

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED PUBLIC MEETING  
Monday, November 26, 1990

The meeting was called to order by Chairman William H. Bennett, Jr. at 7:33PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairman  
Betty J. Kelly, Supervisor  
Lee Buchanan-Gregory, Acting Township Manager  
Francis X. Grabowski, Township Solicitor  
C. Robert Wynn, Township Engineer

Chairman Bennett advised a normal meeting of the Hilltown Township Board of Supervisors comprises approximately ten or fifteen residents in the audience. This evening, the overwhelming attendance must be due to the Comprehensive Plan. Chairman Bennett stated the Board of Supervisors, along with the Planning Commission, have agreed to leave the area in Line Lexington as Commercial, instead of converting it to Light Industrial, as was discussed at the previous Supervisors' meeting (Public Hearing, November 12, 1990).

A. APPROVAL OF MINUTES: Supervisor Bennington advised on page 9, Mr. Jim Gill is Assistant Fire Chief of Hilltown Fire Company. Chairman Bennett asked for clarification on page 11, end of second paragraph, regarding the percentage of usable space for recreational purposes. Mr. Jack Fox, Chairman of the Planning Commission, stated twenty five percent of the fifty percent of open space given to the Township from a developer subdividing, must be usable space for recreational use.

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously to approve the minutes of the November 12, 1990 Board of Supervisors meeting as written.

B. APPROVAL OF CURRENT BILLING - Chairman Bennett advised the current billing for the period ending November 26, 1990 totalled \$34,145.00 for regular bills, and three items under State Highway Aid - Road Materials - \$1,488.00, \$98.00 and \$1,376.00. The total billing is \$37,109.26.

Supervisor Bennington questioned the four notations for Liability Insurance. Ms. Buchanan-Gregory replied it is an annual payment made in the month of November.

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington, and carried unanimously to pay all bills when due.

C. RESIDENT'S COMMENTS ON AGENDA ITEMS ONLY - None.

D. CONFIRMED APPOINTMENTS -

1. Mrs. Lorraine Spear - Green Meadows Playground Committee  
- Mrs. Spear and the Board of Directors of Green Meadows Playground Committee appeared before the Board to ask for approval of Recommendation #90-14, which was unanimously approved by the Park and Recreation Board on September 18, 1990. Mrs. Spear advised this Recommendation consists of leasing the playground area of Green Meadows to be used by the Township as a public park, as the Green Meadows Playground Committee recognizes it would be beneficial to the entire community. Mrs. Spear submitted to the Board a copy of an endorsement for this action received from Sgt. Ashby Watts of Hilltown Township Police Department. Also presented was a letter received from Mr. Martin Cohen, president of LCL Construction Company, in which he has offered to donate the use of any earthmoving equipment needed for this project.

Chairman Bennett stated the issue was discussed in the Board's Executive Session this evening, and the Board of Supervisors agrees it is a good idea, however, some details must be worked out before final approval. Chairman Bennett advised Mr. Wynn, Township Engineer, has drawn a plot plan on the parcel in question and found the acreage is 2.75 acres, not 3.5 acres as originally thought. Chairman Bennett asked if fencing would be necessary around the park area. Mrs. Spear stated a backstop for a baseball diamond could be discussed with the Park and Recreation Board. Chairman Bennett stated he is concerned about possible complaints from current residents in Green Meadows, without fencing being installed. Mrs. Spear advised a pine tree barrier had been discussed.

Mr. Wynn stated if the Township were to lease the parcel, there would be no access, since the property is land-locked. Mr. Wynn suggested an agreement to provide for both access and public parking. Mr. Wynn explained a possibility for access would be through the parking lot of Phase III Green Meadows, and there would also be excess parking spaces available there. Mrs. Spear questioned what type of auto traffic this park might generate. Supervisor Bennington stated there is no way to predict what kind of traffic may emerge when a public park is installed.

Supervisor Bennington asked Mr. Grabowski, Township Solicitor, what type of agreement would be needed to acquire an access route to the parcel in question. Mr. Grabowski advised the Homeowner's Association, if it so chooses, could sign an agreement restricting the use of the property, and agreeing the general public can use the internal road system for access.

Chairman Bennett stated tentative approval would be granted since all parties are in agreement, however, a solid proposal would be presented at the next Board of Supervisor's meeting on Monday, December 10, 1990. The Board directed Mr. Grabowski

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to draft a simple agreement stating the concerns and goals of the Township to be sent to the Homeowner's Association of Green Meadows for review before the December 10, 1990 meeting.

Chairman Bennett questioned the maintenance of the parcel. Mrs. Spear stated discussion is taking place with the Park and Recreation Board on this matter. Mrs. Gibson, a resident of Green Meadows, stated she feels it would be beneficial to continue with this project, not only for the other Township residents, but for the residents of Green Meadows, as well. Mrs. Gibson did not feel it would be a problem to maintain the park.

E. RECOGNITION OF OFFICERS - Chairman Bennett stated at this time the Board of Supervisors would like to recognize several Hilltown Township Police Officers who did an outstanding job during the Hoopes' investigation several weeks ago.

Chairman Bennett read the Commendation presented to Lt. Detective Trauger, Detective William Leyden, Officer John Thomas, Jr., and Officer David C. Mahaffey:

"In recognition of exemplary police investigative work, which led to the arrest of an individual involved in a triple murder in Hilltown Township on October 20, 1990, the Board of Supervisors desires to commend your individual contribution in this matter."

Signed by William H. Bennett, Jr. - Chairman  
Kenneth B. Bennington - Vice-Chairman  
Betty J. Kelly - Supervisor

Photographs of the Officers present were taken by the press.

Chairman Bennett reported Chief George Egly, who had been admitted to the hospital for surgery several days prior to the murder, is home recovering at the present time. Chairman Bennett stated Lt. Detective Trauger has been running the Police Department very effectively since that time.

F. MANAGER'S REPORT - Ms. Lee Buchanan-Gregory, Acting Township Manager -

1. Ms. Buchanan-Gregory stated the Board has received a memo regarding the Recreational Improvement and Rehabilitation Act Program, a grant which is administered through the Department of Community Affairs at the State level. Ms. Buchanan-Gregory is asking for authorization from the Board of Supervisors to make application for a Technical Assistance Program, to update the current Comprehensive Park and Recreation Plan that the Board has adopted, and a Park Rehabilitation and Development Program which will aid the Township in it's planning and implementation of parks. The deadline for application submission is December 5, 1990.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to authorize the Acting Township Manager to make application submission for the above referenced programs.

2. Ms. Buchanan-Gregory stated the Bucks County Consortium has received bids for the Rock Salt purchase for the 1990-1991 year. The bid information has been presented to the Board of Supervisors, and Ms. Buchanan-Gregory requests the authorization to accept and award the Rock Salt bid to Cargill.

Motion was made by Supervisor Kelly, seconded by Supervisor Bennington and carried unanimously to award the 1990-1991 bid for purchase of Rock Salt to Cargill.

3. Ms. Buchanan-Gregory advised the next Board of Supervisors meeting will be Monday, December 10, 1990 at 7:30PM. Normally the fourth Monday of the month is a regularly scheduled Board meeting, however due to the Christmas holiday, this meeting has been rescheduled for Tuesday, December 18, 1990 at 7:30PM. A legal notice will be placed in the newspaper to inform the citizens of this change.

4. Ms. Buchanan-Gregory stated there are ten escrows, all letters of credit, pending approval for release.

Mr. Bob Wynn, Township Engineer, advised the first two escrow releases (#4 and #5) are to Calvary Church and they represent a close-out of Calvary Church escrow. The maintenance period for Calvary Church for a retention basin and a swale expires the beginning of December. This will release the balance of funds to Calvary Church.

Mr. Wynn stated the next four escrow releases are for Hawk Ridge. Voucher #38 is in the amount of \$80,370.15 which is for a donation to the Township in lieu of an off-site improvement at the Swartley Road culvert. This represents a reduction in the extent of work that is to be performed at the off-site culvert, most of which will now be done by the Township Highway Department, with the balance of funds to be used for other off-site road improvement projects. Voucher #39 is in the amount of \$210.50 for construction observation and escrow administration through November 16, 1990. Voucher #40 is in the amount of \$34,329.18 and represents a reduction in the escrow funds to the maintenance retainage. Voucher #41 in the amount of \$2550.00 is for replacement of seventeen street trees, which have died. Mr. Wynn advised approval of these vouchers would begin the eighteen month maintenance period at Hawk Ridge.

Mr. Wynn stated Voucher #12 and Voucher #13 are for the Longview Subdivision. Voucher #12 in the amount of \$536.43 is for

previously, at the request of Green Meadows Homeowner's Association because they wanted fire lanes. Mr. Grunmeier supplied them with the information required to get fire lanes and the costs involved. Mr. Grunmeier asked if this matter would be rectified by the Township when complaints about parking were received, because in his opinion, there is a definite parking problem. Supervisor Bennington suggested Mr. Grunmeier speak with Mrs. Spear about this issue.

Mr. Grunmeier stated Police Chief George Egly is the Central Bucks Chamber of Commerce Fireman of the Year for 1990.

H. COMPREHENSIVE PLAN - Chairman Bennett introduced Mr. Jack Fox, Chairman of the Planning Commission, to give an update on the Comprehensive Plan.

Mr. Fox advised it has been the policy in the past, that if land is being changed from one zoning district to another, it is an advantage to have the permission of the land owners before this is accomplished. If a property owner did not wish to have his parcel re-zoned, it would not be done. Mr. Fox advised, approximately a month ago, Mr. Kevin Carney had stated he did not want his property re-zoned. The Planning Commission's recommendation was not based on individual's preferences at the time, it was based on whether a Light Industrial area could be sustained along Rt. 309 corridor, and what it would take to accomplish this. Mr. Fox stated the criteria would be public water, public sewer and good transportation.

Mr. Fox explained the concern of the Township is that in the future, Hilltown Township will run out of Light Industrial land. If this should happen, a developer could appear in court and get a curative amendment against this Township for not having land available in the Light Industrial district.

Mr. Fox opened the floor to the resident's for their input and requested a three minute time limit be put on all speakers.

Mrs. Diana Urban questioned what percentage of the Township should be considered for Light Industrial. Mr. Fox answered Light Industrial is favored over Residential because more schools do not have to be built and tax rates stay down. Mrs. Urban asked if the Township could become "overloaded" with Light Industrial property. Mr. Fox stated the Township could go to a regional type of plan. Mrs. Urban stated she and her family moved to this community approximately 20 years ago because of the open area, and because this area was residential. Mrs. Urban thanked the Supervisors for agreeing to keep the Line Lexington area as is.

construction observation and escrow administration for the period of July 1, 1990 through November 26, 1990. Voucher #13 represents the release of the balance of escrow funds. The maintenance period has expired. Recently, there was a replacement of a number of dead street trees and buffer plantings.

Voucher #17 and Voucher #18 are for the Phinney Subdivision. Voucher #17 in the amount of \$177.34 is for construction observation and escrow administration for the period of June 1, 1990 through November 26, 1990. Mr. Wynn stated Voucher #18 in the amount of \$8,830.20 would release the balance of escrow funds to the developer. In that subdivision, Mr. Wynn advised there are two street trees which were to be replaced today, however, that was not done. Mr. Wynn recommends that while these vouchers for the Phinney Subdivision could be approved, the vouchers should be held until the two replacement street trees are planted.

ESCROW RELEASES:

Calvary Church	Voucher #4	\$ 149.80
Calvary Church	Voucher #5	\$21,621.70
Hawk Ridge	Voucher #38	\$80,370.15
Hawk Ridge	Voucher #39	\$ 210.50
Hawk Ridge	Voucher #40	\$34,329.18
Hawk Ridge	Voucher #41	\$ 2,550.00
Longview	Voucher #12	\$ 536.43
Longview	Voucher #13	\$13,857.09
Phinney	Voucher #17	\$ 177.34
Phinney	Voucher #18	\$ 8,830.20

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to release the ten escrows as listed above, with the additional condition that the two street trees be planted in the Phinney Subdivision before the money is released.

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

Mr. Grunmeier stated Hilltown Township will have to enter into Mutual Aid Agreements with surrounding municipalities for Emergency Management. Mr. Grunmeier advised meetings have taken place with two municipalities regarding the Mutual Aid Agreements, however, they do not seem receptive to the idea.

Mr. Grunmeier read the Hilltown Township Fire Chief's Report for the month of November, which is on file at the Township office.

Mr. Grunmeier questioned the status of parking at Green Meadows for the proposed park. Mr. Grunmeier has investigated the site

Mr. Fox explained the Township has been looking to various sources of water and one of the reasons the development area has been limited is because of water and sewer. By limiting the sewer, you limit the size of the development, but you cannot get perks on every piece of ground, whether 50,000 or 100,000 square feet. There is enough in the residential development district that runs basically between Rt. 113 and Perkasio, for 4,000 more homes, if they were to be built on the minimum lot size required. Mr. Fox stated there is no plan of expanding the residential development area. Water, however, is a different story. Mr. Fox advised there is presently a tie-in with Telford Borough Authority, and the plan is to eventually tie-in to Perkasio Borough, not only for their needs, but for Hilltown Township's needs.

Mr. Frank Grabowski, Township Solicitor, explained the County Commissioners, through the Bucks County Water and Sewer Authority, has sent a survey to all the Upper Bucks communities, asking for some form of commitment as to how much water might be requested in terms of reservations for the next twenty five to fifty years. Mr. Grabowski stated the Hilltown Township Water and Sewer Authority, along with many of the other Upper Bucks municipalities have sent a letter suggesting what their needs may be for the next twenty five to fifty years, contingent on a host of things such as cost. Hilltown Township has already discussed this issue with North Penn Water Authority regarding an inner connection. A regional water committee has been formed recently in the Quakertown area. There has been an inner connection with Telford Borough Authority and Sellersville Borough. Mr. Grabowski advised all of these communities will have to inner connect at some point in time to be of benefit to all.

Supervisor Kelly stated the only problem she has with the proposed Comprehensive Plan is the three to five acre limit being put on Residential. Supervisor Kelly feels with this stipulation, the young people will not be able to afford to build in Hilltown Township.

Supervisor Bennington explained that last year he ran for office on a platform of protecting the rights of the people who live in Hilltown Township. Supervisor Bennington stated he believes in controlled development and will support and vote for the three acre minimum and five acre minimum in RRI and RRII. However, conditions will be placed on this - if in fact waterlines are drawn into the Rural Residential I and II areas, building could take place on 50,000 square feet. Supervisor Bennington stated when the Zoning Ordinance is discussed, he will propose

Mr. William Godek requested to see the map with the re-drawing of districts. Mr. Fox presented the map for review.

Mr. Robert Grunmeier thanked the Board of Supervisors and the Planning Commission for the change of the Light Industrial area in Line Lexington. Mr. Grunmeier voiced comments in objection to the delineation of Rural Residential I and Rural Residential II in the proposed Comprehensive Plan.

Mr. Fox stated this past winter proved to be the greatest recharge in years, and still, current residents are running out of water. Water in some of the areas of the Township is not potable, for several reasons. Water studies are available to prove these points. Mr. Fox explained as building takes place, and most of the water runs down the storm drain, instead of back into the ground, in those areas which are in the lowest levels of Hilltown in the vicinity of Silverdale, that water cascades down from the higher grounds to fill in. If there is no recharge there, the streams must fill up somehow, and it is accomplished by hydrostatic pressure. Less pervious surface is available at this point. One study shows the average pervious soil in Hilltown Township must be 3.2 acres. If a house, garage, or barn is added, Mr. Fox stated another acre would be required to supply one drilled well in Hilltown Township for a total of 4.2 acres. The more run off we have, and the more people coming in, the less capacity available to recharge.

Mr. Fox stated we are doing what the law allows us to do, to protect the current residents of the Township and to look ahead to the future residents of the Township. Mr. Fox quoted the latest State law, page 33, Article 6 Zoning D, which reads "Zoning Ordinance may include provisions regulating the siting, density, design of residential, commercial, industrial, and other developments, in order to assure the availability of reliable, safe, adequate water supplies to support the intended land uses within the capacity of the available water resources."

Mr. Grunmeier made comments pertaining to the Bucks County Planning Commission review of the proposed Comprehensive Plan dated October 3, 1990. Mr. Grunmeier stated recharge can take place on three-quarters or one-half of an acre, depending on the soil, because clay soil will absorb more water. Mr. Grunmeier explained this theory. Mr. Grunmeier asked the Board to think about the issues discussed this evening before approving the proposed Comprehensive Plan.

Mr. Joe Bush asked that residents follow the three minute time limit imposed on all speakers.

Mr. Jerry Handshu, Line Lexington, stated since it is obvious that water and sewer will regulate lot sizes in the future, Mr. Handshu questioned what steps the Planning Commission has made towards tying into the Comprehensive Water Network.



those people who wish to give ground to their children, will be able to do so in RRI and RRII.

When Chairman Bennett ran for office several years ago, he stated he would like to preserve Hilltown Township as a rural community. He explained his first concern is the present residents of the Township. Chairman Bennett said there is currently a significant area devoted to development, which would allow for an additional four thousand homes. Mr. Fox explained this development area includes Callowhill Road, Telegraph Road, Rt. 113 west of Diamond Street to the Perkasio/Sellersville area.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend approval of the proposed Comprehensive Plan.

Mr. Fox thanked the Board of Supervisors for approval of the Comprehensive Plan and for taking the Hilltown Township Planning Commission's recommendation into consideration on this issue.

Chairman Bennett requested a five minute recess.

Supervisor Bennington requested to speak before the meeting recessed regarding the proposed Comprehensive Plan. Supervisor Bennington wished to assure residents of the fact that the area by Line Lexington will remain status quo. Chairman Bennett also stated this same amendment regarding the second area, which is partially Light Industrial presently, near the former R & S Diner and Peruzzi Motors, etc., applies to leaving this Light Industrial area as it is at present, and not extend it, as it was originally proposed.

Ms. Mary Tyson asked for a definition of "Light Industrial". Mr. Jack Fox, Chairman of the Planning Commission, responded Light Industrial entails office buildings, small restaurants and industries, etc. Ms. Tyson asked for confirmation of ownership of a parcel located in the Light Industrial area. Chairman Bennett stated it was his understanding that Patterson Trucking sold this property, but did not know to whom. Ms. Tyson asked why the Waste Conversion trucks were frequently parked overnight on the property. Chairman Bennett stated Waste Conversion would be allowed to be on the property for repair or maintenance of the trucks, but not to be carrying toxic waste. Supervisor Bennington directed Ms. Buchanan-Gregory to research ownership of the property.

The meeting recessed for five minutes.

I. ENGINEERING/PLANNING - Mr. C. Robert Wynn, Township Engineer

1. Freed Subdivision (Final) - Mr. Wynn explained the Freed Subdivision consists of a lot line change on Church Road, eliminating an existing lot line to consolidate two parcels into one parcel for one single-family dwelling. The site is

to be served by on-site septic and water, and is an open parcel at this point. The Planning Commission has recommended approval of the subdivision plans conditional upon three items. One of these conditions being in lieu of a full Class B buffer installation along Church Road. The buffer yard would be designated on the plan and a minimum of ten street trees, which are 2 1/2" in caliber, be installed, and guaranteed through an escrow agreement. Mr. Wynn advised this is because of the nature of the subdivision being a consolidation of the two parcels and a request by the applicant for an elimination of the buffer requirements. It was the Planning Commission's recommendation to reduce the number of plantings to ten. The second condition was verification of approval proposed on-lot septic system must be received in writing from the Bucks County Health Department prior to issuance of a building permit. The third condition is dedication of the ultimate right-of-way of Church Road, which is offered on the plan to be accepted by the Township. Mr. Wynn indicated his office received a legal description today for the right-of-way dedication. The applicant made a request, in writing, for a waiver of street improvements, curb widening and sidewalks. Due to the nature of the subdivision, the waivers were recommended by the Planning Commission.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to grant final plan approval to Freed Subdivision, pending completion of the conditions stated by the Planning Commission.

2. Bearings and Drives Subdivision (Final) - Mr. Wynn stated this subdivision is located on Cherry Road and Bethlehem Pike. It consists of a subdivision of a small portion of the existing Bearings and Drives property, approximately 3/4 of an acre, to be consolidated with the adjoining lands owned by Turner Trucking. Mr. Wynn advised the property is an unusual configuration at this point. The subdivision would provide Turner Trucking with frontage on Cherry Lane, an area currently unusable by Bearings and Drives, due to the shallow depths of the building envelope. This plan was recommended for approval subject to the condition the concrete pins and monuments which are shown to designate the area being conveyed, be installed prior to plan recordation. Mr. Wynn explained a number of waivers had been requested, including showing the existing buildings and improvements on the Turner property, which are on the site development plan, and further road improvements along Bethlehem Pike, which were installed previously during the land development plan for Bearings and Drives. The waivers were recommended for approval by the Planning Commission.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend final plan approval for Bearings and Drives Subdivision pending completion of the recommendation by the Planning Commission.

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submitted to them at this time. Mr. Wynn stated one of the concerns of the Planning Commission is that a recommendation be received, in writing, from the Hilltown Township Water and Sewer Authority, that applicant has in fact paid for the additional EDU for the building, which has four units. The other recommendations from the Planning Commission include verification of approval for public water and sewer connections from HTWSA for the new lot being created, off South Perkasio Road, all property pins and monuments be installed as shown on the plan and certified prior to plan recordation, and an escrow agreement be executed to guarantee public improvements. The public improvements consist of buffer plantings, and stormwater inlet and end wall improvements along South Perkasio Road, as well as the trenchbox and grate at the existing driveway to the apartment building to collect stormwater run-off which now empties into the roadway.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend final plan approval for the Weidner Subdivision, with the Planning Commission recommendations, with emphasis on the EDU agreement, in writing.

5. Haberle Subdivision (Preliminary) - Mr. Wynn advised this is a two lot subdivision located in the Industrial zoning district on Bethlehem Pike. This plan currently contains a non-conforming dwelling, a barn, construction business, concrete batching business, and perhaps an auto business. There are presently a number of cars on the property which do not have license plates or current registrations. Mr. Wynn stated the plan, as submitted, is not correct with respect to contours, and elevations, does not represent the amount of fill placed on the property, and also does not adequately and correctly define the uses of the property. There are no proposed public improvements as required by the coordinates. Mr. Wynn explained this plan was originally submitted in March of 1990. A seven page engineering review letter, and a four page Bucks County Planning Commission review, which detailed a number of zoning and subdivision violations, had been written in April on this subdivision. Since that time, Mr. Wynn explained there has been two 90 day extensions offered by the applicant's agent and accepted by the Township. At the latest Planning Commission meeting, the applicant's agent again offered a 90 day extension. The Planning Commission recognizes there has been no progress on the zoning problems on the site, and no progress towards new plans being submitted to conform with submission requirements. The Planning Commission made a recommendation to deny the plan that has been submitted, based on the Bucks County Planning Commission review and the Township Engineer's review.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to deny the Haberle Subdivision plan based upon recommendations of the Planning Commission.

Mr. Wynn advised the plans will be available for signature following the meeting.

3. Derstine Land Development (Final) - Mr. Wynn stated this is the final plan for the Derstine Land Development located on Schoolhouse Road. It is a proposed warehouse to be constructed in conjunction with an existing residence on the property, which is located in the Industrial District. It has received a special exception variance approval from the Zoning Hearing Board for proposed use in allowing the resident's to remain on the property. There are two proposed access points, one way in and one way out, as well as connection to public water and sewer by the Telford Borough Authority. This is also the site, by which the Board permitted a deferral of the public improvements along Schoolhouse Road on the preliminary plan, with an agreement with the property owner to guarantee it will be installed at the owner's expense, when determined necessary by the Board. Mr. Wynn advised the Planning Commission recommended approval of the plan, subject to the agreement being executed by the applicant. The verification of the easement from the adjoining property owner for the proposed grading which encroaches to the boundary line must be granted. Approval of Planning Modules from DER are needed, as well as approval of the public water and sewer connection by the Telford Borough Authority. Evidence of the off-site sanitary sewer easement which will be necessary for the Telford Authority connection must be received. An escrow agreement must be executed for the public improvements which consists of a retention basin and buffer plantings, and dedication of Schoolhouse Road right-of-way to the ultimate right-of-way line is required.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend final plan approval for the Derstine Land Development pending the seven specifications made by the Planning Commission, with emphasis on an agreement being executed in a manner satisfactory to the Township for future improvements.

4. Weidner Subdivision (Final) - Mr. Wynn stated this subdivision is located on South Perkasio Road, and extends into East Rockhill Township, to Seven Corner Road. In Hilltown Township, there are two new lots being graded. One with a flag lot access to South Perkasio Road and another with a flag lot access to Seven Corner Road in East Rockhill Township. One additional lot in Hilltown Township consists of four apartment buildings in the converted former farm house. Mr. Wynn explained in the East Rockhill Township portion, there will be three new building lots created with road improvements along Seven Corner Road, including widening, curb and storm drainage. The East Rockhill Township Board of Supervisors has approved the preliminary plan, however, the final plan has not actually been

6. Clemens Land Development (Final) - Mr. Wynn stated this plan has received a preliminary plan approval approximately two months ago. This plan has received a Zoning Hearing Board decision granted for the use of the property, an encroachment within required setbacks and buffer yards. Mr. Wynn explained the property is very narrow, and is a non-conforming lot located on Bethlehem Pike in the Light Industrial zoning district. There is currently a non-conforming residence on the property, which is proposed to be eliminated and converted into an office and garage for mechanical auto repair. The property is served by an existing well and septic system. There are road improvements across the frontage, although the frontage is relatively limited to leave 95 feet in frontage. The plan does show curb and cartway widening because this site ties into adjacent lands owned by Viking Associates, for which a preliminary plan has just been submitted. Previously, during the BFI Land Development, improvements were designed all the way to the common boundary between this property and the neighboring Viking property. Mr. Wynn stated these improvements will tie into the improvements which will be required along Bethlehem Pike. The plan was recommended for approval by the Planning Commission, subject to verification of a temporary construction easement from Viking Associates. On this property, there is some encroachment within the 5 feet required setback from property line for grading. Mr. Wynn advised there is authorization to drain it from one neighboring property owner, and applicant is looking for the same authorization to be granted from Viking Associates. The Bethlehem Pike right-of-way, which is offered for dedication, shall be dedicated to the Township, and an escrow agreement shall be executed for the public improvements, including road widening, curb and street trees.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to recommend final plan approval for the Clemens Land Development with the pending three recommendations of the Planning Commission being completed.

J. SOLICITOR'S REPORT - Mr. Frank Grabowski, Township Solicitor  
- Mr. Grabowski advised he had nothing to add, that has not already been discussed this evening.

K. CORRESPONDENCE

1. Ms. Buchanan-Gregory stated the Board has received from Souderton Fire Company, their Treasurer's Statement from July 1, 1989 through June 30, 1990. The Board is also in receipt of Mutual Agreements for Fire Protection. The Telford Volunteer Fire Company has also sent correspondence.

L. RESIDENT'S COMMENTS

1. Mr. Sam Pierce wished to commend the Hilltown Township Board of Supervisors for their actions in allocating a spot

in the former municipal building for the use of Friends of the Library. Mr. Pierce stated the Friends of the Library are a group of people who volunteer their time and effort, and have since the library was first founded in 1955. Some of the original members are still active with the organization. Mr. Pierce explained the Friends of the Library sell used clothing, given to them by area residents. In January of 1989, they presented the Library with a sum of \$878.75, and a like amount in April, July, and October, and for December a sum of \$400.00. The total amount raised in 1989 is \$4,125.00, all of which was used to purchase books. To date, for 1990, a total of \$4740.00 has been raised. Mr. Pierce again thanked the Board of Supervisors for allowing use of the former municipal building for this very worthwhile project.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to extend the use of the former municipal building for 1991 to the Friends of the Pierce Library.

2. Mr. Bill Godek questioned if there are any records in the municipal building which are not privy to Township residents. Chairman Bennett deferred to Solicitor Grabowski who advised there is correspondence from his office on various items of litigation which are of a sensitive nature and would not be available for public review. Ms. Buchanan-Gregory also stated personnel records would not be made public. Chairman Bennett explained that police records would not be available for public review either, not even for the Board of Supervisors review. Mr. Godek asked if budget information would be available. Chairman Bennett advised Mr. Godek that at the December 10, 1990 meeting, the budget would be reviewed, item for item. Mr. Godek requested permission to copy the budget information on to a computer disc for review in his home. Supervisor Bennington stated this information would not be allowed to leave the Township office. Supervisor Bennington said Mr. Godek was welcome to review this information at the Township office. Solicitor Grabowski explained Township information which is eligible for inspection under the Right to Know Law are to be made available at the Township building. The Township will make this information available to the general public at the Township building. Mr. Godek asked if residents are allowed to make Xerox copies of budget information and remove them from the Township building. Solicitor Grabowski stated, as a courtesy, the Township may consider whether there is time and manpower available to make copies and charge a reasonable fee for this service. Solicitor Grabowski explained the law states documents which are public in nature, are to be made available for inspection at the government office, and this is a policy which Hilltown Township follows.

3. Mr. Joseph Handschu of Hilltown Pike, Line Lexington stated he had gone to the Township office several months ago to receive his house number. Mr. Handschu was given a house number which

turned out to be the same as the house number across the street, in New Britain Township. Ms. Buchanan-Gregory stated this matter had been previously brought to her attention, and the Assistant Township Secretary has re-numbered this particular section of Hilltown Pike. Ms. Buchanan-Gregory assured Mr. Handschu this matter would be rectified.

4. Mr. Larry Jones of South Perkasio Road mentioned a problem occurring at well house #2, which is adjacent to his property. Mr. Jones stated when he first moved into the Township, there were plans to build this well house. At the time, a meeting was held with the Water and Sewer Authority to discuss the usage of that property. Mr. Jones explained one of the agreements for use of this property was the well house would not be used for storage in any way. On several occasions, Mr. Jones has spoken with Mr. Tom Wynkoop, Operations Manager of Hilltown Township Water and Sewer Authority, when equipment or material was being delivered to that site. In the past, there has been deliveries of manhole framing covers and most recently, an attempt to deliver pipe there. Mr. Jones advised just before Thanksgiving, two loads of road patching material - modified mix with cold patch - was delivered there. Mr. Jones does not know if it is intended to be spread there for bedding, or if it was delivered there out of convenience. Mr. Jones would like to remind the Township to preserve that site and not make it a risk for the residents. Solicitor Grabowski stated he would speak to the Water and Sewer Authority and handle the matter.

5. Mr. Robert Grunmeier, II asked if chemical waste products can be stored in a Light Industrial area. Mr. Jack Fox, Chairman of the Planning Commission, advised that no chemical waste and not even garbage, can be stored in a Light Industrial area.

M. PRESS CONFERENCE - Members of the press had the opportunity to ask questions at this time.

N. SUPERVISOR'S COMMENTS

1. Supervisor Bennington read a memo received from Lt./Detective Kerry Trauger regarding Chief Egly's medical absence and it's effect on Lt./Detective Trauger and Detective William Leyden's remaining vacation time for 1990.

Motion was made by Supervisor Bennington, seconded by Supervisor Kelly and carried unanimously to allow Lt./Detective Trauger and Detective Leyden to carry over their remaining 1990 vacation time to 1991.

O. ADJOURNMENT - The meeting of the Hilltown Township Board of Supervisors was adjourned at 9:55PM.

Respectfully submitted,

*Lynda Seimes*

Lynda Seimes  
Assistant Township Secretary

Memo To: Lee Buchanan-Gregory, Acting Township Manager  
Hilltown Township  
From: C. Robert Wynn  
Subject: November 26, 1990 Supervisors Meeting  
Escrow Release Summary

1. Calvary Church - Voucher No. 4 in the amount of \$149.80 for const. obs./esc. admin. for period from 6/1/90 thru 11/20/90.
2. Calvary Church - Voucher No. 5 in the amount of \$21,621.70 for release of balance of escrow funds.
3. Hawk Ridge - Voucher No. 38 in the amount of \$80,370.15 for donation to Township in lieu of installation of Swartley Road culvert.
4. Hawk Ridge - Voucher No. 39 in the amount of \$210.50 for const. obs./esc. admin. for period thru 11/16/90.
5. Hawk Ridge - Voucher No. 40 in the amount of \$34,329.18 for release of remaining funds less retainage.  
Hawk Ridge - Voucher No. 41 in the amount of 2,550.00 for replacement of required street trees (17 trees).
7. Longview - Voucher No. 12 in the amount of \$536.43 for const. obs./esc. admin. for period from 7/1/90 thru 11/26/90.
8. Longview - Voucher No. 13 in the amount of \$13,857.09 for release of balance of escrow funds.
9. Phinney - Voucher No. 17 in the amount of \$177.34 for const. obs./esc. admin. for period from 6/1/90 thru 11/26/90.
10. Phinney - Voucher No. 18 in the amount of \$8,830.20 for release of balance of escrow funds.