

**HILLTOWN TOWNSHIP  
SUPERVISORS' MEETING  
October 26, 1987**

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  
Vincent Pischl, Supervisor

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

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly, seconded by Mr. Pischl and carried unanimously to approve the minutes of the October 12, 1987 Supervisors' meeting as written.

B. ACCOUNTS PAYABLE: Current billing was approved in the following amounts:

October 29, 1987      \$ 65,878.07

November 5, 1987     \$ 11,378.35

Motion was made by Mrs. Kelly to pay bills when due, seconded by Mr. Pischl and carried unanimously.

C. TREASURER'S REPORT: Mr. Singley read the report dated October 1987 which is on file at the Township office. Motion was made by Mrs. Kelly to approve the report as given, subject to audit; motion seconded by Mr. Pischl and carried unanimously.

Chairman Grunmeier quoted the following: "There is a time to let things happen and a time to make things happen".

D. CONFIRMED APPOINTMENTS:

1. Toni McMillan, President of Town Watch: Mrs. McMillan presented a report on the First Annual Crime Prevention Convention in Harrisburg (10/14/87 through 10/16/87) which she attended with Elizabeth Hamann, Secretary of Town Watch and Sgt. Ashby Watts. Mrs. McMillan stated she was surprised to learn that not all Township officials are as supportive toward the Town Watch program as Hilltown Township. She commended the crime prevention officers and stated that it was a very informative conference. Chairman Grunmeier read two letters from Mrs. McMillan addressed to the Supervisors and Chief Egly, thanking them for their support. A letter addressed to Chief Egly from Mrs. McMillan and Ms. Hamann, commended Sgt. Ashby Watts on his professionalism as Crime Prevention Officer and Juvenile Officer, stating that he is courteous, well informed, and responsive to those with whom he works. The letter stated, "Sgt. Watts is a credit to our Police Department, to the Township, and to himself". At Chairman Grunmeier's suggestion, the Board agreed to send a letter of appreciation to Sgt. Watts.

2. George Tracy, Pileggi (Wa-Wa) Land Development: Mr. Tracy requested the Board's consideration of approval of the Pileggi Site Development Plan, located on the corner of Routes 113 and 313. Mr. Fred Payne of Showalter Associates was also present. Mr. Wynn stated that there are two buildings currently on the site, the plan proposes construction of a third building (a Wa-Wa market). Two accesses are proposed: one from Rt. 113 (including deceleration lane) and a revised access from Rt. 313. Total area of tract is 26 acres (the majority of which is zoned Rural Residential). Mr. Tracy stated that three submissions have been made to PennDOT for approval of roadway access; no response has been received from them (60 day time period has elapsed). Chairman Grunmeier asked how the Township could be assured of PennDOT's approval.

Mr. Wynn stated that the P.C. has recommended final plan approval subject to the following: (1) Escrow; (2) Dedication of roadway; (3) Monumentation; and (4) Verification of approval from PennDOT. There followed discussion regarding PennDOT's delay in granting the roadway access, and the Township's position if approval is granted without verification from PennDOT. Chairman Grunmeier questioned whether this would eventually be considered a "shopping center" and if it would be allowed in that zoning district. Mr. Wynn indicated that 175,000 s.f. of land area is in the PC-2 Zoning District and after referring to the Zoning Ordinance, he stated that shopping centers are not permitted in the PC-2 District. Chairman Grunmeier questioned how many buildings could be placed in that area. The Board concurred with Mr. Pischl's suggestion to have the Township Zoning Officer review the plan for conformance to the Zoning Ordinance and report back to the Supervisors prior to their November 9th meeting.

E. MANAGER'S REPORT:

1. Old Business:

a) Budget - The Board agreed to meet on Tuesday, November 10th at 7:30 P.M. for discussion of the '88 Budget.

b) Snow Removal - Silverdale/Dublin: Mr. Singley reviewed snow removal charges on basis of PennDOT's reimbursement. Last year's charges were: \$196 to Dublin Borough and \$501 to Silverdale. After discussion with the Roadmaster, Mr. Singley advised that Dublin's charge could remain the same; but that Silverdale charges should be increased (to compensate for equipment, manpower and materials use). The Board agreed to allow Mr. Singley to submit a proposal to Silverdale for snow removal on an hourly basis (\$40/hr.).

c) C.D. Requests: In addition to requests made at the previous meeting of 10/12/87 (Line Lexington Fire Co.; Hilltown Historical Society; Pierce Library; and "A Woman's Place"), two additional requests have been received: Bucks County Conservancy-for survey of historical site within Hilltown; and Bucks County Association for Retarded Citizens--request from Phil Woffindin for funds toward payment of property for a group home. Letter also received from Kathleen James, who was present at the last meeting, supporting "A Woman's Place". Follow up letter received from Pierce Library, stating that library would benefit lower income, handicapped, and elderly citizens and, therefore, would meet the criteria for C.D. funding

d) Used Cars ('74 Malibu and '83 Chevy Caprice) were advertised - bids will be received until November 9, 1987.

e) Executive Session was held on 10/19/87 with Supervisors, Twp. Manager, Twp. Solicitor, and Police Chief in attendance for discussion of personnel matters.

f) Traffic Light at 313 and Stump: Twp. Solicitor's office has reviewed agreement with New Britain and found it to be in order; Mr. Singley will forward same to Mr. Bender at New Britain Township.

2) New Business:

a) Police Clerk/Secretary Position: Interviews were held with seven candidates. Police Department is currently doing a background investigation of top candidates; decision is expected at next Supervisors' meeting 11/9/87.

b) Auto Maintenance - 1988: Two proposals received this date for maintenance of police vehicles -- Mr. Singley reported that both proposals are identical with no distinction. On the advice of the Township Solicitor, the Board agreed to readvertise. Motion was made by Mrs. Kelly to rebid the Maintenance Agreement for 1988; motion seconded by Mr. Pischl and carried unanimously.

c) Traffic Light at Bethlehem Pike & Township Line Road: Letter received from PennDOT (dated 10/15/87) regarding modernization of traffic light at this location. Since there is no traffic light at this location, the Board questioned whether PennDOT is referring to light at Rt. 309 & Hilltown Pike. Mr. Singley will request clarification of the location.

d) Mr. Singley requested that the Board hold an executive session after this meeting.

F. ZONING REPORT: The report dated 10/20/87 was read by Mr. Singley and is on file at the Township office. Mr. Myers indicated in the report that Bux-Mont Refuse, Inc. was judged guilty of forest violations. Chairman Grunmeier read a letter from Mr. Myers regarding "mother-in-law" apartments and caretaker residences, which are not specifically addressed in the Township Zoning Ordinance. The Board agreed to relay Mr. Myers' memo to the Planning Commission for their review.

G. ENGINEERING/PLANNING:

1. Lewis Subdivision: 2 lot subdivision located on Upper Church Road. Problem with wetland involvement; Mr. Lewis and Mr. Hansen (buyer of Lot #2) have agreed that no dwelling will be constructed on Lot #2 until wetland's study has been performed. P.C. has recommended approval subject to: (1) Monumentation; (2) Right-of-way of Upper Church Road be dedicated to the Township; (3) Lot #2 not be used as a building lot until a wetland's study has been performed; note must also be placed on deed for Lot #2. Access to property is through a 50' wide strip. In answer to Mr. John Brennan's question (PC minutes of 10/19/87) regarding whether there would be any problem of passing on wetlands requirements to any future buyers, Mr. Grabowski suggested that a separate memorandum be recorded, as well as a notation placed on the deed of the subject parcel. Mr. Pischl asked if the wetlands would affect the right-of-way; Mr. Wynn replied it would affect the placement of fill. Mr. Grabowski advised that a notation stating there would be no access due to wetlands involvement should also be placed on the plan. Motion was made by Mrs. Kelly to grant final approval to the Lewis Subdivision subject to conditions listed in P.C. Minutes of 10/19/87; and additional conditions stated by Township Solicitor regarding wetlands; motion seconded by Mr. Pischl and carried unanimously.

2. Gratias Subdivision: 2 lot subdivision located on Broad Street & Fretz Road; 1.9 acre parcel being subdivided from 17 acre parcel which will remain intact (containing existing dwelling and barn in agricultural use). PC has recommended requirement of lot width/depth ratio be waived because rear boundary property area is needed for area of percolation. PC recommended approval subject to: (1) relief from lot width/depth ratio; (2) monumentation; (3) dedication of frontage along Lot #2 only; (4) installation of street trees only along lot to be developed. Motion was made by Mrs. Kelly to grant final approval to the Gratias Subdivision with stipulations as stated in P.C. minutes of 10/19/87; motion seconded by Mr. Pischl and carried unanimously.



3. Longview Estates Subdivision: 9 lot residential subdivision bordering on Longview Road, Dublin Road & Blooming Glen Road (which was submitted prior to passage of the Water Ordinance) proposed to be serviced by 9 on-lot wells and septic systems. Lot configuration is distorted to include areas of good percolation. Lot #5 has involvement with potential wetlands; applicant has represented that he will move all improvements away from the wetlands area. P.C. recommended approval subject to: (1) outstanding stormwater management items listed in Engineer's letter of 10/12/87; (2) Grading along frontage of roadways be 3:1 instead of 2:1; (3) Improvements be made on both sides of intersection Longview Road and Dublin Road; (4) Dedication of roadway; (5) Escrow agreements; and (6) Completion of all final plan requirements. In answer to Mr. Pischl's question regarding maintenance of retention basin, Mr. Wynn replied that the property owner would do so. To address Supervisor's concern over the problem of water runoff from driveways onto Blooming Glen Road, Mr. Phinney (who was present) agreed to installation of box culvert grates (design of same to be approved by PennDOT). Motion was made by Mrs. Kelly to grant preliminary plan approval to Longview Estates Subdivision with stipulations as stated in P.C. Minutes of 10/19/87; Township Engineer's letter of 10/12/87; and that three lots fronting on Blooming Glen Road have trench box grates installed in driveways; motion seconded by Mr. Pischl and carried unanimously.

4. Summit Court Subdivision: 10 unit, twin home development on Reliance Road, which has been the subject of two Zoning Hearing Board variances (one for use and one for provision of open space area). Lots proposed to be served by public water & sewer (TBA); widening is proposed along Reliance Road; installation of sidewalks is proposed along Reliance Road and both sides of new street (there is a conflict with proposed name of Summit Court; Summit Street is an existing street name in the Township); street trees proposed along new street; two retention basins proposed along Reliance Road within areas of Lots #1 and #10, to be maintained by homeowners. Mr. Wynn stated that an easement should be provided to the Township in the event of an emergency. Plan proposes connection to public sewer via gravity line extension; pumping station to be taken over by TBA. Plan has been developed with assistance of staff of TBA; TBA has provided letter stating they will provide public water & sewer. Regarding the ZHB decision to reduce buildable areas of these lots, Mr. Grunmeier asked how the Township can be assured of no buildings in these areas. Mr. Grabowski stated that a notation should be placed on the plan, the development agreement, and within the deed. P.C. recommended approval subject to: (1) Installation along Summit Street; (2) Submission of information regarding landscaping plantings; (3) Street name be submitted to Supervisors for consideration; (4) Street light at intersection and lamp posts at rights-of-way throughout; (5) Escrow for public improvements; (6) Parking one side - all signs to be responsibility of developer; Covenant regarding open space area to be placed on deed; (7) Street name to be submitted to Supervisors; and other items listed in Engineer's 10/15/87 review letter. Motion was made by Mrs. Kelly to grant preliminary plan approval to the Summit Court Subdivision, subject to conditions listed in P.C. minutes of 10/19/87, Engineer's review letter of 10/19/87; and stipulations stated by Supervisors at this meeting; motion seconded by Mr. Pischl and carried unanimously.

5. Walden Subdivision: 2 lot minor subdivision located on Chalfont Road, with frontage on Township Line Road. Plan has been resubmitted, changing frontage from 50 ft. to 175 ft. along Chalfont Road. No proposed building lots; note placed on plan stating that Lot #2 is not a building lot, no building permit will be issued until approval received from BCHD for on-site septic system. Lot #1 contains existing house (12+ acres); Lot #2 balance of area (63+ acres). P.C. recommends approval subject to: (1) approval of lot depth/width ration

which exceeds Subdivision Regulation requirements; (2) dedication of Chalfont Road frontage along Lot #1; (3) installation of property monumentation along corners of Lot #1; (4) existing outbuildings and septic field of Lot #1 be indicated on plan. Motion was made by Mrs. Kelly to grant final approval to the Walden Subdivision with conditions as stated in P.C. minutes of 10/19/87; motion seconded by Mr. Pischl and carried unanimously.

6. Hilltown Garden Plaza: Proposal by Mr. Vincent Pileggi to revise previously approved plans at 309 & Upper Church Rd. from warehouse to office building construction. Mr. Pileggi has submitted a letter (dated 10/12/87) stating he is withdrawing the application for the office building and will be continuing with warehouse plans.

#### H. SOLICITOR'S REPORT:

1. Mr. Grabowski requested an Executive Work Session be held at this time concerning pending legal matters.

8:40 P.M. Meeting recessed. 8:55 P.M. Regular meeting resumed.

2. Site Development Agreement - Univest Realty Corporation (parent company of Union National Bank) site development located at northwest intersection of Rt. 113 and Old Rt. 309. Escrow agreement prepared in the amount of \$66,450.00. Motion made by Mrs. Kelly to adopt Resolution #87-56, Acceptance of Deed of Dedication and Resolution #87-57, Declaration of Public Purpose for Univest Realty Corporation; motion seconded by Mr. Pischl and carried unanimously.

3. Zoning hearing was held on Thursday, October 22nd, regarding application of Hatfield Recon. The Township directed Township Solicitor's office to oppose this application; Mr. Grabowski appeared with Township Zoning Officer, Clarence Myers. The Zoning Hearing Board denied the application.

4. Mandamus action filed by Bux-Mont Refuse Service: Hearing scheduled for Monday, November 2, 1987 at 9:00 A.M. Mr. Grabowski stated that only witness (required at this time) for Monday morning would be Mr. Wynn.

5. Proposed Tenant Ordinance: Establishing registration system for owners of rental properties to report names & addresses of tenants. Mr. Grabowski has prepared an ordinance for advertisement. Motion was made by Mrs. Kelly to allow the Township Solicitor to advertise the Tenant Ordinance for the November 9, 1987 Supervisors' meeting at 8:00 P.M.; motion seconded by Mr. Pischl and carried unanimously.

#### I. PUBLIC COMMENT:

1. Jay Poggi, 333 Thistle Lane: Mr. Poggi questioned requirement of 12 ft. setback for sheds to be placed in yards. The Board advised that this would have to be brought before the Zoning Hearing Board on an individual basis. Chairman Grunmeier stated that the Township is in the process of updating the Zoning Ordinance and that these concerns should be addressed to the Township Zoning Officer, and advised Mr. Poggi to arrange a meeting between himself, the Zoning Officer and Chairman of the HTPC for discussion of possible changes to the Ordinance.

2. William Godek, 206 Broad Street: Mr. Godek asked name of structural engineer who will be visiting his home for inspection of possible structural damage. Mr. Wynn replied that the firm employed is McTish, Kunkel & Associates, Allentown, PA. Mr. Godek also questioned covering of trucks from Quarry; Mr. Singley replied that a meeting will be held with Township Solicitor (Mary Eberle), H & K, Mr. Paul Ober (Attorney for H & K) and himself to discuss this requirement.

Regarding life span of Blooming Glen Quarry, Mr. Singley replied a letter has been sent; no reply received to date.

3. Chairman Grunmeier stated that a road inspection was held on Saturday, October 24th - All Supervisors, Township Manager, and Roadmaster were in attendance. The H & K operation was viewed at this time. Roadmaster, Tom Buzby, gave the following report: H & K has paved a section of Quarry Road; they installed a new driveway pipe; concrete swale is being installed and they are working on apron coming out of Skunk Hollow Road; they intend to repave a portion of Skunk Hollow Road (at their expense) damaged during that work; and will begin to repave Broad Street tomorrow (10/27). Mr. Buzby reported that all stone was donated by the Quarry.

4. Mrs. Campbell, representing Bucks Association for Retarded Citizens (BARC), gave a brief synopsis of their organization and asked the Board's consideration in their allocation of C.D. monies.

J. CORRESPONDENCE:

1. Pierce Library: Groundbreaking ceremonies will be held on Thursday, October 29, 1987 at 10:30 A.M. at 10:30 A.M. Chairman Grunmeier, Mrs. Kelly and Mr. Singley indicated they will attend.

2. Pennridge Chamber of Commerce: Will be publishing a Commemorative Pennridge Area Directory. The Board approved an ad to be drawn up by Mr. Singley and reviewed by the Supervisors (deadline for advertisement is 10/31/87).

3. Fire company reports received from Silverdale and Telford Fire Companies.

4. Suburban Cable T.V. has advised they have appointed a representative to act as liaison between the cable company and the communities they service. Chief Egly requested that Suburban Cable properly identify their employees in order to alleviate concerns of residents.

5. Letter received from Dublin Borough concerning litigation regarding the pump; they have advised this is "on hold", nothing is being done at this time.

6. Calvary Church Council, Souderton, has granted permission to use the Calvary Church as a polling place for residents of Hilltown Township. Mr. Singley will contact the Bucks County Election Board for procedure to follow. There will be no change in polling places for the upcoming election.

K. SUPERVISOR'S COMMENTS:

Chairman Grunmeier had the following comments/questions:

1. Watershed Advisory Committee will be conducting a meeting on Monday, 11/30/87 at 8:00 P.M. at the County Courthouse. Mr. Singley will contact Ed Curry and Ken Bennington.

2. Update on Upper Bucks Consortium -- Mr. Singley replied there will be a meeting of the Steering Committee at 7:30 A.M., Friday, 11/6/87.

3. Ballots for polling place -- Mr. Singley indicated this is being taken care of.

4. Regarding November 5th meeting, Mr. Grunmeier requested that the Board excuse Mrs. Neiman (Township Secretary) from attending this meeting since it will be tape recorded; the Board concurred.



5. The Board agreed to Mr. Grunmeier's suggestion to allow Mr. Singley, Chief Egly, Mr. Buzby, Line Lexington Fire Chief, and Richard McCoach to work on a simulation to determine if the Emergency Management Plan will work.

6. Mr. Grunmeier announced that many signs are being defaced and stolen within the Township and questioned amount of fine. Chief Egly answered that the fine would be \$300. He further announced that two special order signs (for the Fire Company) on Route 152 were stolen; anyone who has information regarding these signs should call the Township Police.

7. Chairman Grunmeier stated that the Board of Supervisors, on any major subject, receive input from the full time department heads. The Supervisors have the final say, but they do take their input into consideration. He stated, "Tonight, we have another problem of magnitude we have to settle. We were waiting for the Hilltown Civic Association to come through with approx. 12 acres of ground for our new municipal building; they have decided against doing so. We are in a quandary and have to move on."

At Chairman Grunmeier's request, Mr. Singley then gave the following background information: A meeting was held 8/26/86 for discussion of proposed sites for the new municipal building; present were: Supervisors, Acting Manager, Roadmaster, Chief of Police, and members of the P.C., HTWSA, and Park & Rec. Board. Seven sites were discussed: (1) Rt. 113 & Callowhill Rd.; (2) Hillcrest Rd.; (3) Rt. 113 & Telegraph Rd.; (4) Rt. 113, west of Diamond; (5) Rt. 152 & Creamery Rd.; (6) Rt. 152 & Fairhill Rd.; (7) Rickert Rd. & Rt. 152; and an additional site proposed at that meeting (8) Rt. 152 - adjoining Enslow property. Site criteria consisted of the following: (1) Central location; (2) Access to a higher order street; (3) Sewage disposal availability; (4) Topography; (5) Existing site conditions; (6) Site drainage; (7) Land acquisition. After reviewing all sites and criteria, Mr. Singley stated that it was the consensus of opinion to select Site #5 (review sheets were made of each site, listing pros and cons).

Mr. Grabowski reported on the West Creamery & Rt. 152 site, which is a proposed subdivision under the name of Caroline Bergen Leasing Co. The first and second plans submitted by the developer are both under appeal to Bucks County Court of Common Pleas. There has since been a third revision to the plan pending before the P.C.; Mr. Grabowski stated that, because of the third revised plan, the two law suits filed on the previous submissions are moot (since neither is the plan before the Township).

In answer to Chairman Grunmeier's question, Mr. Singley replied that costs for this building have escalated from an original price of \$1,000,000 (2 years ago); to latest revision (March, 1987) cost of \$1,280,000 (does not include on-site water & sewer which would cost approximately \$50,000 for sand mound and drilling of well; also does not include outbuildings originally planned). These costs were contingent on work going out for bid in January, 1987; breaking ground in April, 1987. Since that time new labor contracts have been made; creating an additional cost of 10% or \$150,000. Mr. Singley stated that the cost has escalated approximately \$150,000 to \$200,00 due to delay in construction of the building. He further stated that, to date, \$27,000 has been paid in architect's fees and \$199,850 has been paid on the bond issue.

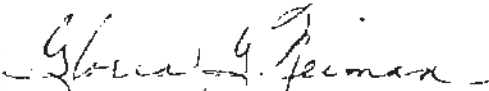
At this time, Chairman Grunmeier polled all department heads, asking if a new municipal building is needed: Thomas Buzby, Roadmaster; George Egly, Chief of Police; Gloria Neiman, Township Secretary; James Singley, Township Manager; and all Supervisors. All voted yes. Chairman Grunmeier then asked all department heads for a vote to allow the Hilltown Township Water & Sewer Authority to acquire approximately 8 acres of ground on the southeast intersection of West Creamery Rd. and Rt. 152, currently owned by Caroline Bergen Leasing Co. and/or Roach Brothers: Thomas Buzby, Roadmaster; George Egly, Chief of Police; Gloria Neiman, Township Secretary; James Singley, Township Manager; and all Supervisors. All voted yes. Motion was made by Mr. Pischl to enter a formal request to the Hilltown Township Water & Sewer Authority to acquire approximately 8 acres at the southeast corner of West Creamery Road & Route 152; motion seconded by Mrs. Kelly and carried unanimously.

L. PRESS CONFERENCE: Before hearing reporter's comments, Chairman Grunmeier asked Mr. John Gerner if the Pierce Library would qualify for C.D. funding. Mr. Gerner replied that the one outstanding C.D. provision which the Library qualifies for is the removal of barriers to the handicapped. He further referred to a letter sent to the Township which states that the library would move from a 65 year old building badly in need of repairs; and the new library would have access to all handicapped citizens. Mr. Grabowski suggested that Mr. Steven Stein of the Office of Community Development be contacted to verify eligibility. There followed a press conference to answer any questions or concerns of those reporters present.

An announcement was made of a Civic Candidate's Night to be held at the Good Shepherd Home on October 27, 1987 at 8:00 P.M.

There being no further business, a motion of adjournment was made by Mr. Pischl at 9:26 P.M.

Respectfully submitted,



Gloria G. Neiman  
Township Secretary