

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
MONDAY, OCTOBER 25, 2021**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John McIlhinney at 7:07 PM and opened with the Pledge of Allegiance. Also, in attendance were Vice Chairman James Groff, Supervisor Caleb Torrice, Township Manager Lorraine Leslie, Township Solicitor Jack Wuerstle, Township Engineer Tim Fulmer, Chief of Police Christopher Engelhart, and Finance Director Marianne Egan.

1. ANNOUNCEMENTS: None.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
 - a) Minutes of the September 27, 2021, Board of Supervisors Meeting
 - b) Bills List – October 12, 2021
 - c) Bills List – October 26, 2021
 - d) Financial Report – September 30, 2021

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to accept and approve items 3(a) thru 3(d) on the Consent Agenda as written. There was no public comment.

4. CONFIRMED APPOINTMENT: None.
5. LEGAL:
 - a) Zoning Hearing Board – George & Peggy Polachek – 1028 Seven Corner Road - Variance Request: Solicitor Wuerstle stated George & Peggy Polachek are requesting variances for minimum rear yard setback and minimum lot width. He continued to state this piece of property was subject to some earlier zoning approvals that were not acted upon plus there may be a frontage issue. Solicitor Wuerstle recommended the Township Engineer look into the history of the site and also recommends, for the time being, the Board of Supervisors authorize him to attend the hearing. After discussion, the Board of Supervisors stated they wish Solicitor Wuerstle to attend the Zoning Hearing Board meeting if the issues are not resolved by the meeting.
 - b) Zoning Hearing Board – Thomas Linke – 2118 Hilltown Pike – Appeal from Zoning Action: Solicitor Wuerstle stated since this is a zoning action, he assumes the Board of Supervisors wish him to be there and help present the case. After discussion, the Board of Supervisors stated they wish Solicitor Wuerstle to attend the Zoning Hearing Board meeting.

6. PLANNING:

a) Knox Winery Land Development: Mr. Tim Fulmer stated the Planning Commission recommended preliminary/final approval on August 16, 2021, based upon the review letter dated August 6, 2021, and various conditions. Solicitor Wuerstle stated he received a text from the Attorney of the Knox's stating they are going to continue the matter for 30 days and provide a letter tomorrow. Mr. Fulmer stated his recommendation would be to act on the plan to deny unless an extension is received by the end of the month just in case something happens. Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to conditionally deny the Knox Winery Land Development unless an extension is granted to the Township for another 30 days and that extension is received by the end of this month. There was no public comment.

7. ENGINEERING:

a) Route 113/Route 309 Southbound On/Off Ramps Traffic Signal: Mr. Fulmer stated Select Properties (who was not present at the meeting) requested the Township to sign off on a traffic signal permit for the intersection at Route 113 and Route 309. There is a development being proposed in Souderton Borough and PennDOT has required the applicant to install a traffic signal which is completely within Hilltown Township. To install a traffic signal requires Hilltown Township to sign off on the permit because, ultimately, Hilltown will own the traffic signal even though it is two state highways. There was a staff meeting a while ago at which time it was mentioned the Township will incur some costs from the traffic signal for future maintenance and Select Properties were encouraged to provide some kind of offer to the Township to offset that cost. Subsequently, an email was received that basically stated they will offer a one-time contribution of \$3,000. Mr. Fulmer stated the value of the traffic light is between \$150,000 and \$200,000. If a truck has an accident and wipes the traffic light out, the Township will be on the hook for the deductible of the insurance. Chairman McIlhinney stated it is nice that other districts have decided the Township should be responsible for the traffic light, including the State of Pennsylvania, but who says the Township has to accept it. Mr. Fulmer stated the Township does not have to sign off. Ms. Leslie stated PennDOT could literally say that Hilltown Township is required to install a traffic signal at that location and leave Souderton out of it all together. Supervisor Torrice suggested the Township counteroffer and request an insurance policy. Solicitor Wuerstle suggested taking a look at this closer and see what the Township may be able to do. Ms. Leslie stated her primary concern with this light is cost of electric and the cost of Armour and Sons going out there whenever anything is not working right which could be thousands of dollars a year. She would really like to see an agreement with Souderton Borough to split the cost of the light. Vice Chairman Groff stated the Supervisors need to discuss this issue further. The Board of Supervisors stated they will hold off for another 30 days.

b) Bucks County Hazard Mitigation Plan Update – Resolution 2021-020: Mr. Fulmer stated Bucks County has a Hazard Mitigation Plan where all municipalities preserve the ability to

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received funding from FEMA related to hazard mitigation. A plan was prepared, and the County has requested the Township adopt the plan by resolution. It is mandated that the Township do one hazard mitigation project within the next 5-year period. The Township had already planned to do a Public Works project (the bridge on Schultz Road) so that was used as the project. Mr. Fulmer suggested the Board of Supervisors adopt Resolution 2021-020 that will adopt the plan to fulfill the obligations to maintain the funding from FEMA.

Motion was made by Vice-Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to adopt Resolution 2021-020 for the 2021 Bucks County Hazard Mitigation Plan Update. There was no public comment.

8. UNFINISHED BUSINESS: None.

9. NEW BUSINESS:

a) Scott Drumbore – H&K – Requesting for extension of hours for November for the Concrete and Asphalt Plant at the Skunkhollow Quarry: Township Manager, Lorraine Leslie, stated H&K has requested to operate the concrete batch plant, asphalt batch plant, and the crushing plant between the hours of 6:30 pm to 6:30 am, Monday through Saturday, between November 1, 2021, and November 30, 2021, excluding holidays, for the PennDOT projects per their letter dated October 19, 2021. H & K provided the daily reports off of the equipment that runs in excess hours for September. Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to grant the extension of hours between November 1, 2021, and November 30, 2021, for the Concrete and Asphalt Plant at the Skunkhollow Quarry per their letter dated October 19, 2021, with the exception of striking the part in the letter in regard to "and/or private customers." There was no public comment.

10. SUPERVISOR'S COMMENTS: Vice Chairman Groff thanked the Public Works Department on the job that they did on the pedestrian path. Chairman McIlhinney also thanked the Public Works Department and the Hilltown Township Water & Sewer Authority on getting the parking lot and the pedestrian path put in. He continued to state they have done an excellent job, landscaped it property, and put-up nice fencing. Ms. Leslie stated they would like to look into benches donated by various businesses to put along the pedestrian path.

11. PUBLIC COMMENT: Heather Baranowski, 132 Misty Meadow, discussed the recent flooding that has impacted her property from Hurricane Ida which is her second flood in twelve months. The Township approved a deck to be replaced on one of the houses at the top of the hill, and, in addition, an 8 x 8 piece of concrete/retaining wall was actually placed there also. The water from Hurricane Ida came down, around the storm drain, like a raging river. After discussions with the Zoning Officer and the Public Works Director, it was noted that the storm drain may possibly be placed in the wrong area. After continued discussion on the permit that was submitted for the deck and the presentation of pictures from Ms. Baranowski, the Board of Supervisors suggested

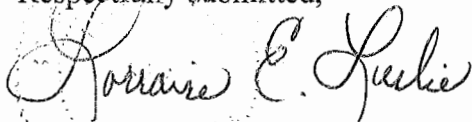
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the Township Engineer and the Public Works Director go out to the site and assess the easement area, check out the drainage pipes, see if something can be done there, and report back to the Board.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Torrice, seconded by Vice Chairman Groff, and carried unanimously, the October 25, 2021, Hilltown Township Board of Supervisors meeting was adjourned at 7:43 PM.

Respectfully submitted,



Lorraine E. Leslie
Township Manager

(*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Board of Supervisors at a public meeting).