

JOINT WORK SESSION
BETWEEN
THE SUPERVISORS
MEMBERS OF THE PLANNING COMMISSION
PARK AND RECREATION BOARD
AND
WATER & SEWER AUTHORITY
September 14, 1989

This work session is being held for review and discussion of the Comprehensive Plan update and any other matters which need to be discussed for the betterment of Hilltown Township.

1. Call to order
2. Discussion of the first draft of the Comprehensive Plan.
3. Goals:
 - Planning Commission
 - Park & Recreation Board
 - Water & Sewer Authority
4. Other Matters:
 - Ideas to improve communication between the boards, commission and authority.
5. Comments: Supervisors
6. Press
7. Adjournment

Robert Sumner
 W. H. Bennett
 Jerry J. Kelly
 John J. Roberts
 Frank Gorbowski
 Don By
 John Gerner
 Ron Allen
 Matthew G. White
 Roger Young
 Paul Beck
 BILL BEANS
 Bill Kee
 Charlie Barclay
 Carol A Pierce

superior
 "
 "
 HTWSA
 Hilltown
 Antea
 News-Herald
 PARK + REC
 Park + Rec
 HTWSA
 HTWSA
 HTWSA
 HTTC
 HTTC

HILLTOWN TOWNSHIP
JOINT WORK SESSION
September 14, 1989

This meeting is being held for review and discussion of the Comprehensive Plan update in order to receive input from all boards, commissions and the authority.

Attendance:

Board of Supervisors: Robert H. Grunmeier, Chairman
Betty J. Kelly, Vice Chairperson
William H. Bennett, Jr., Supervisor

Township Solicitor: Francis X. Grabowski

Township Secretary: Gloria G. Neiman

Water & Sewer Authority: John J. Roberts, Chairman
William Curry, Vice Chairman
Frank Beck, Secretary
William Beals, Ass't. Sec'y/Treas.
William D. Kee, Authority Engineer

Planning Commission: Charles Barclay
Carol Pierce

Park & Recreation Board: Ron Allen
Beatrice Waite

Others: John Gerner, News Herald
Dan Roy, Intelligencer
Ivan Jurin, Hilltown Township resident

Discussion of First Draft of Comprehensive Plan:

Water & Sewer Authority:

Jack Roberts referred to Page 11, Goal #8, and asked for clarification of the Development District and noted that the Wastewater Facilities Plan does not coincide with the Development District of the Comprehensive Plan.

Mr. Roberts also stated that "satellite systems" could be erected outside of the Development District and asked if they would be dedicated to the Township under the Authority's control.

Page 17, #1 states "The Morris Run Watershed should be considered for development before any other area . . .". Mr. Roberts stated that the Morris Run Watershed is presently outside of the Development District (eastern part of township), and asked if it is good planning to restrict water usage out of one available water basin. Regarding Item #4, "adequate spacing between wells and septic systems", Mr. Roberts stated that this would be addressed by the Zoning Ordinance; he also asked "How far is 3 acres away from a well and a septic system?"

Page 29 regarding water supply, Mr. Roberts questioned whether the Authority would be servicing that area and again asked for a clearer definition of the Development District.

Page 30, first paragraph, "The principal means of meeting the wastewater disposal needs is the Pennridge Wastewater Treatment Plant . . . although it was at approximately 70% of its capacity in 1989, it still has capacity to provide service to the development district". Mr. Roberts stated that the Authority has been in a moratorium for issuing reserve capacity for the last 5 months. Further, three municipalities in the PWTA have totally exceeded their capacity and, at the present time, there is very little reserve capacity left for Hilltown Township. Mr. Roberts indicated it would take a minimum of 5 years to increase their capacity; and, therefore, the Township must go forward with its plan.

Chairman Grunmeier stated that if a developer wants to construct 100 homes and PWTA does not have enough capacity, he could petition DER to install his own package treatment plant and the township would be responsible if there are no written constraints regarding construction or upkeep. Mr. Roberts stated that if satellite plants do come into the township, they should come under the direct control of the Water & Sewer Authority (regarding design and construction). He further stated that the verbage in the Comprehensive Plan draft appears to be very vague and very broad. Chairman Grunmeier stated (in his opinion), "The Comprehensive Plan is a guideline we would like to see our township take; but you have to deviate (at certain times) from that". Mr. Grunmeier also agreed that there must be a clarification of the development district and that satellite plants should be under the control of the Authority.

Frank Beck referred to Page 29, #2 - "public water service be provided only within the Development District". Mr. Beck stated that if the need arises within the township, where the wells are contaminated or go dry, the Authority should have the ability to supply the water. William Beals commented that it is a question of economics. Mr. Grunmeier stated that it would provide a reliable source of non-contaminated water while also teaching water conservation.

Planning Commission:

Charles Barclay commented that there are parts of this draft which were composed some time ago and that some of the wording may need to be strengthened.

Frank Grabowski stated that there is an inconsistency between Page 11 and Page 29 -- Page 11 states that all public water supply facilities are publically owned; Page 29 states that public water service is provided only within the Development District. Mr. Grabowski noted that this Township also has a Centralized Water Supply Ordinance which requires centralized water systems for major subdivisions which could appear anywhere within the township, not only within the Development District. (i.e. Broderick Subdivision and proposed Habitations Subdivision). Chairman Grunmeier stated that the Broderick Subdivision was the impetus for the Centralized Well Ordinance which states, "On the recommendation of the H.T. Planning Commission and/or H.T. Water & Sewer Authority, all major subdivisions in which the smallest created lot is less than 5 acres in size, shall be required to be provided with public or community water supply and distribution systems, designed and constructed to the Hilltown Township Water & Sewer Authority Specifications if mandated by the Board of Supervisors". Regarding the Habitations project, the Supervisors agreed that they would like to receive a recommendation from the Water & Sewer Authority (Planning Commission has already made their recommendation). (The Authority agreed to review the information available prior to the Supervisors' meeting of 9/25/89).

Mr. Wynn referred to Page 17 and noted that the reference to development is referring to development of water supply; not necessarily development for housing. Also, Item #1, "the Morris Run Watershed should be considered for development before any other area"; Mr. Wynn noted that clarification should be made - development of water resources. He also noted that Item #5 was not a conclusion of the Intex report, Intex report indicated 3 acres; 5 acres were specified in the Centralized Water Supply Ordinance.

Chairman Grunmeier referred to Page 4, "To allow for housing affordable to all income groups" and asked the PC if they are working to provide moderate income housing to the Township. Mr. Barclay replied that this is a subject which will be discussed and considered under the Zoning Ordinance.

Park & Recreation Board:

Ron Allen stated that most of what is stated on Pages 30 and 31 regarding the Park and Recreation Board is correct. He stated that, since 1985, the need to plan has been replaced by the need to "get something going". The Deep Run Sport's Association will be working with the H.T. Civic Association to utilize some of the township's facilities; Mr. Bennett noted that this is very

close to agreement. Mr. Allen remarked that the township has not actively pursued the banking of open space. Chairman Grunmeier stated that years ago, General Revenue Sharing was given for purchase of ground for parks, police cars, etc.; Revenue Sharing is no longer available; and the way to obtain ground is from the developers, at no cost to the township, as open space (which should be a usable parcel - at least in part). The Sterling Knoll development was discussed and Mr. Wynn suggested the possibility of utilizing some of that open space area as a ball field.

Chairman Grunmeier suggested that the Park & Recreation Board could visit other community parks, if they wish, and that Mr. Singley could set up a tour for them. Mr. Allen stated that first it must be decided what land should be kept or purchased for recreational uses. Mr. Bennett stated that the Board is awaiting the Park & Recreation Board's decision on approximately 40 acres the Township currently owns -- whether it should be retained, offered for sale, etc. Mrs. Waite answered that it would be wise to hold onto the land, as there may be a time that Hilltown would look towards building a swimming pool (although not at the present time).

Mr. Bennett noted that there is a small park in Lansdale, Montgomery Township, off of Line Street, 4½ acres, with tennis courts, soccer field, ball field, basketball court and picnic tables, and stated that it is beautiful set-up. He recommended that Mr. Singley and Scott Tagg visit the area. Mr. Allen remarked that, perhaps, something on a smaller scale could be accomplished with the Blooming Glen Playground land.

Mr. Allen asked what would be involved in the construction of a golf course and expressed concern over the amount of water needed for maintenance. Mr. Bennett indicated that golfing is becoming very popular and a golf course is an ideal way to preserve open space. Mr. Allen also stated that this would encourage growth and would attract the higher priced homes. Mr. Grabowski reported that golf courses are also affected by Delaware River Basin Commission regulations and limitations, and that the water used on golf courses goes right back into the ground. In answer to Mr. Allen's question, Mr. Grabowski noted that spray irrigation systems (sewage disposal) are not a permitted use on golf courses.

William Beals asked why the township cannot pursue spray irrigation as a source of alternate disposal. Chairman Grunmeier answered that the feeling of the Board of Supervisors was that the maintenance of an individual system could not be regulated. Mr. Beals stated that it could be controlled on a larger basis.

Mrs. Waite referred to Page 30, the Blooming Glen Playground will no longer be a private facility. Mr. Allen suggested that developers could be asked to consider pre-development on the open space, i.e., swing sets, jungle gyms, tennis court, with that open space dedicated to the township.

Charles Barclay stated that the PC agrees that the Comprehensive Plan is general by design in some areas, and welcomed comments and specifics from the other boards and authority.

Mr. Allen requested that the Supervisors decide on a policy for banking open space. Chairman Grunmeier stated that when a plan is submitted, the Park & Recreation Board could be notified and the Township Engineer could view the open space with members of that Board. He also noted that care must be taken not to acquire open space which would only require upkeep by the Township. Mr. Allen agreed that if the land is taken, there must be a use for it. (The Pleasant Meadows' open space area and wetlands requirements were discussed.)

Mr. Bennett indicated that the Board of Supervisors is waiting to hear from the Park & Recreation Board regarding the Blooming Glen Association and the 3 acres next to the Civic field. Also, recommendation on approximately 11 pieces of land. Mr. Allen stated that this was discussed in the Park & Rec. July minutes.

Chairman Grunmeier asked for any other goals which should be covered. Mr. Grabowski indicated that the Water & Sewer Authority realizes the Comprehensive Plan should be a general philosophy; however, the Water & Sewer Authority has very little sewer capacity remaining and that this will be used only for requests of one or two. At a recent HTWSA meeting, when told there was a moratorium, a developer asked if the Authority would take over an on-site sewage treatment plant if built for that development. Mr. Grabowski stated that the Authority does not have the capacity to serve the existing Development District at the present time. If the Authority is placed in the position of controlling their own sewage treatment plant, they will need to know where to place it, amount of gallonage needed to serve the existing Development District; and if the District is expanded, the Authority will need to be advised of that now.

William Kee, Authority Engineer, noted that a series of many package treatment plants throughout the township would not be good planning from a manpower point of view, since it would be very time consuming for maintenance. Gravity should also be taken into consideration when determining location. Jack Roberts also suggested the possibility of a central system, rather than multiple systems. Mr. Kee advised that area required for a central system would be approximately ten acres, but that it would depend upon the type of plant (whether interim or long term). Mr. Beals noted that the township can now build their own plant; however, years ago, the State mandated that the only way to provide public sewage was to join PWTA.

Mr. Wynn noted that the Comprehensive Plan draft is based on population projections and anticipated growth. Referring to Page 32 of the Draft -- 1,000 dwelling units needed for anticipated population growth. Development District as it currently exists is adequate through the year 2,000.

Other Matters:

Jack Roberts stated that meetings such as this are a big step in the right direction; the Park & Recreation Board and Planning Commission members agreed. Chairman Grunmeier suggested that any comments regarding better communication between the various boards, commission and authority should be sent to the Township Office.

Supervisor's Comments:

Mrs. Kelly stated that it has been a very interested meeting; but that she was very disappointed to see that there were only two members of the PC present.

Mr. Bennett stated that he has some reservations on whether the PC and HTWSA are "on the same wave length" regarding future planning. He stated that it appears the HTWSA would like to expand beyond the Development District and the PC appears to feel there is no need to expand. Mr. Barclay answered that the PC is still undecided; and agreed with Mr. Roberts' remark that there needs to be a better definition of the Development District. There ensued discussion regarding interpretation of this District. Chairman Grunmeier stated that the Wastewater Facilities Component Plan and the Development District are "out of sync".

The Supervisors agreed to Chairman Grunmeier's suggestion that the Authority and PC meet and attempt to define the Development District area, and that, perhaps, communication will then improve. If the Authority and PC cannot agree on an area, the Board of Supervisors will then make a decision.

Regarding the Habitations Subdivision, copies of Ordinances #87-2 and #87-3 will be given to the Authority for their review; with all information pertaining to that development.

A press conference followed to answer questions of reporters present.

Mr. Curry questioned the Board's feelings on expansion of the Development District when there is water and sewer available in the area. Chairman Grunmeier stated (in his opinion) if there is a development of 110 units outside of the Development District, and the Authority has water and sewer in that location, the Authority should supply the water and sewer; otherwise, there would be many satellite systems throughout the township. Mr. Bennett answered that it is a question "of what we want the township to look like 10 years from now" and that there should be a meeting of the minds. The Board agreed that there should be "controlled" development.

245

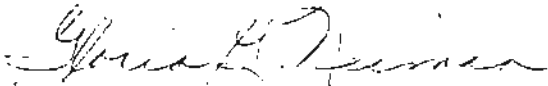
Mr. Barclay stated that this discussion has been very worthwhile and agreed with the discussion; however, he noted that the PC is guided by the Zoning Ordinance and that communication is needed with the Authority in order to discuss this issue.

Mr. Grabowski stated that amount of density should be addressed when updating the Zoning Ordinance in order to provide more effective control over the developer.

The Water & Sewer Authority agreed to meet with the Planning Commission. Mr. Roberts will contact Jack Fox, Chairman of the PC. Mr. Roberts will contact the Township Secretary advising of meeting dates.

There being no further business, a motion of adjournment was made by Mr. Bennett at 9:25 P.M.

Respectfully submitted,



Gloria G. Neiman
Township Secretary