

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED PUBLIC WORKSESSION
Monday, November 9, 1992
7:30PM

Following the B.O.C.A. Code Appeal Hearing for Our Lady of Sacred Heart Church/School, the public worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:55PM, and opened with the Pledge of Allegiance.

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

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

1. It is the Fire Commission's recommendation that this year's increase of \$1,631.35 of Foreign Fire Tax Distribution will be divided on a 2.9% percentage basis of what the seven responding fire companies receive annually.

Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously to follow the Fire Commission's recommendation to distribute this year's increase of funds on a percentage basis of what they receive annually, to the seven responding fire companies.

2. To date, \$76,100.00 has been put into renovating the Civic Field Park. These funds have come entirely from the General Fund. This was originally approved to come from the Bond Issue. However, if the General Fund becomes "weak", during the remaining six or seven weeks of the year, we may have to go to the Bond for the remaining funds. Supervisor Fox asked what the Township's savings might be, compared to what Carter Van Dyke proposed to do for \$192,000.00. Mr. Horrocks replied the estimate of \$192,000.00 from Carter Van Dyke covered all of the land. To date, we have only covered approximately one third of the land, but have created a mechanism to handle the remaining two thirds.

To clarify, Supervisor Bennington stated that last year the Township took \$60,000.00 from the bond to purchase police vehicles. To date, the \$76,000.00 expended on the Civic Field has not been taken from the Bond, it has been taken from the General Fund. Therefore, the Township is showing a positive budget for the 1992 year. Hilltown Township may even get to a point where we would not have to replace the \$60,000.00 taken from the Bond, because General Fund monies have been expended as opposed to paying the money back to the Bond.

3. The first rough draft of the 1993 Budget has been completed with input from the Police Department and the Public Works Department. At this stage, there is a deficit, however budget meetings will be scheduled to discuss this matter. A budget meeting, dealing strictly with the Police Department, was scheduled for Friday, November 13, 1992 at 6:30PM.

II. CORRESPONDENCE - Mr. Bruce G. Horrocks, Township Manager -

1. The Township has received a request from Mr. Louis Walsh wishing to verify that a house he owns has been used as rental units prior to Zoning. Mr. Horrocks has not been quite as successful as he has in the past in his attempt to determine this information. Mr. Horrocks found out this afternoon that the property in question is owned by Mr. Walsh's brother, Joseph. Mr. Walsh advises the house has been a two family dwelling prior to 1947. Unless this Board is willing to accept Mr. Walsh's letter as confirmation of the facts, as we did for two previous requests, more facts must be gathered. Chairman Bennett asked where the home is located. Mr. Horrocks replied it is located on Hilltown Pike, near the power lines. The Board was in agreement that Mr. Walsh should produce more substantiating evidence of his claim.

2. Correspondence has been received from Discount Harry's requesting a temporary permit to open a retail store to operate strictly between now and Christmas. Previously, this particular store housed a health spa, which was a different use. The problem is that the Zoning Ordinance does not deal with any temporary use or permit of a facility.

Supervisor Fox asked if the building had been previously approved. Mr. Horrocks replied that it has, but it was used as a health spa. Supervisor Fox asked Mr. Applegate what precautions, as far as safety, would have to be implemented to switch from a health spa use to a retail store use, with respect to the B.O.C.A. Code. Mr. Applegate stated those issues to be addressed would include exit signs, artificial lighting, and more importantly, would have to be re-reviewed and inspected by Labor and Industry. Mr. Applegate does not believe the applicant wants to spend that amount of time because of the short period he wishes to utilize that store. Supervisor Fox asked if it was a requirement of Labor and Industry to review the site. Mr. Applegate replied it very well could be, though it has not yet been submitted for their review.

Mr. Cancelliere, a representative of Discount Harry's, was in attendance and advised that as of tomorrow, seventeen of their eighteen stores will be open, excluding this one in the Hilltown Plaza. Mr. Cancelliere was surprised that Labor and Industry approval was needed in this matter, though all of their other leases sites were retail establishments before they moved in.

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The Labor and Industry certificate for the previous business operating in the location Mr. Cancelliere would like to utilize, was for a Recreation and Entertainment facility. Discount Harry's is obviously a retail outlet and requires something different, according to Mr. Applegate. Mr. Applegate had suggested the applicant appear before the Board of Supervisors to explain their plight and possibly be granted some relief.

Within the past few days, the applicant hired an architect to draw up plans and expedited them to Labor and Industry in Harrisburg via courier. Construction approval has been received from Labor and Industry. The applicant is attempting to do everything they can to conform to the Township regulations, and hopes that the Board can expedite Mr. Applegate's review of their situation.

Supervisor Bennington asked how these circumstances are different from a previous matter involving Pic-Way Shoes. Mr. Applegate replied it is just a matter of following the proper review procedures, and once approved, Labor and Industry must inspect the site in order to issue a Certificate of Occupancy. Following this, the Township would issue an Occupancy Permit, however Mr. Applegate will not do so until a Certificate of Occupancy has been issued by Labor and Industry. Mr. Cancelliere presented an approval form from Labor and Industry. Supervisor Fox asked what type of approval it was. Mr. Applegate replied it is a construction approval. A site inspection is still needed from Labor and Industry, as well as a Certificate of Occupancy, before he would issue a Township Occupancy Permit.

Chairman Bennett felt Mr. Applegate was willing to cooperate to facilitate a speedy opening of Discount Harry's, however everything hinges on Labor and Industry Certificate of Occupancy approval. Mr. Cancelliere asked if there was any way his store could open in advance of their inspection and approvals. Mr. Horrocks noted in the situation of Pic-Way Shoes, Labor and Industry's approval was required before the store could open. If a retail store had preceded Discount Harry's, Mr. Cancelliere asked if the same process would apply. Mr. Applegate replied Labor and Industry would probably not be involved if that were the case, but since there is a change in use, their approval is required. Mr. Applegate directed Mr. Cancelliere to contact Labor and Industry to set up an inspection.

III. PUBLIC WORKS REPORT - Mr. Tom Buzby, Director of Public Works

- Mr. Buzby read the Public Works Report, dated October 4, 1992 through October 31, 1992, which is on file at the Township building.

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Chairman Bennett asked the status of placing another metal barrier on the corner of Fairhill Road and Diamond Street, which had been discussed previously. In his preliminary budget, Mr. Buzby has included funds for guide rails for this intersection. There is also a guide rail needed at the bridge, as well as a few other locations in the Township which Mr. Buzby feels should be addressed. Mr. Buzby explained this work should be able to be completed using Liquid Fuels money since it is an allowed use.

In last month's publication of "Township News", Mr. Horrocks noted an article stating Liquid Fuels monies may be used for salt storage buildings.

IV. POLICE CHIEF'S REPORT - Chief George C. Egly -

Chief Egly read the Police Chief's Report for October, 1992, which is on file at the Township building.

Chairman Bennett commented that police mileage increased by approximately 2,000 miles from the previous month, and asked if this occurred due to Halloween. Chief Egly replied that it was due to extra patrols for three nights around Halloween. Unfortunately, Hilltown Township experienced a great deal of vandalism this year.

As we approach the end of the year, Chairman Bennett asked if Chief Egly could show a comparison of the same categories in his monthly report for 1991 versus 1992. Chief Egly agreed to produce a comparison at the December meeting.

Supervisor Fox has seen an abundance of arrests listed in the newspaper lately, and asked if Hilltown has been experiencing an epidemic of crime in the Township. Chief Egly explained Det. Leyden makes up the press releases, and most newspapers have recently requested that they be sent by fax. Hilltown Township has been experiencing a large amount of vandalism, however.

V. CODE ENFORCEMENT OFFICER'S REPORT - Mr. Eric D. Applegate, Code Enforcement Officer -

Mr. Applegate read the Code Enforcement Officer's Report for the month of October, 1992, which is on file at the Township office.

Supervisor Fox asked if the wells noted in Mr. Applegate's report were for new construction, or if they were wells which had to be re-drilled because they went dry. Mr. Applegate believes that four of the them were due to wells going dry.

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VI. HILLTOWN FIRE CHIEF'S REPORT/EMERGENCY MANAGEMENT REPORT - Mr. Robert Grunmeier, II -

Mr. Grunmeier noted one emergency hazardous materials incident occurred on the off-ramp of Rt. 309. The Emergency Management Team was in service for five hours.

Mr. Grunmeier read the Hilltown Fire Chief's Report, which is on file at the Township building.

The Hilltown Township Fire Department has put a Quick Response Service vehicle into effect. The purpose of this vehicle is to begin basic life support procedures before the ambulance arrives. It has been in service since November 1, 1992. Quick Response Service has responded to approximately eight calls, and to date, has been very successful.

VII. RESIDENT'S COMMENTS -

1. Mr. John Snyder, president of the Hilltown Fire Company, questioned the distribution of the extra Foreign Fire Tax this year. Chairman Bennett explained each fire company received a 2.9% increase over their distribution from last year.

VIII. SUPERVISOR'S COMMENTS - None.

IX. PRESS CONFERENCE - A conference was held to answer questions of those reporters present.

X. ADJOURNMENT - Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously to adjourn the November 9, 1992 Worksession meeting of the Hilltown Township Board of Supervisors at 8:50PM.

Respectfully submitted,

Lynda Seimes

Lynda Seimes
Township Secretary

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

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