

HILLTOWN TOWNSHIP  
SUPERVISORS' MEETING  
September 22, 1986

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, Supervisor

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

Chairman Pischl introduced Mr. James Singley, newly appointed Hilltown Township Manager. Mr. Pischl commented that this is the first time Hilltown Township has had a Township Manager.

A. APPROVAL OF MINUTES:

A motion was made by Supervisor Grunmeier to approve the minutes of the September 8, 1986 Supervisors' Meeting as written; seconded by Supervisor Kelly and carried unanimously.

B. ACCOUNTS PAYABLE:

Current billing in the amount of \$16,526.69 was presented for approval. Supervisor Grunmeier made a motion to pay bills when due after a review by Supervisors of the \$77.00 due A & T. Chevrolet, Inc.; seconded by Mrs. Kelly and carried unanimously.

C. TREASURER'S REPORT:

The Treasurer's Reported was presented by Mr. Singley. Same is on file at the Township office. Motion was made by Mr. Grunmeier to accept the report as given; seconded by Mrs. Kelly and carried unanimously.

D. CONFIRMED APPOINTMENTS: None

At this time, Chairman Pischl announced the site location for the new Township Municipal Building. He said the Board of Supervisors instructed the Hilltown Township Water & Sewer Authority to acquire 11.3 acres of land from Warren C. and Bernice C. Randolph located at Rt. 152 and Fairhill Road for the Hilltown Township Municipal Building. The Solicitor reported that the price of the property has yet to be resolved by Mr. Randolph and the Water and Sewer Authority. Mr. Grabowski asked that Mr. Randolph's wishes be respected regarding phone calls from the press or other residents. Chairman Pischl informed the public that this site was chosen as a result of a joint session between the Board of Supervisors, the Water & Sewer Authority, the Planning Commission, and other Boards and Departments of Hilltown Township. At this site, the building will be located almost in the center of the municipality, allowing for quick police access to all areas and was ideal topographically. Supervisor Grunmeier stated that it is the responsibility of the elected Board of Supervisors to plan for the future of this community, taking into consideration the protection of the health, safety and welfare of the citizens. Chairman Pischl asked for public comments at this time. Mr. Randolph's son, Warren C. Randolph emotionally spoke commenting on the decision to acquire his

father's land. He objected to the condemnation of this portion of his father's farm to be used for the new building. Mr. Randolph said he understands that in certain cases condemnation is appropriate, "But not in this case." He suggested other possible alternatives. Mr. Bolger asked if this property will have public water and sewer? Mr. Wynn replied that, at this point, no definite decision has been made concerning water. Mr. Bolger also asked if the Board would reconsider this condemnation? Chairman Pischl said, "There is always a chance". Mr. Grabowski commented on the law regarding condemnation and said that the condemner has up to one year to relinquish property. As public comment and discussion continued, it was asked why can't the building be built on the Enslow property? Mr. Grunmeier stated that this property cannot be obtained due to pending law suits filed by Mr. Jurin and Mr. Browning. At this point, Mr. Jurin said this suit will not be withdrawn. Mr. Bolger asked if the Board of Supervisors and Mr. Jurin could get together to discuss this. The Solicitor commented that the Township is always open for negotiations. Mr. Grunmeier concurred and said he is agreeable to meet with any residents at anytime. The Board of Supervisors agreed to contact Mr. Jurin and Mr. Browning to initiate a meeting. Mr. Hetherington asked what is the fair market price of the condemned property. The Solicitor commented that the matter is being negotiated at this point and cannot be discussed. Mr. Hetherington also discussed other alternatives. It was asked if there were plans for development of the Enslow property? Mr. Wynn replied that the final plans have not been submitted from the developers at this time.

At this time, Supervisor Grunmeier requested the Board move to Item #9, Section (e) of this meeting's agenda regarding Planning Commission Ordinance Recommendations. Chairman Pischl agreed.

Mr. Wynn reported that there are four proposed ordinances which were drafted by the Hilltown Township Planning Commission for consideration by the Board of Supervisors. They are as follows: (1) Ordinance Providing for Mandatory Connection to Public Water Systems; Establishing Water Conservation Requirements For New Structures Within Hilltown Township; and Providing For Well Certification For Private Water Supplies. (2) 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. (3) Ordinance Establishing Standards For The Construction and Operation of Single Residence Sewage Treatment Process Followed by Spray Irrigation. (4) 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. Mr. Wynn explained each Ordinance. Same is on file at the Township Office. Chairman Pischl announced to the public that these Ordinances are drafts and not finalized. The finalized Ordinances will be advertised for public hearings.

#### E. MANAGER'S REPORT:

Mr. Singley publically thanked everyone for the warm welcome he received and looks forward to working with everyone in Hilltown Township.

##### 1. Old Business:

(a) Broad Street/Callowhill Road Re-alignment - Mr. Singley reported that approximately 95% of the project is completed.

(b) Quarry Road, Route 313 Intersection - This Wednesday, we will have the results from PennDot regarding the drainage problem.

(c) Line Lexington Sewer Study - Mr. Singley will be in contact with Mr. Robert Bender, New Britain Township to set up a meeting regarding the sewer study.

(d) Line Stripping - Has been awarded to Guidemark, Harleysville, as low bidder in the amount of \$3,800.

2. New Business:

(a) Snow Plow - Silverdale - Request was received to renew contract for snow plowing. There is one new street in Silverdale that will have to be measured.

(b) Salt Bids - Request was sent to Bucks County Consortium through Doylestown Borough. We will have results by Middle of October.

(c) Budget - Work has begun on the 1987 Budget.

Supervisor Grunmeier requested that all Departments begin work on their requisition requests to allow the Supervisors sufficient time for review and preparation of the 1987 Budget.

F. ENGINEER'S REPORT:

1. Mr. Wynn reported that approximately 85% of the Blooming Glen Sidewalk Reconstruction Project is complete. A requisition representing the second release was received from Ventresca & Sons, dated September 8, 1986, in the amount of \$26,110, and a third release, dated September 22, 1986, for \$26,033.75 was also received. The total being \$52,173.75. Upon release of this money, Ventresca & Sons will have been paid 75% of the project. Mr. Grunmeier made a motion to release \$52,173.75 to Ventresca & Sons for the Blooming Glen Sidewalk Reconstruction Project.

2. It was requested by the Township Engineer that the Board of Supervisors accept the right-of-way of Audrey Lane and Beverly Drive in the Hilldale Subdivision so that same can be included for liquid fuels reimbursement in 1987. The Board directed the Solicitor to prepare the necessary documents. Mr. Grabowski indicated that this would have to be accomplished through a Township Ordinance, which will be prepared.

G. PLANNING:

1. North Penn Industrial Center Subdivision Preliminary Plan. This is a 13-lot industrial subdivision located on Rt 309 spur. Mr. Wynn reported that this site will be serviced by North Penn Water Authority. Sewer is provided by Hatfield Township Sewer Authority. There are seven proposed street lights. Fire hydrants are being installed at locations based on the recommendations of the North Penn Water Authority. Mr. Grunmeier suggested that the Line Lexington Fire Company review the locations of the fire hydrants for their recommendations.

It was reported that as each lot is presented before the Board for approval, it will have its own storm water management. Mr. Wynn read the HT Planning Commission recommendations for preliminary approval. These recommendations are on file at the Township office. The applicant requested that the street name be Industrial Drive. A motion was made by Mr. Grunmeier to accept preliminary approval of the North Penn Industrial Center Subdivision as stipulated by the HT Planning Commission, plus the addition of Item #9 be included to read that the fire hydrant locations be reviewed and recommendations made by the Line Lexington Fire Company, and that the street be called Industrial Drive; seconded by Mrs. Kelly and carried unanimously.

2. Brubaker Subdivision - Final Plan - The subdivision is located on Bethlehem Pike, just north of Rt. 113 and does not involve the creation of any additional building lots. A motion was made by Mr. Grunmeier to approve final plan for the Brubaker Subdivision subject to the recommendations of the Planning Commission; seconded by Mrs. Kelly and carried unanimously.

3. Louis Walch Subdivision - Preliminary Plan This subdivision is located on the corner of Fairhill Road and Green Street and the plan proposes four residential lots. It was reported that, at the Supervisors' meeting of July 28, 1986, the Board accepted a time extension of 60 days for review of this plan. This extension expires the end of September. Since that time, there has been no response from the applicant. On June 9, 1986, the Planning Commission requested Mr. Wynn send a letter to the applicant expressing concern regarding the flood plain for lot #2 and drainage along Fairhill Road. It is the recommendation of the Planning Commission to deny the Preliminary Plan of the Walch Subdivision because of a lack of response from the applicant and the Cowan Review letter, dated April 28, 1986. A motion was made by Mr. Grunmeier to deny the Walch Subdivision as stipulated in the Planning Commission Minutes of September 15, 1986; seconded by Mrs. Kelly and carried unanimously.

4. Ernst Site Development - Final Plan This is a single commercial facility to be constructed on a 20,000 sq. ft. lot. It will be located between Union National Bank and the Jamesway Shopping Center on Rt. 113. This plan proposes a widening of Rt. 113 to a 14' wide cartway with installation of curbing. Since the submission of this plan, Union National Bank has submitted a plan proposing a new drive-through bank, lobby, and computer operation center. Ernst plan was originally reviewed by Cowan Associates and there were several items to be addressed. Mr. Wynn specified each item. Final verification from Telford Boro Authority for the water and sewer connections must be received in writing. Mr. Wynn suggested that an escrow agreement be required for the completion of public improvements. A motion was made by Mr. Grunmeier to approve the final plan of the Ernst Site Development as specified by the Township Engineer; seconded by Mrs. Kelly and carried unanimously.

5. Pleasant Meadows - Retention Basin - The Board of Supervisors was informed of the background of the Pleasant Meadows Subdivision and how it was originally proposed. Mr. Wynn presented a sketch plan for the redesign of the originally proposed retention basin. Chairman Pischl asked if the plan revisions would have any affect on the creek. Mr. Wynn replied that it would not. The builders are looking for approval to begin construction of this basin as soon as possible. Mr. Wynn recommended approval for the modification of the basin as shown on the September 4, 1986, Urwiler & Walter, Inc. plan and documents. Motion was made by Mr. Grunmeier to accept the plan for the redesign of the retention basin as shown on the Urwiler & Walter, Inc. plan, dated September 4, 1986; seconded by Mrs. Kelly and carried unanimously.

At this time, Mr. Jack Hetherington asked if an easel presentation could be adopted during the engineering and planning portions of the Township meetings. Mr. Grunmeier indicated that he thought this was a good idea. The Board of Supervisors will consider the suggestion.

#### H. SOLICITOR'S REPORT:

1. James Neill Subdivision - Mr. Grabowski presented Resolution #86-45, which is the "Acceptance of Deed of Dedication" and Resolution #86-46, which is the "Declaration of Public Purpose" for the James Neill Subdivision. Both documents have been properly prepared and excuted and it would be appropriate for the acceptance. A motion was made by Mr. Grunmeier to accept Resolution #86-45 and Resolution #86-46; seconded by Mrs. Kelly and carried unanimously.

2. Hickory Hamlet Subdivision - Agreements The Township Solicitor presented the development agreements for execution by the Board of Supervisors. Being properly prepared and executed, a motion was made by Mr. Grunmeier to accept and execute the development agreements for the Hickory Hamlet Subdivision; seconded by Mrs. Kelly and carried unanimously.

3. Broad Street Speed Limit Ordinance - Will be advertised for review at the October 13, 1986 Board of Supervisors meeting.

4. Fairhill Road & Keystone Drive Multiple Stop Sign will be advertised for consideration by the Board of Supervisors at the October 13, 1986 Supervisors' meeting.

5. Agricultural Security District - Mr. Grabowski informed the Board that a map is now availabe to properly record the District with the Bucks County Recorder of Deeds, and will be accomplished this week.

6. Housing Code - The building inspectors of Hilltown Township have prepared a draft of recommended minimum standard housing codes. The Board of Supervisors accepted the draft for a review period of 30 days.

At this time, Supervisor Grunmeier asked the Township Solicitor to report on the proposed Penna DER regulations regarding Rural Residency. Mr. Grabowski

stated that on September 6, 1986, DER published proposed rules which will change present regulations concerning rural residency. Rural Residency of 10 acres or more do not have to have a sewer permit at present. DER would like to eliminate Rural Residency except for active farm operations. This would eliminate approximately 95% of Rural Residency in Bucks Conty. Mr. Grabowski informed the public that DER will be accepting comments regarding the proposed regulations up to October 6, 1986. You may write to DER Environmental Quality Board, P. O. Box 2063, Harrisburg, Pa. 17120, with a copy to Mr. Dennis Capella, Director, Bureau of Water Quality, 11th Floor Fulton Building, P. O. Box 2063, Harrisburg, Pa. 17120. Mrs. Janet Aichele asked what about existing lots of 10 acres or more. Mr. Grabowski suggested that if this situation applies to any individual, it would be advisable to notify DER immediately. Mr. Grunmeier commented that the Bucks County Association of Township Officials is opposed to these DER regulations. It was also reported that the Hilltown Township Board of Supervisors is opposed to the proposed DER regulations, and that a letter will be sent to DER stating their position.

I. PUBLIC COMMENT:

Mr. Bolger asked if the Board would consider not condemning the 11 acres of the Randolph farm for the municipal building and consider the Enslow property. Mr. Grunmier commented that Mr. Jurin has considered to meet with the Board of Supervisors concerning the pending litigation. A meeting will be arranged. Mr. Randolph asked the Solicitor if the condemnation was in compliance with the Township Zoning Ordinance. Mr. Grabowski replied that he cannot specifically answer that question until the ordinances are reviewed. Mr. Wynn commented that, aside from the ordinance that was adopted, which is now under litigation, there is no real provisions in the Township ordinances to put a municipal building anywhere in the township. Public comment continued regarding the condemnation. Mr. Hetherington asked if the Board of Supervisors would be opposed to citizen intervention if this should go to court? Chairman Pischl replied that the Board would review the legal aspects and consider the intervention and report their decision at the next meeting. Supervisor Grunmeier reiterated that the Board of Supervisors made a decision regarding the location of the building taking into consideration what would be best for the entire township and the future of this municipality. He explained the background and results of the studies made to determine the site location.

10:10 p.m. Recess

10:25 p.m. Meeting resumed.

J. CORRESPONDENCE:

1. Invitation to Pennridge Annual Christmas Parade on December 6, 1986.
2. Copy of a dog report from Bunny's Animal Shelter.
3. Silverdale Fire Company Report was received. Same is on file at the Township Office.

4. Telford Fire Company Report was received. Same is on file at the Township Office.

5. Letter from Mr. Edward Karn regarding the noise at Adventure Park. Studies are being conducted by our Township Engineer and the results will be forwarded to Mr. Karn.

K. SUPERVISORS' COMMENTS:

Supervisor Grunmeier reported that another complaint was received from Mr. Hosgood regarding the weeds on the vacant lots adjacent to his property. He would like to know the status of this situation. Mr. Grunmeier asked Chief Egly to investigate the matter further. Mr. Grunmeier stated the names of the owners of record and that the Public Nuisance Ordinance should be enforced. Mr. Grunmeier also reported an abandoned car on the property next to Mr. Hosgood. It was requested that Chief Egly take care of this matter under the Abandoned Vehicle Act, Chapter 73, Motor Vehicle Code.

Supervisor Grunmeier referred to an article in the Doylestown Intelligencer, dated September 21, 1986. The article stated that Church Road in Hilltown Township is closed to allow contractors to raise the roadway near a state dam. Mr. Grunmeier commented that this has already been completed and it was requested that the Township Manager notify the newspaper to report this in the next edition allowing the residents to be informed of the correct information.

Supervisor Grunmeier asked how many applications were received for the Zoning Hearing Board vacancy. Mr. Singley reported that two applications have been received to date.

Supervisor Grunmeier asked for a status on the progress of the Line Lexington fire truck which was purchased used and repaired for service. Mr. Synder replied that it is still being repaired.

Supervisor Grunmeier asked for status of emergency management. Chairman Pischl asked Chief Egly if the details were completed? Chief replied that a letter was sent to Mr. Richard McCoach.

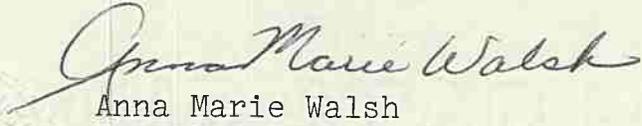
Chairman Pischl asked when the Road Inspection will take place. The date is October 18, 1986 at 9:00 A.M.

Chairman Pischl asked for the status of the Police Officer applications. Chief Egly replied that there were nine applications out and six returned. The deadline is October 1, 1986. Supervisor Grunmeier suggested that the advertising for the police officer vacancy be expanded to Allentown, North Penn Reporter and Lower Bucks County.

Mr. Singley reported that an invitation was extended to the Board of Supervisors to attend the Jamesway "25 Anniversary" celebration on Saturday, October 11, 1986 at 10:00 A.M.

There being no further business, a motion of adjournment was made at 10:40 p.m.

Respectfully submitted,



Anna Marie Walsh  
Township Secretary

