

HILLTOWN TOWNSHIP
SUPERVISORS' MEETING
February 23, 1987

The meeting of the Hilltown Township Board of Supervisors was called to order by Chairman, Vincent Pischl, at 7:30 P.M.

Members present were: Vincent Pischl, Chairman
Robert H. Grunmeier, Vice Chairman
Betty J. Kelly, Supervisors

Others present were: James H. Singley, Twp. Manager
C. Robert Wynn, Twp. Engineer
Francis X. Grabowski, Solicitor
George C. Egly, Police Chief

A. APPROVAL OF MINUTES: Motion was made by Mrs. Kelly to accept the minutes of the February 9, 1987 Supervisors' Meeting as written; seconded by Mr. Grunmeier and carried unanimously. Chairman Pischl also presented minutes of a Joint Work Session between the Board of Supervisors, Planning Commission, and the Water & Sewer Authority, dated February 10, 1987. He asked if there were any additions or corrections. Mr. Grunmeier indicated that on page 2 of 3, ORDINANCE #3, he would like the Board's approval for Section 512 A to read "All major subdivisions shall be required to be provided with centralized water supply and distribution systems if recommended by the Hilltown Planning Commission and the Hilltown Water & Sewer Authority, and mandated by the Hilltown Township Board of Supervisors, designed and constructed to servicing Water & Sewer Authority specifications". A motion was made by Mrs. Kelly to approve the minutes of the Joint Work Session as corrected; seconded by Mr. Grunmeier and carried unanimously.

B. ACCOUNTS PAYABLE: Bills were presented for approval in the amount of \$14,298.52. A motion was made by Mrs. Kelly to pay bills when due; seconded by Mr. Grunmeier and carried unanimously.

C. TREASURER'S REPORT: Mr. Singley presented the Treasurer's Report. Mr. Grunmeier indicated that the cents amounts were not given on the report. The Board of Supervisors accepted the report as given. Same is on file at the Township building.

D. CONFIRMED APPOINTMENTS:

1. John Replogle

Mr. Replogle indicated that he has a subdivision in process at the intersection of South Perkasio Road and Blooming Glen Road. He requested the Board of Supervisors relieve him of the requirement to include sidewalks and curbing due to the high cost of the water system and as it is a relatively rural area. Chairman Pischl commented that he would consider eliminating curbing, but would like to see sidewalks on at least one side. He feels that sidewalks are necessary for the children to have a place to walk. Mr. Grunmeier agreed with Mr. Pischl that he would also like sidewalks on at least one side of the street. The Board of Supervisors suggested to Mr. Replogle that he discuss the costs with the Hilltown Township Water & Sewer Authority. There was no decision by the Board to waive the previous requirements regarding sidewalks and curbing. It was indicated that the cartway would be 26' wide with or without curbing.

2. Harry Baker

Mr. Baker indicated to the Board that he has an agreement of sale for a property owned by Mr. & Mrs. William Poust, Jr. The parcel is located on Hilltown Pike near Carson Helicopter (T.P. #15-28-172) and it is zoned residential. The nonconforming use will remain the same. Mr. Baker would like to continue with the nonconforming use. Chairman Pischl suggested that the Zoning Officer look at the property for verification as to compliance with zoning regulations.

E. TOWNSHIP MANAGER'S REPORT:

1. Old Business:

a) PennDot Lot - Hilltown Pike - As reported at the last meeting, Mr. & Mrs. Carl Carter in Philadelphia (owners of the lot) were contacted in reference to cleaning the area. Mr. & Mrs. Carter have contacted the Township Manager and agreed to clean the lot and install a fence. This is expected to be completed by March 25, 1987.

b) Truck Bids - After reviewing the dump truck bids with the Hilltown Township Roadmaster, it is recommended that the truck bid be awarded to Bryner Chevrolet, Jenkintown, Pa. in the amount of \$22,856.66. The Township Manager commented that this bid met the specifications completely. A motion was made by Mr. Grunmeier to award the truck bid to Bryner Chevrolet, Jenkintown, Pa. in the amount of \$22,856.66; seconded by Mrs. Kelly and carried unanimously.

c) Service Agreements (Fire) - Mr. Singley reported that he requested the Fire Companies return their fire protection agreements by February 23, 1987. Mr. Singley presented the Dublin Fire Company and the Line Lexington Fire Company agreements, which were the only ones received to date.

d) Zoning Officer - After review of the applications by the Township Manager and the Township Engineer, Mr. Singley recommended the appointment of Mr. Clarence Myers to the position of Hilltown Township Zoning Officer. A motion was made by Mr. Grunmeier to accept the recommendation and appoint Mr. Clarence Myers to the position of Hilltown Zoning Officer on a part-time basis at a rate of \$11.00 per hour on a one-year probationary period; seconded by Mrs. Kelly and carried unanimously. Chairman Pischl introduced Mr. Myers. Mr. Grunmeier requested that a badge with proper identification be ordered for Mr. Myers.

e) Bookkeeper Position - Mr. Singley reported that he will recommend the appointment at the March 9, 1987 meeting.

f) Light - Hilltown Pike - Mr. Singley reported that at the last meeting, he presented a request from Mrs. Bishop indicating her desire to have a street light installed on Hilltown Pike. The Township Manager reported that a letter was sent to Mrs. Bishop suggesting she contact Pennsylvania Power and Light regarding her request.

g) Traffic Light at Route 313 and Stump Road. The Township Manager reported that New Britain Township would like to know if Hilltown Township would be willing to make financial contributions towards the installation of a traffic signal should it be approved by PennDot. The Board of Supervisors agreed to take this proposal under consideration.

2. New Business:

a) Request for Street Sign - South Perkasio Road
Mr. Singley referred to a letter received from Jania Richardson, 624 South Perkasio Road requesting a street sign be installed at the corner of Rt. 152.

b) Refinancing Fire Loans - The Township Manager presented a memorandum from Mr. John Snyder, President, Line Lexington Fire Company requesting a review of the possibilities of combining both loans into one. Mr. Singley asked the Board for approval to review the refinancing of the fire loans with Mr. Snyder. The Board stated that they had no objections to reviewing Mr. Snyder's request.

c) Liquid Fuels - County Aid - Mr. Singley referred to a letter from the County of Bucks regarding County Aid to local municipalities for liquid fuels. The 1987 share for Hilltown Township is \$2,088.04. A sample resolution for application was also presented. Mr. Singley indicated that he would discuss this with the Hilltown Township Roadmaster and recommendations would be presented at the March 9, 1987 Supervisors' Meeting.

F. ENGINEERING REPORT:

1. Broderick Tract Subdivision - This is a proposed 8-lot subdivision with 50,000 sq. ft. lots. The plan calls for a retention basin on lot #1. Mr. Wynn reported that it was recommended for preliminary approval by the HT Planning Commission based on the installation of private wells with dry public water lines constructed to the Water & Sewer Authority specifications. Mr. Kemmerer was present to answer any questions from the Board. After lengthy discussion, a motion was made by Mr. Grunmeier to approve the preliminary plan of the Broderick Subdivision conditional upon the following being accepted and accomplished by the applicant; seconded by Mrs. Kelly and carried unanimously. The conditions are: (1) The proposed street design shall be 26 feet in width with curbing and shall include sidewalks on one side; (2) The proposed lots shall be serviced by a single well located on lot #4 or #5 owned and operated by a homeowner's association. The original charter and by-laws of the association shall be subject to review and approval by the Township. Water supply and service lines shall conform to specifications of the Hilltown Township Water and Sewer Authority. Upon availability of public water, the association shall be dissolved and the well dedicated to the Authority or abandoned. Individual lot owners will be required at that time to pay applicable charges to the Authority for water service; (3) A disclosure shall be incorporated into the individual lot deeds or a memorandum recorded in the Bucks County Court House to advise potential lot owners of the quarry operations adjacent to the site; (4) A street light shall be required to be installed at the intersection of Quarry Road and Blooming Glen Road. Post lamps shall be placed on each lot at the intersection of the proposed driveways and the ultimate right-of-way line; (5) Final plans shall conform to Zoning, Subdivision and engineering design requirements, not specifically addressed above, as detailed in the Township Engineer's review letter, dated December 8, 1987.

2. Calhoun Subdivision - Single Family Homes on Orchard Road. Mr. Thomas Calhoun was present to address the Board. Mr. Wynn reported that the proposed open space is located in the flood plain area near Orchard Road and in two pieces to the rear of the tract. The engineer indicated that the Board of Supervisors looked at the open space tract. The Planning Commission recommended the open space area of 3.8+ acres in the rear not be permitted as open space or used in base site calculations. Chairman Pischl commented that he feels this tract of land does not have proper access to the

public. "At this time, it is useless to the Township", said Mr. Pischl. Mr. Wynn reported that if the open space is not acceptable, then the site capacity calculations will have to be revised. After further discussion, a motion was made by Mrs. Kelly to reject the Calhoun Subdivision open space parcel as it now exists; seconded by Chairman Pischl; opposed by Mr. Grunmeier. Motion carried.

3. Vincent Pileggi - Hilltown Village Site Plan, Route 152. Mr. Wynn presented the Pileggi Site Development Plan to the Board of Supervisors. The plan proposes four structures with each being approximately 5,000 sq. ft. Mr. Wynn indicated that the front portion is Village Center zoning and the rear portion of the site is zoned Rural Residential. There are two sand mounds proposed and a retention basin. The Township Engineer reported that at the February 16, 1987 Planning Commission Meeting, it was recommended the Pileggi Plan be denied due to the fact that it is considered a shopping center and not allowed in the Village Center. Also, it was recommended by the Planning Commission to send the proposed plan to the Hilltown Township Zoning Hearing Board for a decision. Mr. Pileggi was present to address any questions from the Board. He commented that from the beginning he felt that he was correct under the Hilltown Township Zoning Ordinance in determining his plan as retail stores, not a shopping center. He also remarked that to this date, he has invested a great deal of money. Chairman Pischl commented that there are major questions concerning this site as to whether it is a retail store or shopping center. Mr. Pischl made a motion to deny the Pileggi Site Development Plan based on the minutes of the Planning Commission Meeting of February 16, 1987 and on Section 904 of the Hilltown Township Zoning Ordinance; seconded by Mrs. Kelly and carried unanimously.

4. Eileen Berger (H & H Contractors)

A motion was made by Mr. Grunmeier to grant conditional approval for the Eileen Berger Site Plan on Rt. 313 with the stipulations as stated by our Township Engineer's review; seconded by Mrs. Kelly and carried unanimously.

G. SOLICITOR'S REPORT:

Mr. Grabowski requested the Board of Supervisors hold an executive session concerning matters involved in litigation. The Board agreed to conduct an executive session with the Township Solicitor immediately after the Supervisors' Meeting is adjourned.

H. PUBLIC COMMENT:

A resident complimented the Board of Supervisors on their decision to reject the Pileggi Plan and uphold the Hilltown Township Zoning Ordinance.

Mr. Dale Nice questioned the monies appropriated for the Line Lexington Fire Company. Chairman Pischl indicated that the Township Manager would discuss the contract with him.

I. CORRESPONDENCE:

A notice was received from the North Penn Water Authority announcing that the Municipal Banquet will be held Thursday, May 14, 1987.

The Silverdale Volunteer Fire Company submitted their Fire Call Summary Report for January, 1987.

By-law Changes were received from the Pennsylvania State Association of Township Supervisors for the Board's review before the State Convention to be held April 12-15, 1987.

J. SUPERVISOR'S COMMENTS:

Mr. Grunmeier requested the Township Manager contact PennDot to request a "Hidden Driveway Ahead" sign place before the Spin-Around on the east side of Rt. 309, just south of the Spin-Around.

Mr. Grunmeier questioned the status of the Dublin, Bedminster, and Hilltown Township combined meeting to discuss the water situation. Mr. Singley replied that they have not heard from Dublin or Bedminster regarding a new date.

Mr. Grunmeier requested an Emergency Management Meeting be set up for March 4, 1987, if possible.

Mr. Grunmeier requested that a letter be sent to the Hatfield Memonnite Home.

Chairman Pischl noted that at the last Supervisors' Meeting, he presented a list of alternatives for Valley Vista near County Line and Rt. 113. He reported that he received 25 letters from residents requesting a flashing yellow light.

Mrs. Kelly reported that she attended a Solid Waste Meeting on Thursday, February 19, 1987.

At this time, a press 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 Mr. Grunmeier at 9:40 P.M.

Respectfully submitted,

Anna Marie Walsh

Anna Marie Walsh
Township Secretary

