

HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
June 27, 1988

The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Robert H. Grunmeier at 7:35 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, Police Chief
Francis X. Grabowski, Twp. Solicitor
C. Robert Wynn, Twp. Engineer

Chairman Grunmeier stated (speaking for the entire Board) that the hearts and prayers of everyone are with the residents of Perkasio Borough. Regarding the severe fire, Chairman Grunmeier stated that they lost a historical part of the town, but "I am a great believer that from ashes, great things can rise". Mr. John Gerner, News Editor of the News Herald, announced that a fund drive has been established for the 30 people who lost their possessions; donations may be sent to: Sellersville Savings & Loan, Box 95, Perkasio, PA 18944. Mr. Gerner stated that the Perkasio Fire Company suffered the loss of two vehicles in the fire. He further commented on the spirit of cooperation which saved a situation which "could have been a major disaster", and expressed thanks to Mr. John Snyder and the Line Lexington Fire Company for their untiring efforts.

A. APPROVAL OF MINUTES: June 13, 1988 Minutes - Mr. Bennett questioned population projections; Chairman Grunmeier requested that Mr. Grabowski read figures provided by the Bucks County Planning Commission obtained from the 1980 U.S. Census. Based upon high and low estimates, projections are as follows:

1990 - 11,175
2000 - 13,550

Mr. Grabowski stated that these are probably conservative figures, since the present population of Hilltown Township is in excess of 10,000. Mr. Bennett stated that the next census will provide more accurate figures. Mr. Bennett also questioned Souderton School District parking lot access (Rt. 113); Chief Egly answered that the County Line Road access was suggested due to safety factors. Regarding letter from Rep. Kostmayer, Mr. Singley reported that he has requested additional information. There being no further questions, Mrs. Kelly made a motion to approve the minutes of the June 13, 1988 Supervisors' meeting as written; motion seconded by Mr. Bennett and carried unanimously.

2.

June 22, 1988 Work Session Minutes - Mr. Bennett questioned cost of sprinkler system for the new municipal building, Chairman Grunmeier suggested that cost figures be obtained. There being no further questions, a motion was made by Mrs. Kelly to approve the minutes of the June 22, 1988 Work Session as written; motion seconded by Mr. Bennett and carried unanimously.

B. ACCOUNTS PAYABLE: General Fund billing in the amount of \$10,232.10 and Street Light Account bills of \$199.42 were approved by the Board. Motion was made by Mr. Bennett to pay bills when due; motion seconded by Mrs. Kelly and carried unanimously.

C. TREASURER'S REPORT: Mr. Singley read the report which is on file at the Township office. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to accept the report as given, subject to audit.

D. CONFIRMED APPOINTMENTS:

1. Ms. Jean Kilburn was present on behalf of Mike Bowen regarding the Schloss Subdivision. Mr. George Graham of PennDOT has informed Mr. Bowen that the subdivision should be approved prior to a permit being issued by PennDOT. Mr. Wynn stated that there is some confusion regarding PennDOT's policy. (Chairman Grunmeier suggested that the Township Manager contact PennDOT regarding clarification). Mr. Wynn suggested, since this is a single family home on a state roadway, that the subdivision plan be revised to require that, prior to issuance of a building permit, a PennDOT highway occupancy permit be obtained and verified. Motion was made by Mr. Bennett to revise the Schloss Subdivision plan with the stipulation that, before a building permit is issued, Mr. Bowen or any subsequent buyer must have a PennDOT permit in hand. Mrs. Kilburn requested that monies be placed in escrow to guarantee placement of monumentation; Mr. Wynn stated that the original plan was approved, requiring installation of monuments, rather than an escrow. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to revise the previous approval of the Schloss Subdivision to allow that an escrow fund be established (subject to review by the Township Engineer and Township Solicitor) to guarantee installation of monumentation. Mrs. Kilburn further reported that the second driveway (on left) has been filled and seeded.

E. MANAGER'S REPORT:

Old Business:

1. Upper Bucks Consortium - Mr. Singley reported that a meeting was held on June 16th; Dave Woglom (Quakertown Borough) was elected Chairman; Kathleen Babb (E. Rockhill) Vice Chairman; Joan Haas (Tinicum Township) Secretary; Richard Feindler (Telford) Treasurer; and Al Reese (Silverdale) and Mr. Singley were elected Delegates at Large. Mr. Singley stated that 14 of the 21 Upper Bucks municipalities were represented. Next meeting will be held at Silverdale Borough on July 21st. Chairman Grunmeier stated that he has talked with Commissioner Schweiker regarding his proposed "ABC" program to ease submission of preliminary plans, and that the Consortium may wish to hear his views. Mr. Singley will look into this.

2. Municipal Building - Mr. Singley reported that bid opening is advertised for 2:00 P.M. on Tuesday, June 28th for General Contractor and Security System.

3. Contract for Non-Uniform Employees - Supervisors have signed the contract; bargaining unit signature will be obtained and copies of contract forwarded to all parties.

4. Auditor's Report Update - Tentative date for meeting with the auditors has been set at Wednesday, July 6th at 7:00 P.M. Mr. Singley will contact the auditors.

5. Zoning Revisions - Planning Commission will hold a work session on Wednesday, July 6th at 7:30 P.M. for interview of four planners and discussion of zoning revisions to the Zoning Ordinance, Subdivision & Land Development Ordinance, and Comprehensive Plan.

New Business:

1. Act 537 Revision for Richard Witt - by letter of 6/21/88, Mr. James Strothers has requested (in response to Planning Commission's request) that the Board authorize the Township Solicitor to prepare a maintenance agreement to insure proper operation of a stream discharge system (stream discharge to the southwest corner of Callowhill Rd. & Hilltown Pike; approximately 6 acres). PC has also requested that the agreement permit the Zoning Officer to inspect the "caretaker" unit for compliance with the Zoning Ordinance (to insure that it will remain a caretaker residence). There followed discussion regarding the proposed stream discharge system. Mr. Jack Fox, member of the PC, stated that the PC would like to see a system in operation; Chairman Grunmeier suggested that they view a system already in operation which Mr. Strothers has in another Township, before entering into an agreement. He further stated that he is not in favor of having stream discharge in Hilltown Township. Motion was made by Mrs. Kelly to table the decision on the Act 537 Revision for the Richard Witt property until the PC members have an opportunity to view a stream discharge operation and Mr. Strother's design is reviewed by the PC; motion seconded by Mr. Bennett and carried unanimously. Mr. Singley will advise Mr. Strothers of this motion.

2. Route 309 Meeting - Public meetings will be held June 29th, 7:00 P.M., at the Montgomery Township Building, 623 Cowpath Road, Montgomeryville; and also on June 30 at 7:00 P.M. at the Quakertown Senior High School, 600 Park Avenue, Quakertown for discussion of the comprehensive safety study of Route 309 for construction between Montgomery and Lehigh County (40 miles).

3. EMA Agreement - Mr. Grabowski indicated that he reviewed this agreement some time ago and found it to be satisfactory. Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to join in the EMA Agreement, a mutual aid agreement for emergency management.

4. 309 Traffic Signal - The Board approved relocation of a traffic signal at Bethlehem Pike & Unionville Pike at the request and expense of Mobil (for the Mobil Station on the corner of this intersection, to provide a better south-bound right turn lane onto Unionville Pike).

5. Police Department Clerk - Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve Ms. Donna Quartucci be hired as Police Clerk, effective June 27, 1988 at \$7.10/hour, with probationary period as stated in the Non-Uniform Employee's Contract.

F. ZONING REPORT: The May '88 zoning report was read by Mr. Singley and is on file at the township. Mr. Singley also read a joint memo from the Township Secretary and Zoning Officer regarding a telephone call received from Mr. Philip Begley in which he complained of the Quarry wasting water. Mrs. Neiman referred the complaint to the Zoning Officer, Mr. Myers, who then contacted the Quarry and was told, "The water in question is water taken from the Quarry by our water truck; the water truck uses this water for wetting down the roads within the Quarry area....it is not water that could be used for drinking purposes". Mr. Myers contacted the Begley residence and relayed this information.

G. ENGINEERING/PLANNING:

1. Sunoco Station - Township Zoning Officer has requested PC's recommendation on proposed revisions to the Sunoco Station located on Route 309. Owner proposes conversion of service station to a Sunoco food market with the bay area being converted to a convenience store. Mr. Wynn indicated that there is adequate parking; two 1,000 gallon fiberglass tanks are to be removed. Mr. Myers questioned whether formal submission of a land development plan would be required; PC has recommended relief from land development submission, provided access to Route 309 is limited to "no left turns". Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to allow Sunoco to convert their station on Route 309 to a convenience store without requirement of a land development submission, with the stipulation that access to Route 309 is limited to "no left turn".

2. Moyer Subdivision, Blooming Glen Road - previous subdivision created an "L" shaped lot; current subdivision proposes .6 acre to be consolidated to one lot, creating 1.4 acre and 1.2 acre lots which will allow conformity in the layout. Lots serviced by public sewer and on-site wells. PC has recommended waiving street tree requirement. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to grant final plan approval to the Moyer Subdivision with stipulations stated in the June 3, 1988 Township Engineer's review letter, and to allow waiver of street tree requirement.

3. Miketta Subdivision, Diamond Street - Lot #1 contains two acres and is proposed to be consolidated with property owned by Lewis which is in nonconformance in respect to lot frontage and lot area; no new building lots proposed. PC recommended approval subject to Engineer's requirements. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to grant conditional approval subject to stipulations stated in the Township Engineer's review letter of June 13, 1988.

4. Deerfield Subdivision, Rt. 113 - 51 lot subdivision to be serviced by public water and sewer, containing 10 acres proposed as open space to be dedicated to the Township. PC recommends designation of open space be revised to "recreation" (proposed as "natural"). Escrow agreements have been prepared and approvals received from PennDOT for road widening of Rt. 113. Chairman Grunmeier questioned fire hydrant locations; Mr. Wynn replied that these must be approved by Silverdale and Line Lexington fire companies and subject to final approval by the Township. There followed discussion regarding pipe sizes, water line, and number and location of hydrants -it was noted that pipe sizes varied; i.e., 10" line at Rt. 152; 8" lines within the development; and 12" line on Rt. 113. Chairman Grunmeier questioned whether these sizes would sufficiently serve the development. John Snyder, President of Line Lexington Fire Company, stated that he would like to see all transmission lines be 12" and development lines be no less than 10". Mr. Wynn indicated that the present system design has been approved by the Authority Engineer. Chairman Grunmeier stated that the plans should be reviewed by the home base fire chief with input of the Township Water & Sewer Authority; the Board agreed. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to table a decision on the Deerfield Subdivision until the Supervisors' meeting of July 11th, and to recommend that the home base fire chief review the plans and make recommendations to the HTWSA.

5. Pischl Subdivision - Minor subdivision of existing house and outbuildings located on Blooming Glen Road; no proposed building at this time. PC recommends approval, provided a note is included on the plan, alerting future potential owners of Lot #2 of the Zoning Ordinance restriction for development within 75' of an existing pond (Section 505.g); PC also recommended waiving of Blooming Glen road improvements. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to grant final approval to the Pischl Subdivision with stipulations of the Zoning Ordinance, dedication of roadway, and Items 3 and 4 of the Township Engineer's letter of 6/10/88.

6. North Penn Industrial Subdivision and Hilltown Business Center - PC recommended denial of final plans for both subdivisions. Applicants have not made new submissions in the last two years. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to deny the North Penn Industrial Subdivision unless a submission is made before the time limit expires. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to deny the Hilltown Business Center Subdivision unless a submission is made before the time limit expires.

6.

7. Bricks Villa - 90 day extension offered. Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to accept a 90 day extension to the Bricks Villa Subdivision.

8. Calvary Church - 90 day extension offered. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to accept a 90 day extension to the Calvary Church Site Development.

9. Nob Hill, Phase 2 Update - Board denied plans conditional on receipt of revised plans by 6/17/88; Applicant has submitted new plans on 6/17/88 with a letter stating that the Township would have 90 days to review the plans.

10. Rt. 113 and Diamond Street - Mr. Wynn reported that the condition diagram survey has been completed; linen original received from PennDOT.

11. Schultz Subdivision - Mr. Wynn reported that the retention basin and swales between the properties were regraded. Mr. Wynn has sent a letter to Trim Development, with copies to Brian Nixon's attorney and Trim Development's attorney, advising them that Mr. Nixon has not appeared on the job to complete the surveying work.

12. Pleasant Meadows - Mr. Wynn reported that a letter has been received from Mr. Garis referring to punch list items (26), noting that some work has been accomplished; curb replacements to be completed by P.K. Moyer; erosion control to be completed (by July 15th). Replacement of dead trees (Phase 3 and 4) to be completed by Garden Spot at the same time. Ditch on private property behind Henry's residence to be sodded also at the same time.

H. PUBLIC COMMENT:

1. Philip Begley, a resident of Broad Street, referred to the memo read earlier in the meeting regarding his complaint of water running down Skunk Hollow Road. Mr. Begley indicated that he obtained a sample of the water and distributed copies of the test report to the Supervisors. Mr. Begley stated that the analysis indicated a level of contamination; the Board stated that they would look into this.

2. A resident questioned positioning of homes which face Rt. 113 in the Deerfield Subdivision and asked if a fence could be placed there to act as a buffer. The Board advised that this would be a decision of the owner.

3. Virginia Keers, Skunk Hollow Road, asked that the speed limit on Skunk Hollow Road be lowered. She questioned New Britain's limit of 25 m.p.h. on a portion of this road. Chief Egly answered that this is an unenforceable limit; he also indicated that a speed survey was conducted in that area and results of same indicate that the limit would be raised rather than lowered. The Chief stated that a 25 m.p.h. speed limit is unenforceable and Chairman Grunmeier stressed that the Township must follow PennDOT's specifications. Regarding Mrs. Keer's question on line striping,

Mr. Singley indicated that Skunk Hollow Road is scheduled for line striping in 1988. Mrs. Keers also complained of dump trucks depositing shrubs and debris in the Quarry. The Board agreed to have the Township Zoning Officer investigate this complaint.

I. SOLICITOR'S REPORT

1. Perkaspie Borough Subdivision - Applicant has requested that the Township waive escrow requirement for installation of buffer trees and monumentation (due to drought conditions). Motion was made by Mr. Bennett, seconded by Mrs. Kelly and carried unanimously to waive escrow requirement of installation of buffer trees and monumentation.

2. Because of the recent fire and resulting conditions, Hilltown Township Water & Sewer Authority has offered a temporary connection to Well #2 by Perkaspie Borough residents, if necessary.

3. Mr. Grabowski reported that the Hilltown Building Inspector has reviewed existing ordinances on BOCA Codes, plumbing, electrical and fire codes and has made recommendations; the Board approved advertisement for the second meeting in July (7/25/88).

J. CORRESPONDENCE

1. Reply received from Representative Sweet regarding Senate Bill 535, Revisions to the PA Municipalities Planning Code. Hearings will be held throughout the summer; further information will be forwarded to the Township.

2. Acknowledgement received from PEMA of recognition of appointment of Robert H. Grunmeier, II as Hilltown Emergency Management Coordinator. PEMA will prepare necessary paperwork.

3. Mr. Howard Wampole has advised that signal heads for flasher of flashing warning sign on Hilltown Pike have been damaged. The Board approved repair of same.

K. SUPERVISOR'S COMMENTS:

1. Mr. Bennett suggested that the Board consider a financial contribution to Perkaspie Borough; the Board agreed to consider this at a later date.

2. Chairman Grunmeier requested that the Township Zoning Officer inspect the Haberle property on Route 309 to determine if Mr. Haberle is in possession of a PA dealers number. He stated that there are three vehicles "for sale" on that property.

8.

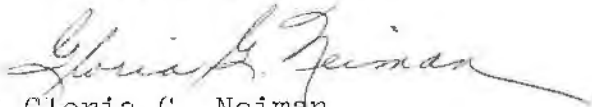
3. Chairman Grunmeier stated that the Township Building Inspector, Mr. Radcliffe has advised (by memo) that sprinklers will be installed on the second floor of the Curtis Furniture store on Rt. 309. Mr. Radcliffe has advised that a fee schedule must be determined for sprinkler systems. Mr. Grabowski advised that this could be incorporated into the fee schedule for building permits.

4. Mr. Bennett questioned status of the Rimiro/Alderfer & Frank agreement. Mr. Grabowski indicated that he is attempting to contact all parties to schedule a meeting.

L. PRESS CONFERENCE: Reporters questions and concerns were heard at this time.

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

Respectfully submitted,



Gloria G. Neiman
Township Secretary