in Hilltown Township, and has devoted much time and significant effort in the true spirit of volunteerism to her community; and

WHEREAS, during that period of time, Hilltown Township has experienced growth and many changes in the intricacies of local government, and


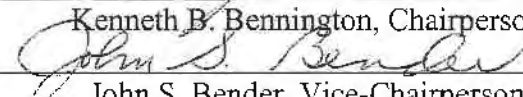
WHEREAS, Ms. Parks has worked diligently over the last several years, both as a member of the Board of Supervisors and as a member of the citizens group, Friends of Hilltown, to help effectuate Hilltown Township into the progressive community that currently exists, and

WHEREAS, Ms. Parks has had the best interests of Hilltown Township first and foremost in her heart while exhibiting responsibility, perseverance, and professionalism as a member of the Hilltown Township Board of Supervisors, and

WHEREAS, recognition is hereby given to Ms. Parks for her tireless efforts, her exemplary and meritorious service, and her insight and vision with regard to the future needs of Hilltown Township. Ms. Parks will be missed by her presence, but will be remembered for her many contributions to Hilltown Township.

SO BE IT RESOLVED this 26<sup>th</sup> day of December, 2000, to thank you, Supervisor Parks, and to commend you on a job well done. To a great Supervisor, friend and community leader, and most importantly, to a great person -- thank you Diane! You will be missed!

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Kenneth B. Bennington, Chairperson  
  
\_\_\_\_\_  
John S. Bender, Vice-Chairperson

Attest:   
\_\_\_\_\_  
Lynda Seimes, Township Secretary