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**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED PUBLIC WORKSESSION
Monday, October 12, 1992
7:30PM**

The public worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairman William H. Bennett, Jr. at 7:39PM, 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

Chairman Bennett stated the Supervisors met with the Township Manager in Executive Session prior to this meeting to discuss the Township's insurance contract review.

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

1. Mr. Horrocks advised there is a possibility the Township may have to pass an Ordinance, prior to November 20, 1992, concerning the Neshaminy Creek Watershed Stormwater Management Plan. Because Hilltown Township is located within the Neshaminy Creek Watershed, we will have to comply with this rather lengthy plan. The plan will be forwarded to the Township Solicitor for his review. Acceptance of this plan may also require changes to be made to the Subdivision/Land Development Plan of Hilltown Township.

2. A suggestion has been made by Mr. Wynn, Township Engineer, that Hilltown Township Ordinance #83-3, which pertains to the installation and operation of holding tanks, may require major revisions and an updating as well. Mr. Wynn's office will review Ordinance #83-3.

3. Two Township employees have signed up to participate in a deferred compensation plan through Aetna. This plan is absolutely cost free to the Township.

4. Mr. Horrocks announced the resignation of Mrs. Christine Morgan from her position as part-time Financial Officer. An advertisement for employment has been placed in the local newspaper. Deadline for response to this advertisement is Wednesday, October 14, 1992. To date, Mr. Horrocks has received two applications to fill this position. Mr. Horrocks is requesting that the Board allow him to make this decision after Wednesday's deadline, since Thursday, October 15, 1992 is Mrs. Morgan's last day of employment. Supervisor Bennington felt that decision should be made by Mr. Horrocks, and the Board was in agreement. Chairman Bennett advised the job would remain a part-time position. Mr. Horrocks commented the job has been advertised as approximately 20-

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30 hours per week.

B. CORRESPONDENCE- Mr. Bruce Horrocks, Township Manager -

1. Mr. Horrocks has received two seminar notifications and is requesting the Board's approval at the next meeting, to attend both seminars. One is for "Controlling and Reducing Liability", and one is for "Administering Police Services in Small Communities".

2. Mr. Horrocks received correspondence from Mr. Wynn, who had written to Mr. John Lackey, PennDot engineer, concerning the intersection of Rt. 113 and Old Bethlehem Pike (old Rt. 309). The Township currently has an old intersection plan which illustrates line striping for a left turn lane. For a number of reasons, the Township is against doing this. Mr. Wynn has written to the PennDot engineer in an attempt to come up with an alternative. One of the difficulties with that roadway is that in a downpour, there is no right lane, because it is basically under water. Mr. Lackey's reply to Mr. Wynn is that PennDot would like the Township to consider constructing an overhead mast arm showing the necessary signage, at a cost of approximately \$3,200.00 - \$3,800.00, instead of painting the merge striping on the roadway. To bring that intersection into complete PennDot compliance, the Township will be required to do one or the other. Mr. Horrocks will direct Mr. Wynn to continue to investigate the matter further.

3. The Township is in receipt of the quarterly report from Bunny's Animal Shelter. As of September 30, 1992, the number of dogs residing at the shelter is 172.

4. Regarding the Pleasant Meadow's culvert, that complete package, including the letter signed by this Board, has now been sent to the Army Corp. of Engineers. This is the last step required prior to advertising. Hopefully, Mr. Horrocks commented, in the very near future, that project will be advertised and will proceed on course.

C. CONFIRMED APPOINTMENTS:

1. Mr. Ed Vollberg - Santos Subdivision - Mr. Vollberg stated he and his clients have been before the Planning Commission. Of the comments made by the Planning Commission, the applicant is addressing those items and are having perk tests completed. The applicant has granted the Township a 90 day extension for review. Another issue raised at the Planning Commission concerned a 1989 Zoning Hearing decision regarding this property. The applicant's attorney informed them the situation concerning this property has changed to some degree, and they do not believe the prior Zoning

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Hearing decision is applicable at this time. The applicant's attorney intends to contact the Township Solicitor to discuss this matter.

Mr. Vollberg is present this evening to inform the Board that he is working on resolving some of the issues raised by the Planning Commission, and wishrd to appear before the Supervisors in the future, once matters are rectified. Since the Planning Commission had offered the Board a recommendation, Mr. Vollberg is seeking direction to proceed with the plan.

The last review Chairman Bennett saw was dated September 22, 1992, which states the Planning Commission made a recommendation to the Board of Supervisors that the Santos Subdivision plan be denied for non-compliance to the lot width requirements of the Township Zoning Ordinance. Supervisor Fox, also a member of the Hilltown Township Planning Commission, stated the Santos Subdivision appeared before the Zoning Hearing Board in 1989 requesting a variance for a private road, and that request was denied. The latest plan submission by the Santos family is the exact same plan which was denied by the Zoning Hearing Board in 1989. Mr. Vollberg stated the applicant's attorney feels the roadway is a private road and meets the definition of a private road. The old plans show it as a private road and it is described as a private road in the Tyson Subdivision plan which was previously approved. Supervisor Fox felt there was a legal question as to whether the Planning Commission can consider it a private road because the circumstances have changed, or whether the applicant will have to again appear before the Zoning Hearing Board. Mr. Vollberg asked the Board of Supervisors to allow the Santos extension to remain and that they not take action on the plan.

Chairman Bennett stated the Board of Supervisors cannot overrule a Zoning Hearing Board decision.

D. DIRECTOR OF PUBLIC WORKS REPORT - Mr. Thomas Buzby -

Mr. Buzby read the Public Works Report, dated August 23 through October 3, 1992, which is on file at the Township building.

Mr. Buzby added that last week, the Civic park field was seeded, and at this point, we are waiting to see how much damage was done by the rain, mainly in the drainage swales. There was quite a bit of seed floating on Friday night and on Saturday morning. Mr. Buzby does not believe the field itself has any damage, he feels the damage will be done in the drainage swales alone. Chairman Bennett commented the Public Works Department is doing a very good job on the new park.

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Supervisor Fox noted there were seven complaints received by the Public Works Department, and asked if they are different types of complaints. Mr. Buzby replied more complaints are usually received when school is back in session, because much of the brush which does not interfere with a normal motorist's vision, will interfere with busses, due to the height of a bus. Four of the seven complaints reported concerned a low hanging branch, and the remaining are just minor complaints.

Concerning the Fuel Bids which were advertised for opening and awarding this evening, Mr. Horrocks stated when the bids were advertised, he failed to take into consideration that today is a holiday (Columbus Day) and there is no mail delivery. Mr. Horrocks suggested that bids be opened publicly on Tuesday, October 12, 1992, here in the Township Building, at 2:00PM, and awarding of the bids to the lowest bidder will take place by 4:00PM.

Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously to delay bid openings because of the postal holiday, and to open the Fuel Bids on Tuesday, October 13, 1992 at 2:00PM, and to award the Fuel Bids to the lowest bidder by 4:00PM.

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

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

Chairman Bennett asked how residents become aware that there is a Move In/Move Out permit required by Hilltown Township. Chief Egly replied Mr. Applegate advises most new residents within the Township, and the present property owners, or those that maintain rental units, normally advise new owners or tenants of this requirement. Chief Egly noted some municipalities levy a fine if Move In/Move Out permits are not obtained, however Hilltown Township does not issue fines.

Chairman Bennett stated Hilltown Township has been providing police services for Silverdale Borough for almost a year now, and asked if Silverdale Borough is happy with their police coverage. Chief Egly replied Silverdale Borough is very happy with Hilltown's police coverage of their borough, and so far, has had very few problems with handling this extra coverage.

Supervisor Bennington understands there will be another traffic "blitz" scheduled to take place in the near future on Rt. 309. Chief Egly explained the next scheduled "blitz" is strictly voluntary, and will be held on Wednesday, October 14, 1992 from 10:00AM until 2:00PM.

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F. CODE ENFORCEMENT OFFICER'S REPORT - Mr. Eric Applegate -

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

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

Mr. Grunmeier questioned the status of the Emergency Management Plan previously submitted to the Board of Supervisors. Mr. Horrocks explained the Supervisors requested and received a copy of the entire plan, and hopefully, the Board can discuss it this evening. Mr. Grunmeier noted the submitted plan meets Bucks County standards. All that is required now is the Board's signatures.

Mr. Grunmeier advised he needs an Emergency Management Team identification card for Mike Tuttle. Mr. Horrocks replied the identification cards the Township presently has only apply to the Public Works Department and Township Manager. "Generic" cards will be ordered to be used for other departments, including the Emergency Management Team.

Upon review of the rather lengthy and detailed Emergency Management Plan, Supervisor Fox wondered if two members of that board are enough to be responsible for all that would need to be accomplished during an emergency or disaster. Mr. Grunmeier replied the total Emergency Management Team consists of himself, as the Coordinator, Bob Tuttle as the Deputy Coordinator, and Mike Tuttle of Medic 151 from Grand View Hospital, who is the chief medical officer in Hilltown Township. Chief Egly would be responsible for the Police Department, and Mr. Buzby would be responsible for the Public Works Department.

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

At the Board's request, Mr. Grunmeier has compiled a report regarding a complete home response/quick response fire sprinkler system. Information has been obtained from New York, Arizona, and Lower Merion, Pennsylvania, as well as other cities and states. The report contains case histories and common builder questions. Mr. Grunmeier presented a short video depicting how residential sprinkler systems work.

Mr. Grunmeier highly recommends residential sprinkler systems, praising the latest technology and stating that he, as a volunteer fireman, could not get to a fire faster than the sprinkler system could. Across the nation, fires in single family dwellings

represent 62% of the deaths caused by fire. Mr. Grunmeier also presented a publication called "The Pennsylvania Fireman" which documents fire sprinkler statistics, including that incidents of accidental sprinkler activation happens only one in sixteen million. The number one death, by age, in the nation is 0 to 10 years old, due to fire, and the number one cause of death by fire is cigarette smoking.

Discussion of insurance coverage for sprinklered single family dwellings took place. Mr. Grunmeier feels contractors and builders should be required to offer residential sprinkler systems as an option for potential buyers of single family dwellings. Mr. Grunmeier firmly believes that the reason sprinkler systems for residential homes are not more prevalent in this area is due to the lack of knowledge. Mr. Grunmeier presented the report to the Board of Supervisors for their review and consideration.

Attempts have been made by Mr. Grunmeier to meet with the Fire Commission, though that meeting has not yet been scheduled. Chairman Bennett stated the Fire Commission discussed this issue a year ago. At that time, one of the negatives to sprinkler systems was insurance costs for water damage. Chairman Bennett asked if there are any other communities within Bucks County that have a mandatory sprinkler law for single family dwellings. Mr. Grunmeier believes Warrington Township has a completely mandatory sprinkler law for single family dwellings. Chairman Bennett asked the reaction of contractors and builders to this proposal. Mr. Grunmeier replied most contractors will fight such proposals due to the cost involved, however if a mandatory Ordinance is passed, they will be forced to comply in order to build in Hilltown Township.

H. RESIDENT'S COMMENTS: None.

I. SUPERVISOR'S COMMENTS:

1. Supervisor Fox stated the Township has received a request from the Bucks County Association of Township Officials to send a letter to Senator Greenwood supporting Bill #HP2337, which deals with boroughs being created with as few as ten residents.

Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously to direct Mr. Horrocks to draft a letter from the Hilltown Township Board of Supervisors to Senator Greenwood supporting Bill #HP2337, the new borough incorporation bill, without amendments.

2. Supervisor Fox believes that the request for reassessment is due at the end of this month. Supervisor Fox attended the

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meeting held last week to discuss this issue, and found that if the County were to be reassessed at this point, there would be no assurance that it would be correct. It would have a greater impact on the older homes which have not been reassessed since 1972. It is Supervisor Fox's opinion that the feeling at the meeting, from the farmers, the builders, and the realtors, was that no one wanted the reassessment. Supervisor Bennington thought the County Commissioners had decided that they would not pursue the idea at this point. Chairman Bennett felt the present system was very unfair. There is a complete listing of all assessments here in the Township, and Chairman Bennett has observed that there are many inconsistencies. According to Chairman Bennett's observations, residents with relatively newer homes are paying up to 50% more in real estate taxes. Chairman Bennett does not quite understand the 5.2% average evaluation, which means if you are assessed at \$5,000.00, your home, theoretically, is worth \$100,000.00 and if you are assessed at \$20,000.00 at 5.2%, your home would be worth, theoretically, \$200,000.00. Chairman Bennett feels it would be more fair to base it upon re-sale value, which is the only way you can really know what your home is worth. In other states, Chairman Bennett knows it is done upon 100% evaluation, based on when the home is sold. Supervisor Bennington felt the cost of reassessment will be put back on the Township, and he is not in favor of Hilltown Township paying a portion of the reassessment of Bucks County.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to send a letter to the Bucks County Commissioners suggesting that Hilltown Township is not in favor of reassessing Bucks County at this time.

3. Chairman Bennett asked if Hilltown Township has actually applied for funds from RIRA (Recreational Improvement and Rehabilitation). Mr. Horrocks replied the Township has requested information from RIRA concerning this program, but nothing has been received to date.

4. Supervisor Bennington asked for an update on a zoning complaint concerning 300 East Reliance Road which was received from Mr. and Mrs. Dennison. Supervisor Bennington asked if this was the site the Township had problems with previously. Mr. Applegate replied he has not been out to re-inspect the site without the Board's authorization.

Motion was made by Supervisor Bennington, seconded by Supervisor Fox, and carried unanimously to authorize Mr. Applegate to re-inspect and investigate the site located at 300 East Reliance Road.

5. Supervisor Bennington asked the status of the Burning Ordinance which was discussed at a previous meeting. Mr. Grunmeier has spoken with Bucks County, who informed him that anyone wishing to burn should first notify that office, who will then notify Mr. Grunmeier of the open burning. Supervisor Fox noted the B.O.C.A. Code does not allow open burning, but feels that Hilltown should allow certain types of controlled open burning. After review of three Burning Ordinances from other municipalities, Mr. Grunmeier felt guidelines should be established for Hilltown Township regarding Open Burning.

6. Supervisor Fox has looked at the so-called "high grass" and trash in a field located on Broad Street which someone had complained about, but he did not feel that the grass was very high. Discussion took place, and it was felt that Supervisor Fox may have been looking at the wrong site. Supervisor Fox believes that when a zoning complaint is received, an inspection of the complaint should take place before a citation is issued.

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

K. ADJOURNMENT - Motion was made by Supervisor Fox, seconded by Supervisor Bennington, and carried unanimously to adjourn the October 12, 1992 Worksession meeting of the Hilltown Township Board of Supervisors at 9:20PM.

Respectfully submitted,

Lynda S. 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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C. ROBERT WYNN ASSOCIATES, INC.

Consulting Engineering
211 West Broad Street
Hilltown, PA 18951

(215) 536-7547
(215) 536-7336

Memo To: Hilltown Township
From: C. Robert Wynn
Subject: Escrow Release Summary
Date: October 26, 1992

1. Deerfield - Authorization Voucher No. 31, dated October 23, 1992, in the amount of \$229.80 for const. obs./esc. admin. for period from 8/1/92 thru 9/30/92.
2. Hilltown Village - Authorization Voucher No. 12, dated October 23, 1992, in the amount of \$299.35 for const. obs./esc. admin. for period from 11/28/91 thru 9/30/92.
3. Sterling Knoll II - Authorization Voucher No. 49, dated October 23, 1992, in the amount of \$2,976.30 for sidewalk, aprons, and trees.
4. Stonycrest - Authorization Voucher No. 11, dated October 19, 1992, in the amount of \$310.78 for reimbursement for const. obs./esc. admin. for period from 6/1/92 thru 6/30/92.
5. Vulcan Spring & Manufacturing Co. - Authorization Voucher No. 3, dated October 13, 1992, in the amount of \$492.70 for const. obs./esc. admin. for period from 7/1/92 thru 10/13/92.
6. Vulcan Spring & Manufacturing Co. - Authorization Voucher No. 4, dated October 13, 1992, in the amount of \$6,278.09 to reduce escrow to retainage.

NONE OF THE ABOVE ACCOUNTS ARE CASH ESCROWS HELD BY THE TOWNSHIP.