

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
 REGULARLY SCHEDULED WORKSESSION MEETING
 Monday, February 10, 1997
 7:30PM

The regularly scheduled Worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:30PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairman
 Jack C. Fox, Supervisor
 Bruce G. Horrocks, Township Manager
 George C. Egly, Chief of Police
 Thomas A. Buzby, Director of Public Works

Chairman Bennett announced the Board of Supervisors met in Executive Session prior to this meeting to discuss personnel matters. Following this meeting, the Board will meet in Executive Session in order to discuss police negotiations.

A. APPROVAL OF MINUTES: Action on the minutes of the December 23, 1996 Supervisor's Meeting - Supervisor Bennington explained that there had been a question concerning the wording of a motion during the December 23, 1996 meeting, however the Board has listened to the audio tape and determined that the original wording was correct. Supervisor Fox disagreed. Chairman Bennett suggested that section of the audio tape be played at the next public meeting. The Board was in agreement.

B. TREASURER'S REPORT - Mr. Horrocks presented the Treasurer's Report with the following balances as of January 31, 1997:

General Fund Checking Account	\$	32,370.22
Payroll Fund Checking Account	\$	458.91
Fire Fund Checking Account	\$	3,202.79
Debt Service Checking Account	\$	74,271.16
State Highway Aid Checking Account	\$	76,163.03
Escrow Fund Checking Account	\$	153,983.04

Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously to approve the Treasurer's Report dated January 31, 1997, subject to audit.

D. APPROVAL OF CURRENT BILLING: Chairman Bennett presented the Bills List dated February 11, 1997, with General Fund payments in the amount of \$30,454.24, State Highway Aid payments in the amount of \$6,540.50, and Escrow Fund payments in the amount of \$10,919.77; for a grand total of all funds in the amount of \$47,915.51.

Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously to approve the Bills List dated February 11, 1997, subject to audit.

D. HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY REPORT - Mr. Jim Groff, Authority Manager: Mr. Groff advised a written report was not available at this time.

E. PUBLIC WORKS REPORT - Mr. Thomas A. Buzby, Director of Public Works - Mr. Buzby read the Public Works Report for the period of November 24, 1996 through February 1, 1997, which is on file at the Township office.

F. POLICE CHIEF'S REPORT - Chief George C. Egly, Jr. - Chief Egly presented the Police Reports for the months of December, 1996, and January, 1997, both of which are on file at the Township office.

G. HILLTOWN FIRE CHIEF'S REPORT - Mr. Robert H. Grunmeier - Mr. Grunmeier read the Hilltown Fire Company Report for the month of January, 1997, as well as the 1996 Year End Report for the Hilltown Fire Company, both of which are on file at the Township office.

Mr. Grunmeier explained the Hilltown Fire Company, in cooperation with Channel 6 WPVI TV Operation Save-A-Life, is supplying free smoke detectors for those who can not afford them or who can not get to a store to purchase them. Mr. Grunmeier presented a supply of free smoke detectors to the Township office for distribution to Hilltown residents who require them.

H. EMERGENCY MANAGEMENT COORDINATOR'S REPORT - Mr. Devlin could not be in attendance this evening.

Mr. Grunmeier stated the Emergency Management Coordinator and Assistant attended all four quarterly training sessions in 1996. Mr. Grunmeier himself has completed the E.P.A. 165-5 Training, which is a course designed to address and analyze hazardous waste sites. The Emergency Management Team is requesting use of the municipal building to sponsor programs such as CPR training, first aid training, and carbon monoxide information programs for community awareness. The Board was agreeable to use of the meeting room by the Emergency Management Team.

I. SILVERDALE FIRE CHIEF'S REPORT - Mr. John Gillespie - Mr. Gillespie read the Silverdale Fire Company Report for the month of January, 1997 which is on file at the Township office.

Mr. Gillespie advised the Silverdale Fire Company will be sponsoring a fire prevention program in April of 1997.

J. PARK AND RECREATION REPORT - Mr. Lupinacci was not in attendance this evening.

K. CONFIRMED APPOINTMENTS/PUBLIC COMMENTS:

1. Mary Scafidi/Ron Gray - Duplex, 1715 Broad Street - Mr. Horrocks explained that at the last Planning Commission meeting, Mr. and Mrs. Gray presented a subdivision plan containing an existing dwelling, which would be considered a triplex. The Planning Commission indicated that this dwelling is not a permitted use in the Rural Residential Zoning District and suggested the property owners attempt to establish the date of that structure.

Ms. Mary Scafidi provided documentation showing that her father purchased this property in 1952, and after several years constructed the existing dwelling, which contained two apartments. Ms. Scafidi contacted PP&L to determine if they had any records, however the only information she discovered was that meters were changed in 1967. Chairman Bennett asked if the house was a two or three family dwelling. Ms. Scafidi replied it is a two family dwelling, however her father constructed additional rooms as he became older, with the intention of having a grandchild live with them. Those additional five rooms were never completed. Ms. Scafidi believes the two apartments were constructed in 1957.

Chairman Bennett advised the Supervisors would be agreeable to only two apartments. Ms. Scafidi was happy with that decision, stating that the five additional rooms are actually a part of the first floor apartment. Supervisor Fox explained Mr. Gray had approached the Planning Commission with a proposal for a subdivision containing a three apartment dwelling. Those five additional rooms were constructed after zoning, and apartments are not permitted in the Rural Residential Zoning District. Supervisor Fox asked Ms. Scafidi to supply the names of the current tenants to the Township Manager so that a record is on file in the Township office. Ms. Scafidi advised the first floor apartment is presently vacant.

Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously that the two family apartment house on this property was in existence prior to zoning which is a legal non-conformity, and stipulated that no other apartments are permitted to be added to the property.

L. MANAGER'S REPORT - Mr. Bruce G. Horrocks, Township Manager -

1. Mr. Horrocks presented a series of nine escrow releases, four of which are cash held by the Township, for the Board's approval:

Bearings and Drives Unlimited	Voucher #03	\$	5,625.90
Bearings and Drives Unlimited	Voucher #04	\$	56.21
Bridle Run Subdivision	Voucher #20	\$	235.69
Bridle Run Subdivision	Voucher #21	\$	4,140.70

County Line Shopping Center	Voucher #12	\$	60.53
Country Roads Phases III & IV	Voucher #16	\$	2,567.09
Hilltown Crossings	Voucher #2A	\$	268.69
Orchard Glen Subdivision	Voucher #03	\$	4,222.80
Waste Management of Indian Valley	Voucher #04	\$	677.82

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to release the nine escrows, as noted above.

2. Two candidates for an opening on the Planning Commission were interviewed during the last Planning Commission meeting. The Planning Commission unanimously recommended that the Board of Supervisors appoint Mr. Michael Beatrice to that vacancy.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to appoint Mr. Michael Beatrice to the vacancy on the Hilltown Township Planning Commission to complete the term vacated by Mr. Joe Phillips.

Supervisor Fox stated the Planning Commission has been discussing the possibility of forming a historical architectural review board. There is a section in the Ordinance addressing the facade of a building, however there is no board or committee established to review these details.

Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously to authorize an advertisement to seek candidates for establishment of an architectural review board for individuals whose qualifications include an interest in history, architecture, and building.

3. Mr. Horrocks advised the Planning Commission has also recommended a proposed amendment to the Hilltown Township Zoning Ordinance with regard to decks for multi-family dwellings and their proximity to sideyard property lines.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to authorize the advertisement of the proposed amendment to the Hilltown Township Zoning Ordinance regarding decks, and to forward the proposed amendment to the Bucks County Planning Commission for their review.

4. Following this meeting, Mr. Horrocks will present copies of a Conditional Use decision concerning the request made by Sprint Spectrum at their hearing held before the Board of Supervisors on Wednesday, January 29, 1997.

5. The Township is in receipt of a Conditional Use application for another tower to be located within Hilltown

Township. The applicant is seeking approval of a 40 ft. extension to an existing ham radio operation tower. The applicant will be making a presentation to the Planning Commission in February. The Conditional Use Hearing before the Board of Supervisors has been scheduled for Monday, March 3, 1997 at 8:00PM.

6. Mr. Horrocks presented a resolution dealing with the establishment of increased Tax Collector rates for the four years beginning January 1, 1998 and ending December 31, 2001. The resolution will provide for a rate of \$2.35 per real estate bill and interim bills at a rate of \$4.00 per bill.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to adopt Resolution #97-10 to establish an increase of Tax Collector rates for the four years beginning January 1, 1998 and ending December 31, 2001.

7. Mr. Horrocks will provide a copy of a lease agreement for the office the Township has provided for the Tax Collector for signatures following this meeting.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to continue the lease agreement with the Tax Collector for the next four years.

8. To date, the Township has received 27 resumes for the advertised position of Assistant Township Manager. Mr. Horrocks will be conducting initial interviews with six of those candidates this week, will forward three or four candidates to an interview with the Board of Supervisors. It is hoped that the Supervisors will be appointing an applicant to that position at the February 24, 1997 meeting.

M. CORRESPONDENCE -

1. The next meeting of the Pennridge Planning Group has been tentatively scheduled for Thursday, February 27, 1997 beginning at 7:30PM. Due to a prior commitment at a seminar in Pittsburgh, Mr. Horrocks will be unable to attend. Mr. Horrocks strongly urged members of the Board of Supervisors to attend.

2. With the passing of Harry Mauer, there is a vacancy on the Hilltown Township Water and Sewer Authority.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to authorize advertisement of a vacancy on the Hilltown Township Water and Sewer Authority.

N. LINENS FOR SIGNATURE: None.

O. PUBLIC COMMENTS: None.

P. SUPERVISOR'S COMMENTS:

1. Supervisor Bennington advised the Board of Supervisors received correspondence from the Hilltown Township Planning Commission concerning what they perceive as a breakdown in communication among boards. Supervisor Bennington will be forwarding a response to the Planning Commission, however he would like to make several motions this evening in an attempt to facilitate better communications.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to authorize the Township Manager to begin the scheduling process for a long term planning group meeting with the chairman and vice-chairman of each Township Board, department heads, and the Board of Supervisors, during the May/June 1997 time period to discuss issues facing Hilltown Township within the next five or ten years.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to direct the Township Manager to provide each member of the Planning Commission with a copy of the legal decision in the Phinney case, and the Adams Outdoor Advertising case; and to provide each member with a copy of every future court decision in which the Township participates, as well as a copy of all future Hilltown Township Zoning Hearing Board decisions for their review.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to direct either the Chairman or the Vice-Chairman of the Hilltown Township Planning Commission to attend each Board of Supervisors Worksession meeting to provide a five minute update on current activities, which will give all department heads as well as the board chairman an opportunity to interact with the Board of Supervisors.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to direct the Township Solicitor to attend the monthly worksessions of the Planning Commission to provide a report of current Township legal actions.

Supervisor Fox suggested the Board of Supervisors meet with the Planning Commission as soon as possible to review pending issues. The Board was agreeable.

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

Page 7
Supervisors Worksession
February 10, 1997

pg. 3112

R. ADJOURNMENT: Upon motion by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously, the February 10, 1997 Board of Supervisors Worksession meeting was adjourned at 8:42PM.

Respectfully submitted,

Lynda Seimes

Lynda Seimes
Township Secretary

(*These minutes were transcribed from notes and tape recordings taken by Mr. Bruce G. Horrocks, Township Manager).