

HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
September 25, 1989

The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Robert H. Grunmeier at 7:30 P.M.

Members present were: Robert H. Grunmeier, Chairman
Betty J. Kelly, Vice Chairperson
William H. Bennett, Jr., Supervisor

Others present were: James H. Singley, Township Manager
Francis X. Grabowski, Twp. Solicitor
C. Robert Wynn, Township Engineer
Chief George C. Egly, Chief of Police
Clarence Radcliff, Building Inspector
Gloria G. Neiman, Township Secretary

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly to approve the minutes of the September 11, 1989 Supervisors' Meeting as written; motion seconded by Mr. Bennett and carried unanimously.

Work Session Minutes: Motion was made by Mrs. Kelly to approve the minutes of the 9/14/89 Joint Work Session minutes as written; motion seconded by Mr. Bennett and carried unanimously.

B. ACCOUNTS PAYABLE: Billing in the following amounts was approved by the Board: General Fund \$16,754.07; Street Lighting Fund \$101.30. Mr. Bennett questioned two bills: \$2,410.00 for repair cost of traffic signal at Routes 313 & 113; and \$1,175.75 to Perkasio Uniform for police uniforms/patches. Motion was made by Mrs. Kelly to pay bills when due; motion seconded by Mr. Bennett and carried unanimously.

C. TREASURER'S REPORT: The report for the month of September was read by Mr. Singley: General Fund \$132,900.24; Street Lighting Fund \$1,426.52; Fire Hydrant Fund \$3,276.97; Capital Projects Fund \$358.54; Highway Aid Fund \$79,932.24; Police Pension Fund \$45,918.19; Non-Uniform Pension Fund \$25,726.52; Federal Revenue Sharing Fund \$3,712.58; Fire Protection Fund \$78,126.69; Escrow Fund \$12,284.91. Motion was made by Mr. Bennett to accept the report as given, subject to audit; motion seconded by Mrs. Kelly and carried unanimously.

D. CONFIRMED APPOINTMENTS:

1. Randy Miley, Habitations - Mr. Miley was present to request the Supervisors consideration of a waiver of the community water system requirement (tabled from 9/11/89 meeting). Chairman Grunmeier read from a letter from the Hilltown Township Water & Sewer Authority. The Authority recommended individual wells for each lot, all to be drilled and tested simultaneously for

an extended period of time (48 hours), in order to determine the effect of multiple wells upon each other and surrounding area wells, and installation of "dry" water lines for future connection to public water. The Board agreed to allow Mr. Miley time to review the letter.

2. Ron Rumer, Blooming Glen Estates (Broderick tract) - Mr. Rumer expressed concern over grading problems he has been experiencing with the developer. Mr. Wynn reported that a number of items have yet to be accomplished: curbing; swale has eroded; retention basin drainage; and street trees. Motion was made by Mrs. Kelly to allow the township to take over the project for completion of outstanding items with monies taken out of escrow account; motion seconded by Mr. Bennett. Discussion followed -- Mr. Kemmerer, the developer, was present and explained that he has been experiencing problems with his subcontractors and weather conditions; however, he agreed the project should have been completed some time ago. A vote was taken; motion carried unanimously.

Randy Miley (continued): Mr. Miley indicated he would like to discuss this with his engineer and requested that he be a confirmed appointment for the next Supervisors' meeting of 10/9/89; the Board agreed.

E. MANAGER'S REPORT:

1. Post Office - Meeting has been set up by Congressman Kostmayer's office with Supervisors and postal authorities on 9/28/89 in Devon, PA.

2. Speed Limit/Upper Stump Road - Request received from Mr. Richard Lesmeister, 508 Upper Stump Road, requesting lowering of speed limit. The Board agreed to allow Mr. Singley to contact New Britain Township in order to coordinate the speed study.

3. Keystone Drive - Letter received from Mr. Earl Smith, 608 Keystone Drive, complaining of tow trucks tearing up the roadway at the Bernie Enterprises location. The Board agreed to have the Building Inspector/Zoning Officer investigate this area. Chairman Grunmeier reported that he contacted Mr. Donald Metzger, owner of Bernie Enterprises, who informed him that Mr. John Garrano is the owner of the tow truck; he is an independent tower who rents the home located at Bernie Enterprises. Chairman Grunmeier suggested that the police department also investigate this situation.

4. Community Development - The Board agreed to hold a public hearing the first Supervisors' meeting in November in order to receive input on use for \$3,500 of unused monies.

5. Crop Walk for Hungry - The Board agreed to allow the Trinity Evangelical Lutheran Church to use the old township building on Sunday, October 8th as a rest stop from 1:15 PM to 3:00 PM.

6. Personnel Changes - Motion was made by Mr. Bennett to hire Code Inspections, Inc. to perform zoning duties in the township at an additional salary of \$300/week; Clarence Myers will perform the code enforcement duties; motion seconded by Mrs. Kelly and carried unanimously.

F. ENGINEERING/PLANNING:

1. Pheasant Ridge Subdivision - Preliminary plan of an 8 lot subdivision at the corner of Fairhill Rd. & Rt. 152. PC recommends preliminary plan approval subject to: 1) installation of Class B buffer yard along road frontages; 2) plan should indicate removal of shed; 3) ultimate r/w be offered for dedication; 4) erosion & sedimentation control plan conforming to Conservation District requirements; 5) plan provide for design of driveway locations at intersection with roadways; 6) BCHD approvals necessary for on-site septic systems. PC recommended the following waivers due to large lots: 1) relief from topographic survey because of lot size; 2) waiver from showing significant features within 500' of tract; 3) waiver of all street improvements, including curb, sidewalks, storm drainage along frontage of three sites. Ms. Laurel Mueller, Soils Scientist and consultant for Mr. Toth was also present and explained placement of trees on the development, using evergreens in place of canopy trees. Planning modules must be sent first to the Health Department, back to the Township and then forwarded to DER -this could take 90 days. Recordation of plans was discussed and the possibility of not allowing plans to be recorded until criteria is received from DER. Discussion was held regarding approximate cost of off site improvements; Mr. Toth offered \$10,000 to the Township for use on township park areas. Motion was made by Mrs. Kelly to approve the Pheasant Ridge Preliminary Plan subject to stipulations stated in Township Engineer's letter of 9/6/89 (Items #2, 3, 4, 5, 6 & 7); allowing the waivers recommended by the PC; and accepting Mr. Toth's contribution of \$10,000 to be used for the park and recreation fund, in lieu of street improvements; motion seconded by Mr. Bennett and carried unanimously.

2. Guttman Timber Harvest, Fairhill Road - PC recommended approval of selective harvesting of trees (up to 20%) to be performed by Walter H. Weaver & Sons, Inc. Motion was made by Mr. Bennett to allow the timber harvesting of the Guttman tract; motion seconded by Mrs. Kelly and carried unanimously.

3. Brick's Villa - 51 lots, at Diamond Street, Rt. 113 and Schultz Road, to be serviced by public water and sewer, with sidewalks and curbs on both sides and street lights. PC recommended approval subject to conditions listed in township engineer's review letter of 9/12/89. Motion was made by Mr. Bennett to approve the Brick's Villa preliminary plan subject to stipulations noted in engineer's 9/12/89 letter, with request that the home base fire company review the fire hydrant locations; motion seconded by Mrs. Kelly. Discussion followed: Mrs. Kelly noted her displeasure with the positioning of the houses, the back of which face Rt. 113 on five lots. Mr. Wynn suggested that additional buffer plantings could improve the aesthetics. After further discussion; Mr. Bennett withdrew his first motion; an (amended) motion was made by Mr. Bennett to grant preliminary plan approval to the Brick's Villa Subdivision, subject to stipulations noted in engineer's 9/12/89 letter, with request that the home base fire company review the fire hydrant locations, and that additional buffer plantings installed along Rt. 113 be satisfactory to the township; motion seconded by Mrs. Kelly and carried unanimously.

4. Bridle Run - 16 lots located on Central Avenue, public water and sewer from TBA (sewer to be extended from Reliance Road through an easement). PC recommended approval subject to conditions listed in township engineer's 9/11/89 letter, with exception that Class B buffer not be required along the Kratz property because of heavily wooded area, and requirement that the applicant's engineer verify that the depth of sanitary sewer line is sufficient to provide future extension and service to those homes in the Hickory Street area. Buffer plantings were also discussed. Motion was made by Mrs. Kelly to approve the Bridle Run preliminary plan subject to conditions listed in engineer's 9/11/89 letter and request that the township fire chief review the plan; motion seconded by Mr. Bennett and carried unanimously.

5. Extensions: Pritz Subdivision - motion was made by Mr. Bennett to accept 30 day extension for the Pritz Subdivision; motion seconded by Mrs. Kelly and carried unanimously.

Country Square - motion was made by Mr. Bennett to deny the Country Square Land Development unless an extension is received within the current time period; motion seconded by Mrs. Kelly and carried unanimously.

Hawk Ridge Subdivision - Mr. Wynn recommended that roadways not be accepted for dedication until spring 1990 due to the number of unidentified lots. Motion was made by Mr. Bennett to delay road dedication until 5/15/90; motion seconded by Mrs. Kelly and carried unanimously.

251

6. Summit Court Subdivision - PC recommended that relief be granted from sidewalk requirement provided the developer contribute that cost to another township use. Mr. Miley has made an offer of a \$2,000 contribution to the DARE program. Motion was made by Mr. Bennett to accept Mr. Miley's donation of \$2,000 to the DARE (Drug Aware Resistance Education) program in lieu of sidewalk installation requirement on the Summit Court Subdivision; motion seconded by Mrs. Kelly and carried unanimously. A letter of appreciation will be sent to Mr. Miley.

7. Hilltown Industrial Park (formerly Reep) - Mr. Wynn updated the Board on this site and reported that Mr. Healy (current owner) is upgrading the park to current standards of the township; landscaped areas are being installed; access has been controlled; interior roadway has been reconstructed with curb; basin and swale have been reconstructed. Mr. Radcliff reported that all six units in building #1 are occupied.

G. SOLICITOR'S REPORT:

1. Codification of Ordinances - Mr. Grabowski reported that one proposal has been received from General Code Publisher's Corporation, Rochester, NY (\$10,000 excluding zoning ordinance which will be included at \$22/page; cost could be spread over a two year period). Mr. Grabowski will meet this week with a representative from another company to obtain a second proposal. He explained the codification process; the final result will be a hard bound book of updated ordinances in alphabetical order by chapter and cross referenced. The Board agreed to await a proposal from the second company.

2. Regarding appointment of Zoning Hearing Board alternate and additional Park & Recreation Board members, Mr. Grabowski indicated that ZHB alternates could be appointed by resolution. However, Park & Recreation Board would require an amended ordinance, adding number of members and also amending an error which was discovered in the original ordinance (Board's name was listed as Planning Commission instead of Park & Recreation). Motion was made by Mrs. Kelly to allow the Township Solicitor to advertise an ordinance, expanding the Park & Recreation Board to seven members and amending error in name on original ordinance; motion seconded by Mr. Bennett and carried unanimously. The Board agreed to make the appointments at their October 23rd meeting.

H. RESIDENT'S COMMENTS:

1. Bill Godek, Broad Street - In answer to Mr. Godek's question regarding height of berm required at the Quarry, Mr. Singley replied that the Zoning Officer has determined the berm is in conformance with zoning requirements. Mr. Godek questioned the base line; Mr. Wynn explained that the top of berm elevation could vary due to elevation of ground. Mr. Godek was advised to contact the Township Manager. Regarding speed limit on Broad Street, Chief Egly stated that the section in front of

Mr. Godek's house is not posted (55 mph). Mr. Godek questioned who would make recommendations regarding change of sizes of districts and number of districts (Mr. Godek's example: quarries). Chairman Grunmeier replied that it would come from recommendations by PC and Board of Supervisors who review with their staff. Mr. Godek was told that a property owner has the right to petition a change in zoning.

2. Clifford Rude, 1901 Rickert Road - Mr. Rude questioned status of "intersection warning" signs at Rickert Road and Callowhill. Mr. Singley advised that work is in progress. Mr. Rude also requested that a speed survey be performed on Rickert Road. Motion was made by Mr. Bennett to allow the police department to perform a speed study on Rickert Road (with speed control check); motion seconded by Mrs. Kelly and carried unanimously.

3. Jack Fox, Hilltown Pike - Mr. Fox asked that notification be sent to residents regarding the newly adopted House Numbering Ordinance. Chairman Grunmeier indicated that information was placed in the previous newsletter and that information will again be placed in the upcoming issue.

I. CORRESPONDENCE:

1. Civic Association mailing copied to Supervisors.
2. Fire reports received from Perkasio, Telford, Hilltown, and Sellersville.
3. Chairman Grunmeier asked that the Township address be posted.

J. SUPERVISOR'S COMMENTS:

1. Mrs. Kelly and Mr. Bennett indicated they had no comment.
2. Chairman Grunmeier reported that staff meetings are now being held twice a month between Mr. Singley and department heads to promote better communication.
3. Chairman Grunmeier stated that the Supervisors met with the Pennridge Community Action Team. Red Ribbon Campaign (Drug Abuse Prevention) will be held October 22 to October 29th; the Board agreed to have a resolution drawn up recognizing this week.
4. PA Civil Justice Coalition requested the township pass a resolution regarding Tort reform.
5. Letter sent to Mr. Grunmeier from Arlene & Sam Delp, 217 Rickert Road, complaining of speed.

6. Chairman Grunmeier stated that Mr. Kenneth Schuenemann, a township resident, has served as an active fireman for over 50 years. The Board agreed to present Mr. Schuenemann with a certificate of appreciation at their 10/9/89 meeting.

7. Emergency Management Coordinator and the Assistant Emergency Management Coordinator will be holding a meeting pertaining to emergency management at the Bucks County Fire School on Tuesday evening, September 26th. Elected officials are invited.

8. Chairman Grunmeier suggested an Ad Hoc committee be formed to address recent requests regarding speed limit and signage. Motion was made by Mr. Bennett to appoint a Safety Committee consisting of the Township Manager, Police Chief and the Roadmaster; motion seconded by Mrs. Kelly and carried unanimously. (Speed limit requests should be sent to that committee who will then make recommendations to the Supervisors).

9. Chairman Grunmeier suggested that the township advertise for an Assistant Township Manager to assist in paperwork and zoning matters and foster greater communication between the Board of Supervisors, various boards, commissions and authorities. Mr. Bennett requested that this be tabled and discussed during upcoming budget meetings. Mrs. Kelly stated that she feels there is a need for an Assistant Manager due to the increasing growth of the township. There followed further discussion regarding economic feasibility. The Board agreed to make a decision at their October 9th meeting regarding advertisement of this position.

K. PRESS CONFERENCE: A conference was held to answer questions and concerns of those reporters present.

There being no further business, a motion of adjournment was made by Mr. Bennett at 10:00 P.M.

Respectfully submitted,


Gloria G. Neiman
Township Secretary