

**HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
JUNE 13, 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
Thomas Buzby, Roadmaster
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 5/23/88 Supervisors' meeting as written. Chairman Grunmeier announced that a hearing was held regarding the William J. Mehl zoning change request on June 1, 1988. Motion was made by Mrs. Kelly, seconded by Mr. Bennett to approve the minutes of that hearing as written. Chairman Grunmeier stated that he would like to clarify a statement made by Mr. Jack Fox at that hearing. Mr. Fox stated that the population of Hilltown Township is currently "somewhere between 14,000 and 15,000 people...". Chairman Grunmeier reported that he spoke with an individual at the Bucks County Planning Commission who gave him the following statistics:

Hilltown Township Census 1980 Population = 9,291

H.T. 1987 Estimated Population = 10,818

Population Projections:

1990 Low = 11,050

1990 High = 11,300

2000 Low = 13,150

2000 High = 13,950

Chairman Grunmeier was advised that U.S. Census Bureau statistics were used with projections calculated by multiplying the annual dwelling unit estimates by the 1980 average person per dwelling unit figure for each municipality. There being no other comments, a vote was taken and motion carried unanimously.

B. ACCOUNTS PAYABLE: General Fund billing in the amount of \$32,563.29; Street Light Account \$572.82; and Capital Improvement Fund \$62,545.63 were approved by the Board. Mr. Bennett questioned bills received from Code Inspections, Inc. and questioned Mr. Singley regarding the cost involved in changing building inspection firms. He also questioned automobile supplies bills and was told by Chief Egly that most of the car repairs were the result of water leakage in the gas tanks; Mr. Singley stated that repairs are being made. Bond interest payment was also discussed;

Mr. Singley reported that total bond interest is approximately \$136,000/year. 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 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. David Crecian, Box 77 Spring House, PA; Paul Majewski, Gwynedd Plaza III, Bethlehem Pike, Spring House, PA; and Larry and Rita Woodward, 1776, Keystone Drive -- Mr. Crecian explained that he is constructing a building on Hilltown Pike and the Woodwards wish to place a hardware store there. The Township Zoning Officer has questioned the amount of parking since the property was originally proposed to be used as office space which would require six parking spaces (hardware store would require additional spaces). There followed discussion regarding a discrepancy between amount of parking spaces shown on approved plan; Mr. Crecian claims print showing 49 spaces is the approved plan -- Mr. Myers questioned this and indicated that the Township has an approved plan showing only 25 spaces. Township Engineer, Mr. Wynn, stated that the Township does not normally sign land development plans. Mr. Wynn stated that the plan presented by Mr. Crecian which included 49 parking spaces was not the plan submitted to the Township and that it contained no Township information (was prepared for BCHD permit). Mr. Crecian stated that the original building permit was issued 6/7/85. Mr. Singley read from a memo sent to the Supervisors from the Zoning Officer in which Mr. Myers questioned amount of parking and stated existence of two conflicting plans (25 vs. 49 parking spaces). Mr. Myers listed three possible solutions: (1) relief allowed by Supervisors; (2) resubmission of site plan to P.C.; or (3) file of an appeal to the Zoning Hearing Board. Discussion followed regarding deacceleration lanes and detention basin. Mrs. Jacqueline Crecian, original owner of the property, stated that it is her belief that the approved plan contained 49 spaces. Mr. Mayewski, Mr. Crecian's attorney, asked if Mr. Crecian could agree to furnish additional parking spaces, if required, upon occupancy of the entire building. (According to the Hilltown Township Zoning Ordinance, a hardware store is an acceptable use in this location - with the proper amount of parking spaces). Chairman Grunmeier stressed the need for clarification of number of spaces and stated, ". . . I, myself, have no qualms about you having a hardware store there; but what I have to get ironed out in my mind is how many parking spaces are here and, if there is a requirement for more parking spaces in the future, will this gentleman put them in?". Mr. Wynn stated that there are also requirements for extensive landscaping, detention basins and buffers which have not been accomplished. Mr. Crecian agreed that, prior to the Woodwards taking occupancy

of the building, these requirements would be accomplished (he stated this would take approximately 2 to 3 weeks). Chairman Grunmeier informed him that the building cannot be used and occupied prior to issuance of a occupancy permit; however, the Woodwards may begin preparing the store for use. Motion was made by Mrs. Kelly to allow Mr. & Mrs. Woodward to prepare the hardware store for use at the present time, with the stipulation that they cannot take occupancy of the building until the following has been accomplished: (1) Completion of landscaping improvements and sufficient parking spaces (13); (2) An agreement be signed by Mr. Crecian to supply sufficient number of parking spaces for the entire building when fully occupied; and (3) Determination of amount of parking spaces required (25 or 49) through investigation of Township records; motion was seconded by Mr. Bennett and carried unanimously. Building Inspector will be advised of this decision.

2. Patrick Collins, 541 S. Broad Street, Lansdale: Mr. Collins was present on behalf of Jerry Souder, Nob Hill Phase III Development (small portion of which is located in Hilltown Township), to request the Board's approval of escrow agreements being handled through Perkasio Borough. Mr. Singley reported that the maintenance agreement between Perkasio Borough and Hilltown Township will be completed by Wednesday, June 15th. Mr. Grabowski and Mr. Wynn agreed that escrow through Perkasio Borough would not be a problem; and Mr. Grabowski requested copies of the escrow agreement. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to allow the Nob Hill Phase III development escrow agreements to be handled by Perkasio Borough and to approve an agreement to be drawn up between Perkasio Borough and Hilltown Township for maintenance of the cul-de-sac, with a copies to be sent to the Township Solicitor.

E. MANAGER'S REPORT:

1. Upper Bucks Consortium will meet June 16th at the Quakertown Borough Hall.

2. Municipal Building - Bids have been let out for the Security System and General Construction with bid opening to be on June 28th at 2:00 P.M. There will be a pre-bid meeting at 10:00 A.M. at the Municipal Building on Wednesday, June 15th to answer contractual questions regarding specifications. Chairman Grunmeier requested that an update be sent to the Water & Sewer Authority.

3. Souderton School District - Parking lot access: Mr. Singley and Chief Egly met with the Business Manager and made recommendations which will be discussed with the school district. Recommendation made was that there be an egress to County Line Road with traffic light installed at their expense.

4. Non-Uniform Employee's Contract - Will include all non-uniform employees with exception of elected and appointed township officials, sworn members of the police department, and professional and confidential employees as defined by the PA Public Employees' Relations Act of 1970. Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve the Non-Uniform Employee's Contract.

F. POLICE CHIEF'S REPORT: Chief Egly read the May 1988 report which is on file at the Township office. Chairman Grunmeier questioned cause of accidents at Rt. 113 and Diamond St.; Chief Egly answered that they were due to driver negligence. There followed discussion regarding possible placement of striped adhesive markers on the roadway (Chairman Grunmeier stated that the markers could be purchased from Municipal Supply Co., Flourtown). The Board agreed to have the Roadmaster, Mr. Buzby investigate this.

Chief Egly requested that Sgt. Ashby Watts be allowed to attend a seminar entitled "Say No to Drugs". Motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve Sgt. Watts attendance at a DARE course in Farmville, Virginia at a cost of \$142.00 (Hilltown Township's share; total cost is \$442.00).

G. ROADMASTER'S REPORT: Tom Buzby read the report dated 5/8/88 through 6/4/88 which is on file at the Township office. Mr. Bennett asked if the road crew would patch very large potholes on state roads; Mr. Buzby replied that the road crew does very often repair potholes on state roads when they are in the area; if they cannot, PennDOT is notified.

H. ENGINEERING/PLANNING:

1. Schultz Subdivision Improvements: Mr. Wynn reported that he met with Ken, Chris & Charles McMullen of Trim Development and representatives of Sell Excavating to review the punch list and complaints from residents of Narothyn Road. At that meeting, Trim agreed to complete all punch list items and to repair the eroded ditch in rear yard area of Mr. McHose's property; however, due to disagreements with their sub-contractor, Sell Excavating, the work was not begun. Mr. Wynn met again with Mr. McMullan, they have written a check for full payment to Sell; however, it is dated 10 days in advance to insure completion of all punch list items. Trim Development has requested a 30 day extension for completion of all items (if Sell does not complete items within 10 days, additional 20 days will be needed to hire another contractor). The Board unanimously agreed to Mr. Wynn's recommendation that Trim Development be granted the 30 day extension.

Public Comment: Chris McDermott, 45 Narothyn Road, stated that the drainage problem begins at the back of his property. He expressed his displeasure with Trim Development and, in response to a letter sent to him by Trim, stated that he would not allow work on his driveway until he meets with someone. Chairman

Grunmeier informed Mr. McDermott that it is permissible to work on any area of the road within the Township's right-of-way; Mr. Wynn stated that the area in question is owned "fee simple" by the Township and is not land included in Mr. McDermott's deed. Mr. McDermott maintained that he would not allow work on his driveway until a meeting is held. Mr. Ron McHose, 38 Narothyn Road, questioned time extension granted to the developer; Chairman Grunmeier answered that the additional time may be necessary if there is a need to hire another contractor to finish required improvements.

2. Union National Bank Improvements: The Board approved change in location of existing 6 ft. inlet along Rt. 113; PennDOT has also indicated their approval.

3. Township Municipal Building - Act 537 Revision: Mr. Wynn reported that results of tests performed in December, 1987 by Soil Services, show that the site is not acceptable for any on-site sewage disposal (with exception of a stream discharge which would be discharged to Rt. 152 right-of-way or West Creamery Road). Mr. Wynn stated that this would be a undesirable and more expensive system; compared to a temporary holding tank with eventual connection to public sewer (public sewer is proposed by the Caroline Bergen Subdivision to be extended to West Creamery Road frontage of the site - DER planning modules approval for this public sewer extension have been received.) Motion was made by Mrs. Kelly to approve Act 537 Plan Revision for HTWSA's application for a temporary holding tank to be installed at the proposed Township Municipal Building located at Rt. 152 and W. Creamery Road on 8.7 acres; motion seconded by Mr. Bennett and carried unanimously... Resolution No. 88-19B.

4. Route 113/Diamond Street Traffic Signal: Senator Greenwood's office has advised that they have determined all warrants have been met and that approvals will be forthcoming from PennDOT to allow installation of a traffic signal at Rt. 113 and Diamond Street (Mr. Singley stated that PennDOT has verbally confirmed this and will be sending verification in writing; C.D. funding could be used for this project). Mr. Wynn reported that estimated cost of this signal is \$80,000 (left turn signal is not included) and that earliest completion of installation will be next summer. The Board approved proceeding with the condition diagram.

5. Chairman Grunmeier questioned status of Act 47 Trip Generation; Mr. Wynn reported that he would have a draft in about two weeks and would request a work session at that time.

6. Municipal Building: In response to Mr. Wynn's request, motion was made by Mrs. Kelly, seconded by Mr. Bennett and carried unanimously to approve authorization of a check in the amount of \$200, made payable to the Bucks County Conservation District, for payment of submission of a soil, erosion and sedimentation control plan to the County.

7. Hickory Hamlet, Brick's Way: Lamp posts required to be installed by developer; Mr. Wynn reported that many of the residents have indicated they do not want lamp posts installed at all; some have indicated they do want a particular lamp post; others want the lamp post but want the switch in another location. Mr. Wynn requested the Board's permission to distribute a letter to the residents, stating that the developer is required to install a lamp post of his choosing; that a wire will be run to the basement wall; and the resident can connect the wire, or if they do not want the lamp posts at all, they may release the developer of this requirement -- the Board agreed to this suggestion.

I. SOLICITOR'S REPORT: Mr. Grabowski stated that he has nothing of significance to report at this time. The Board agreed to Chairman Grunmeier's suggestion that Mr. Grabowski proceed with update of fines. In regard to the Township Municipal Building, Chairman Grunmeier asked Mr. Grabowski, ". . . due to nuisances by Mr. Jurin and Mr. Browning within the Township to stifle the construction of the proposed municipal building, after this building is built and it can be documented what the increased cost of this building would be, due to their (I'll use the term) foolishness, can I, as a taxpayer, file a suit against them to recoup those losses". Mr. Grabowski stated that, as a private citizen and resident of Hilltown Township, Mr. Grunmeier would have the privilege to look into that possibility.

J. RESIDENT'S COMMENTS:

1. Ron McHose, 38 Narothyn Road, questioned grading of Schultz farm; Mr. Singley advised that he has received no response to date.

2. William Godek, 206 Broad Street, asked who is responsible for paving the curb outside the Quarry. Mr. Wynn stated that the developer was responsible for this work (under the escrow agreement), but that he had denied the original work. Mr. Godek stated that it appears to be completed and that is an improvement. Mr. Godek reported that the curve and middle of the road along Conlin Way & Broad Street is deteriorated; Mr. Buzby will investigate. Mr. Godek also questioned PC's request stated in minutes of last meeting regarding their work sessions, Engineering/Planning, Item #7 4th line should read, "P.C. has requested that these work sessions not be open to public comment". Advertisement of this meeting indicates that it will not be open to public comment.

K. CORRESPONDENCE:

1. Office of Community Development - The Board approved Mr. Singley's request that he send letters to Senators Spector and Heinz and Representative Kostmayer regarding C.D. funding.

2. Monthly Fire Reports received from the following fire companies: Dublin, Perkasio, Telford, Souderton, and Line Lexington.

3. Tax Reform letters received from the State - copies forwarded to the Supervisors.

4. Deep Run Valley Sports Association: Soccer team is planning a visit to England and would like something from the Township to present to the Borough Council. Chairman Grunmeier asked that Mr. Singley contact Mrs. Wanda Renshaw, and ask her to submit an outline of what she would like said. Commissioner Mark Schweiker has stated that he will have it passed at a meeting and presented to her (on behalf of the Commissioners of Bucks County).

L. SUPERVISOR'S COMMENTS:

1. Chairman Grunmeier stated that he has received a letter from PennDOT, St. Davids regarding a meeting to be held on Wednesday, June 22nd at 1:00 P.M. for discussion of the intersection at Hilltown Pike and Route 309, and questioned whether the Rt. 309 medial barrier will be considered. If so, Chairman Grunmeier requested that a letter be sent to all businessmen in that area, advising them of this. Mr. Singley will look into particulars of this meeting and advise.

2. Chairman Grunmeier referred to Mr. Singley a letter from Representative Kostmayer regarding the post office (copies to be given to Supervisors and the Zoning Officer).

3. Mrs. Kelly reported that Chairman Grunmeier, Robert Grunmeier II, Chief Egly, and Mrs. Kelly attended an emergency management simulation in Cheltenham Township on Sunday morning, June 12th. She stated that it as a good program with many emergency vehicles and personnel in attendance. Chief Egly also stated that it was a very informative and well staffed program. The Board directed Mr. Singley to send a "thank you" letter to Mr. Gray with request of approximate cost of the simulation.

4. In answer to Mr. Bennett's request regarding the auditor's report, Mr. Singley stated that he will discuss on this at the next Supervisors' meeting.

5. Mr. Bennett stated that he has been in favor of the new Township building without question, but now expressed his concern over the cost of same (current cost estimate is \$1,700,000). He stated that the cost has escalated from an original estimate of \$900,000; that the current cost does not include land acquisition, fixtures and furnishings; and that the new Township building will probably cost around \$2,000,000. Chairman Grunmeier agreed with this statement and stated that the cause of this "can be dumped in the laps of Mr. Jurin and Mr. Browning". He stated

that the Township was originally going to acquire the land at no cost with water and sewer being installed at no charge. Further, Chairman Grunmeier stated that this building will cost more than originally projected because of the law suits enacted by Mr. Jurin and Mr. Browning and that is the reason he asked the solicitor's opinion regarding a personal lawsuit against these two people to recoup losses of this Township. Chairman Grunmeier further stated, "Every delay costs money". Mrs. Kelly agreed with Chairman Grunmeier's statements. Mr. Singley stated that the \$900,000 original quote was for occupancy in October of '87, and since that time land values and construction costs have escalated (due to the many delays).

M. PRESS CONFERENCE: At this time, a conference was held to answer questions of those reporters present.

There being no further business, a motion of adjournment was made by Mrs. Kelly at 9:35 P.M.

Respectfully submitted,


Gloria G. Neiman
Township Secretary