

HILLTOWN TOWNSHIP
JOINT WORK SESSION
BOARD OF SUPERVISORS, PLANNING COMMISSION
AND WATER & SEWER AUTHORITY
FEBRUARY 10, 1987

Attendees: Board of Supervisors:
Vincent Pischl, Chairman
Robert Grunmeier, Vice Chairman
Betty Kelly, Member.

Township Manager, James H. Singley
Township Solicitor, Francis X. Grabowski, Esq.
Township Engineer, C. Robert Wynn
Township Secretary, Anna Marie Walsh

Planning Commission Members:
Kenneth Bennington, Chairman
John Brennan, Member
John Murphy, Member
Jack Fox, Member

Water & Sewer Authority:
William Curry, Chairman
John Roberts, Vice Chairman
William Beals, Ass't Sec'y/Treasurer
Mark Bahnick, Cowan Associates

The meeting was called to order by Chairman Vincent Pischl at 7:30 P.M. The first order of business was to discuss the proposed Water Ordinances. Mr. Pischl announced that the purpose of this joint session is to review and discuss the proposed Ordinances and no formal adoption will take place at this time. Ordinance #1 "AN ORDINANCE AMENDING THE HILLTOWN TOWNSHIP ZONING ORDINANCE NO 83-1, SAID ORDINANCE BEING ENACTED AND ORDAINED ON JANUARY 24, 1983; SPECIFICALLY AMENDING SAID ORDINANCE RELATIVE TO USE B3, SINGLE-FAMILY DETACHED CLUSTER". SECTION 405 USE REGULATIONS: B3, single-family detached cluster, shall be revised to include the following additional paragraph: Single-family detached clusters must be serviced by both public water and public sewer.

The next Ordinances discussed was ORDINANCE #2 "AN ORDINANCE PROVIDING FOR MANDATORY CONNECTION TO PUBLIC WATER SYSTEMS; ESTABLISHING WATER CONSERVATION REQUIREMENTS FOR ALL NEW STRUCTURES WITHIN HILLTOWN TOWNSHIP; AND PROVIDING FOR WELL CERTIFICATION FOR PRIVATE WATER SUPPLIES". The Township Solicitor reported that this Ordinance was reviewed by the Authority Engineer in October, 1986 and a report was written. Mr. Grabowski submitted the report to the Board. Mr. Wynn indicated that this review was incorporated into the latest draft of the Ordinance. The Solicitor then referred to Section 2. "Water Supply Connection", sub-paragraph B. - "All existing structures wherein on-lot water service has become inadequate due to insufficient water capacity or quality". The Solicitor would like clarification as to who will determine the quality. Mr. Grunmeier commented that he is not in favor of this section. Chairman Pischl recommended that this section be stricken. The Board of Supervisors agreed that this section be stricken from the Ordinance. Section C. was discussed. It was agreed to change Section C. to read "All existing structures wherein the structure is enlarged or changed in use to a new use requiring increased water capacity. This does not include single family dwelling additions which do not increase the number of dwelling units".

It was suggested that Section 3. "Water Conservation Requirements" first paragraph be changed to read "Water saving fixtures and devices shall be required in all new construction pursuant to the following specifications regardless of whether public or private".

Section 4. "Well Certificaton", Section A shall read "The well shall produce not less than six (6) gallons per minute as established by pump test and certified by a well driller".

Section 6. "Meter Required". During discussion of this section, Supervisor Grunmeier was concerned about who will be doing the monitoring and who will pay for it. The Solicitor indicated that the Township could have authority through the permit process under a Resolution. Mr. Fox commented that with the monitoring process, the Township will have proof to show DRBC, if necessary. Mark Bahnick indicated that he will contact DRBC concerning monitoring. Quarries were discussed. Mr. Brennan, Planning Commission Member, commented that quarries should be addressed under a separate Ordinance. This Ordinance is designed specifically for all new construction for private water supply. It was unanimously agreed that Section 6 should read, "All new private wells with an average daily withdrawal rate in excess of 5,000 gallons shall be constructed with a meter accessible to the Township or its agent for the purpose of monitoring groundwater withdrawal". At this time, Mr. Beals commented that he would like to see all the water and sewer concerns and problems be under the control of the Water & Sewer Authority.

ORDINANCE #3 "AN ORDINANCE AMENDING THE HILLTOWN TOWNSHIP SUBDIVISION ORDINANCE, ENACTED AND ORDAINED JUNE 22, 1981, AS AMENDED: SPECIFICALLY AMENDING SECTION 512, PUBLIC WATER SUPPLY SYSTEMS AND CENTRALIZED WATER SUPPLY AND DISTRIBUTION SYSTEMS AND SECTION 513, ON-LOT WATER DISTRIBUTION SYSTEMS. The Township Solicitor questioned section 512 A., specifically the lot size of the subdivisions. After discussion, it was agreed to delete "where the average lot size is less than (5) acres". The revised section A. shall read, "All major subdivisions shall be required to be provided with centralized water supply and distribution systems, designed and constructed to servicing Water & Sewer Authority specifications". Mr. Wynn indicated that Section 513 "On-Lot Water Distribution System", first paragraph would have to delete "where the average lot size is less than five (5) acres". Mr. Grunmeier commented that for future planning of Hilltown Township, there must be planning between the Hilltown Township Planning Commission and the Hilltown Township Water & Sewer Authority. Mr. Fox questioned the water impact studies. He feels that impact studies should be conducted. Mr. Bennington agrees that Section 512 and Section 513 should have provisions for water impact studies. Mr. Wynn said that there are no requirements in the proposed Ordinances for water impact studies. Mr. Brennan also commented that water impact studies should be included in Ordinance #3 to accomodate for density and acreage. The Board of Supervisors agreed.

Recess: 9:45 P.M.

Meeting Resumed: 9:55 P.M.

ORDINANCE #4 - "AN ORDINANCE OF THE TOWNSHIP OF HILLTOWN, BUCKS COUNTY, PENNSYLVANIA, ESTABLISHING STANDARDS FOR THE CONSTRUCTION AND OPERATION OF ON-SEWAGE TREATMENT PROCESS FOLLOWED BY SPARAY IRRIGATION" Chairman Pischl asked the Planning Commission members if they feel this Ordinance is really necessary at this time. They responded that they do. Mr. Grabowski reported that DER takes the approach

that Townships do not have the right to regulate Spray Irrigation. Mr. Fox asked what does DER say about the Township's rights under Health, Safety and Welfare? DER feels they preempt those rights and they are taking care of the Health, Safety and Welfare of the residents. There are cases in the courts now. It was suggested by Mr. Brennan to table this Ordinance concerning Spray Irrigation until the decisions of the court cases are determined.

The Pileggi Site Development was discussed.

Chairman Pischl commented that he feels the current Hilltown Township Zoning Ordiances should be updated. Mr. Singley reported that a professional planner will be engaged to assist with this project.

The Calhoun Subdivision was reviewed. The proposed open space was discussed. The Board of Supervisors agreed to look at the open space area.

11:30 - Meeting Ajourned.

Respectfully submitted,



Anna Marie Walsh
Township Secretary

