

**HILLTOWN TOWNSHIP  
SUPERVISORS' MEETING  
July 25, 1988**

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, Supervisor

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

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the minutes of the 7/11/88 Supervisors' meeting as written.

B. ACCOUNTS PAYABLE: General Fund billing in the amount of \$25,252.47; and Highway Aid Account \$293.68 were approved by the Board. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to pay bills when due.

C. TREASURER'S REPORT: Mr. Singley read the Statement of Revenues and Expenditures for the month of July. Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to accept the report as given.

D. CONFIRMED APPOINTMENTS:

1. Dennis Rosenberger - not present.

2. Robert Roth, Cheap Skates - Mr. Roth, owner of Cheap Skates, was present to request the Board's approval of a use and occupancy permit to be issued for his retail store located at Swartley Road and Rt. 309. The Zoning Officer indicated his concern over whether this would be considered a commercial school and if there would be a need to submit a site development plan. Proposed store is located behind Curtis Furniture, and will occupy 6,000 s.f. of the front portion of the building; remainder of building is used for storage of furniture. Building is sprinklered with fire separation walls and there is adequate parking. Mr. Roth has indicated that there will be no instruction. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to allow issuance of a use and occupancy permit to Cheap Skates for retail use only after Township Building Inspector has inspected the premises for compliance to Codes.

2.

3. John Snyder, President of Hilltown Fire Company Mr. Snyder presented to the Board the first fire report for the newly named Hilltown Volunteer Fire Company (name was officially changed from Line Lexington Fire Company to Hilltown Fire Company on 5/9/88).

E. MANAGER'S REPORT:

1. Security System - Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to recommend to the Hilltown Township Water & Sewer that award for the security system of the municipal building be given to Building & Home Products Company at a cost of \$24,255.00 Base Bid 1 and \$8,261 Base Bid 2.

2. Soccer Team - Mr. Singley indicated that a silver plate will be presented to the Woking Borough Council, Great Britain along with a framed copy of this resolution. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to adopt Resolution No. 88-23, recognizing the Mayford Soccer Team, Woking Borough, Great Britain.

3. Landes Report - Mr. Singley read a memo from the Zoning Officer, relaying his findings of an inspection made at 702 East Walnut Street (Nationwide Insurance - Mr. & Mrs. Aaron Landis). Mr. Myers stated that the non-conforming use of this parcel was approved by the Zoning Hearing Board pursuant to compliance with Section 607, Changes, and that the property has been expanded by the allowable 50%. Motion was made by Mrs. Kelly to grant change of ownership under the non-conforming use as recommended by the Zoning Hearing Officer; and that it be noted that the building has already been expanded by the allowable 50% (per Zoning Officer's memo of 7/30/88).

4. Rio Report - Mr. Singley read a memo from the Zoning Office, relaying his findings of an inspection made at 609 Keystone Drive (Karl Rio, Owner). Mr. Myers stated that the property is used as a Waste Recycling Center, known as Keystone Auto Parts. He further reported that this is a non-conforming use which has exceeded the 50% allowable expansion. The Board requested that a copy of this memo be sent to Mr. Rio and tabled action until a response has been received.

5. Consortium Update - Mr. Singley reported that a meeting was held on 7/21/88 in Silverdale Borough with 14 of the 21 Upper Bucks municipalities in attendance. Jim Newell of DCA and Charles Raudenbush, BCPC discussed recycling at that meeting. Next meetings will be held as follows: 8/18/88 - Haycock; 9/15/88 - W. Rockhill; and 10/20/88 - Tinicum.

6. Parks & Recreation - A meeting was held on 7/19/88 with all members present. By-laws will be reviewed prior to next meeting. Open space was discussed; specifically, with respect to the Garis, Hassan and Calhoun Subdivisions. Inventory of open space and township ground will be made. Next meeting will be held 8/16/88.

7. Zoning Revisions - In response to Mr. Singley's question regarding selection of a planner/consultant, Mr. Wynn reported that the PC questioned availability of funds for the zoning revisions. Chairman Grunmeier stated that it is his impression that the consultant would not be needed at every meeting; only on an as-needed basis. Mr. Pischl, member of the PC, was present and agreed with Mr. Grunmeier's statement. Chairman Grunmeier suggested that a \$25,000 cap (for the first 12 months) be placed on this expenditure. Mr. Pischl indicated that recommendation will be forthcoming from the PC at the 8/1/88 work session. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to place a \$25,000 cap for the first 12 months on the zoning revision planner/consultant expenditure, with re-evaluation after that time.

8. Witt Property - Letter has been received from Mr. Strothers indicating withdrawal of the Act 537 plan revision for the Witt property.

F. ZONING REPORT: Mr. Singley read the report dated July 22, 1988 submitted by Mr. Myers. Seven citations were filed: Fred Peruzzi (3) and Hatfield Auto Auction (4). This report is on file at the Township building.

G. ENGINEERING/PLANNING:

1. Peruzzi Development - Mr. Wynn reported that Ms. Achey (not present at this meeting) submitted a plan to the Zoning Officer and was present at the last PC meeting and stated that the applicant proposes to convert the old R & S Diner to a new car dealership with a proposed addition of 11,000 s.f. Ms. Achey further advised that the applicant does not intend to submit a land development plan. PC accepted plan for review by Township Solicitor. Mr. Wynn advised that stormwater management has not been addressed on the plan. Mr. Grabowski recommended that the applicant must follow the same procedure as everyone else and that the following are items of concern: 1) storm drainage; 2) extensive parking area; and 3) size of addition. The Board requested the Township Solicitor to respond to the applicant, advising them that they must submit a land development plan.

2. Showalter Subdivision - Minor subdivision (24+ acres) of Robert Showalter located on Dublin Road. There is currently a single family home, barn and outbuilding on the property; subdivision proposes a 50,000 s.f. lot and a 23 acre lane lot. PC recommends approval subject to: 1) removal of outbuilding to conform to setback requirements; 2) a note be placed on the plan regarding requirement of a wetlands determination; 3) any construction in wetlands must conform to U.S. Army Corps of Engineers and flood plain regulations; 4) note be placed on plan regarding requirement of sewage permit from proper agency for Lot #2; 5) dedication of Dublin Road right-of-way; 6) installation of monumentation and pins. Motion was made by Mrs. Kelly, seconded Mr. Bennett and carried unanimously to grant final plan approval to the Showalter subdivision with stipulations stated by the Township Engineer.

3. Calvary Church Site Development, Rt. 113, Souderton - Proposed addition to existing church facility; plan proposes to increase parking area in rear. PC recommended approval subject to an escrow agreement providing for installation of public improvements. Applicant has requested that street trees not be required along frontage of Church; the Board discussed relocation of street trees as shown on plan. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the Calvary Church Site Development with stipulations stated by the Township Engineer and with requirement that street trees and parking lot plantings be waived.

4. Hellwarth Subdivision - Plan proposes two new building lots on Rt. 113 and Forest Road, serviced by public sewer and on-site wells. PC recommended approval subject to guarantee of an escrow agreement for public improvements, and written verification from HTWSA for sewer extension. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the Hellwarth Subdivision subject to stipulations stated by the Township Engineer.

5. Nob Hill, Phase II - Rear two lots in Hilltown Township have been revised to increase lot size in Hilltown Township to a minimum CR District requirement of 30,000 s.f. PC recommended approval subject to final approval from Perkasio Borough Authority to service water and sewer and receipt of agreement from Perkasio Borough for maintenance of the turnaround. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to grant final plan approval to the Nob Hill Subdivision, Phase II with stipulations stated by the Township Engineer.

6. Extensions:

1) Newman Site Plan - Mr. Wynn explained that this parcel received Zoning Hearing Board approval; however, applicant never reserved sewer capacity with Telford Borough Authority. Currently, because of DER ban, applicant cannot connect to public sewer and BCHD has not approved continued use of existing on-site system. In order to clear up the matter, applicant has granted a 90 day extension. Motion was made by Mr. Bennett, seconded by Mrs. Kelly to accept 90 day extension for the Newman Site Plan.

2) Calhoun Subdivision - Motion was made by Mrs. Bennett, seconded by Mrs. Kelly and carried unanimously to accept 90 day extension for the Calhoun Subdivision.

7. Pleasant Meadows - Motion was made by Mrs. Kelly to advise Mr. Garis that he should forward all information on the (wetlands) application permit to the Township Manager and Township Engineer for review; motion seconded by Mr. Bennett and carried unanimously.

8. Hunsberger Subdivision - U.S. Army Corps of Engineers has advised Mrs. Hunsicker that this parcel does not contain wetlands and it will not require their approval. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to relinquish the wetlands restriction placed on the Hunsberger Subdivision.

9. Mr. Wynn reported that the PC requests that the Township retain two copies of each newly submitted plan at the Township offices for review and use by the PC members at their leisure. The Board agreed to this request.

10. Chairman Grunmeier questioned status of realignment of Cherry Lane and Old Route 309. The Board agreed to allow Mr. Wynn to formulate a preliminary cost estimate for this work.

#### H. SOLICITOR'S REPORT:

1. Toth Subdivision - Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to adopt Resolution #88-24, Acceptance of Deed of Dedication for Toth Subdivision, and Resolution #88-25, Declaration of Public Purpose.

2. Joseph Pileggi Land Development - Intersection of Rt. 113 and 313. Escrow and site development agreements have been signed by Mr. Pileggi (escrow in the amount of \$78,425.00). Applicant has submitted signed and notarized linens for the Board's execution. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve accept the escrow and site development agreements for the Pileggi Land Development.

#### I. POLICE CHIEF'S REPORT:

1. Chief Egly advised that he has received a request from the Perkasio Borough Police Department, requesting assistance for the Fire Aid Concert to be held on July 23rd, 10:00 a.m. to 6:00 p.m. The Chief stated that 8 officers would be needed to assist with a total of 64 hours overtime at a total cost of \$1,298.56. Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to authorize overtime (\$1,298.56) of Hilltown Township Police Officers to assist in the Fire Aid Concert for Perkasio Borough.

2. Chairman Grunmeier stated that he has received many complaints regarding an elderly woman who is living in her automobile on her property. The Chief advised that Mrs. Whitecraft, a resident of Hilltown Pike, experienced a fire in her kitchen three years ago and since that time the house has become unfit for human habitation. Mrs. Whitecraft is determined to live in her automobile and refuses to accept any help. The Police Department has been in contact with all state and county agencies, including the Commissioners and Health Department. To date, all agencies have advised that there is nothing they can do since Mrs. Whitecraft appears to be mentally alert. The Chief advised that the Township and Police Department are doing everything possible in an attempt to help this woman.

#### J. RESIDENT'S COMMENTS:

1. William Godek, a resident of Broad Street, had the following comments/questions/concerns:

6.

- (1) Road direction sign in front of his house is in horizontal position -- Township Roadmaster will investigate.
- (2) Requests removal of cables from telephone pole condemned by power company -- Advised to contact utility company.
- (3) Broad Street -- right-of-way posts placed there for construction of subsurface drain.
- (4) Conlyn Way -- Mr. Singley will contact Mr. Buzby.
- (5) Crackdown on weeds -- Mr. Godek registered complaint of property behind his parcel -- Zoning Officer is aware of this situation and will investigate.
- (6) Back-up system for tower lights -- Chief advised that there is no control over the lights during a power failure.
- (7) Subsidence -- Mr. Godek referred to a report written by Skinner and Flint -- Mr. Godek to supply a copy to the Township.
- (8) Quarry water flow -- regulated by Delaware River Basin Commission.

K. CORRESPONDENCE

1. Telford Fire Company report received.
2. Correspondence received from Rep. Clymer regarding Senate Bill 535. A meeting is scheduled for August 17th, beginning at 1:00 or 2:00 P.M. at the County Courthouse -- Mr. Singley and Mrs. Kelly indicated they would attend.
3. Scott Moyer - complaint regarding intersection of Rt. 113 and Bethlehem Pike - Chief Egly and Tom Buzby will investigate.

L. SUPERVISOR'S COMMENTS:

1. Mrs. Kelly will report on Solid Waste Meeting at next Supervisor's meeting.
2. Mr. Bennett received call regarding soil and erosion work being performed at Pleasant Meadows. Mr. Wynn stated he is not pleased with the work and that the area will need to be stabilized.
3. Mr. Bennett questioned holding tank permit for new municipal building. Mr. Wynn reported that a copy of the condemnation papers will be forwarded to the Health Department.
4. Mr. Grabowski thanked the Board members for offering use of the Township Police personnel for assistance at the Fire Aid Concert. He indicated that the goal is \$100,000 and that many Hilltown Township residents have volunteered their services.

M. PRESS CONFERENCE: A conference was held to answer any questions or concerns of those reporters present.

There being no further business, a motion of adjournment was made by Mrs. Kelly at 9:10 P.M.

Respectfully submitted,



Gloria G. Neiman  
Township Secretary

August 8, 1988

James Singley,  
Township Manager  
Hilltown Township

Dear Mr. Singley;

We, the undersigned concerned citizens of Hilltown Township, would appreciate you forwarding the attached signed petitions to the Board of Supervisors.

Additionally, we would appreciate you supplying the Board of Supervisors with these petitions at the Township meeting this evening. It is our fervent hope that the Board of Supervisors move forward with the construction of the new municipal building as expeditiously as possible, as this building is sorely needed to adequately serve the needs of our residents and also the needs of the employees of the Township.

Thank you for your consideration in this matter and I shall look forward to having this petition passed on as soon as possible.

Respectfully,

AN OPEN LETTER TO MR. TIMOTHY BROWNING AND MR.  
IVAN JURIN FROM THE UNDERSIGNED CONCERNED RESIDENTS  
AND TAXPAYERS OF HILLTOWN TOWNSHIP

Dear Mr. Browning and Mr. Jurin:

We have been patiently silent during the past three years while you have attempted to frustrate the township fathers in providing us with an urgently needed new municipal services building. While you certainly have your constitutional rights, we feel it is now time for reason to prevail and time for you to conclude your actions.

Certain facts require you to stop wasting the time and money of Hilltown Township in defending and answering your multiple appeals and lawsuits. For example,

1. The Township administration and police department desperately need more room to function and operate on our behalf.

2. The physical condition of the existing building is woefully inadequate to serve the needs of Hilltown Township.

3. The chosen location of the new Township building is the geographic center of the Township, and provides the best location to facilitate township services.

4. The lowest bid on the construction of the new building is substantially less than the latest projected estimate, and should not be lost as a result of further delay.

5. The expense and time that the Township has had to devote to your appeals can best serve the residents and taxpayers of Hilltown Township in more productive ways.

6. The Township has said the money is set aside to build the new township building with no projected tax increase if construction starts now.

We implore you to reconsider your actions. Please withdraw your appeals and lawsuits and let us have our township building now while we can still afford to pay for it.

Thank you.



Sam Schiff

Lester Klein

Robert G. Gummere #

Melba Tath

Joe Joth

Frank Harrison

DENNY WEBSTER

Jack Schultz

Adela Gaiser

Wendy McPart

John W. W. W.

Wayne Hendricks

Winston S. Rogers

Frank J. Bell

Jay Poggi <del>John Sida</del>	333 THISTLE LANE 436 BROOKSIDE DR.	Perkasie, PA. PERKASIE, PA

Key West  
Bill Kende

Alma Mason

John W. Allen

Edward Gordon

Paul Mason

Randall Long

Jerry W. Fish

Bill Kende

John W. Allen

Edward Gordon

Paul Mason

Randall Long

Jerry W. Fish

Bill Kende

John W. Allen

Edward Gordon

Paul Mason

Randall Long

Ruth Reichel	C. Handsch
Carlina A. O'Boyle	B. Uhorczyk
Robert D. O'Boyle	
Annette D. O'Boyle	
Ruth O'Boyle	
Thomas O'Boyle	
Nancy Cooper	
Kerley Cooper	
Jaqueline J. Cooper	
Paul E. Cooper	
Coleen Cooper	
Sam Huff	
Gail W. Huff	
Paul F. Huff	
Louis B. Bartl	
Karl Bartl	
Lynne Leachter	
Kenneth R. Leachter	
Libby Uhorczyk	
George Uhorczyk	
Andrea Madison	
Warren Madison	
Tammy Madison	
Bill Lay	