

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED MEETING
MONDAY, JUNE 27, 2022**

The regularly scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman John McIlhinney at 7:04 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, and Finance Director Marianne Egan.

1. ANNOUNCEMENTS: None.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONSENT AGENDA:
 - a) Minutes of the May 23, 2022, Board of Supervisors Meeting
 - b) Bills List – June 14, 2022
 - c) Bills List – June 28, 2022
 - d) Financial Statement – May 31, 2022

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

4. CONFIRMED APPOINTMENT: None.
5. LEGAL:
 - a) Zoning Hearing Board Appeal #2022-002 – Stephen and Marie Haney – 622 Blue School Road – Special Exception: Solicitor Wuerstle stated applicants, Stephen and Marie Haney, are looking to operate a day nursery in an addition to their home. Under the zoning for the RR Zoning District, a C11 use is only permissible with a Special Exception. Mr. Wuerstle stated the Special Exception criteria involves concerns over parking, access, buffering, safety, etc. Chairman McIlhinney discussed items including the mortgage, the tax map parcel number, the Zoning Permit Application, and the fact that the site plan is inadequate to describe what is being proposed to be built. It was noted the space would be used for their non-profit organization that serves young adults on the autistic spectrum. Solicitor Wuerstle stated he will try and find out more information.

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously for Solicitor Wuerstle to attend the Zoning Hearing for Stephen and Marie Haney next week unless he can find out adequate information in the meantime. There was no public comment.

Page 2
Board of Supervisors
June 27, 2022

6. PLANNING:

a) HTWSA Route 313 Sewer Extension Project – Resolution 2022-015: Township Engineer, Tim Fulmer stated HTWSA is proposing to run a new sewer line and water service down Route 313 from the Wawa Development toward the Living Hope Church to be able to connect the church to public sewer. Planning Module paperwork has been prepared and reviewed by the Bucks County Planning Commission, the Bucks County Department of Health, and the Township Planning Commission who all recommended approval. Mr. Fulmer requested Resolution 2022-015, Route 313 Public Sewer Extension, be adopted in order for the paperwork to be sent to DEP for review and approval. Vice Chairman Groff stated there are failing systems along the way. Living Hope Church has a failing system and is looking to expand so it is a good project. The decision will be made down the road if the Authority will tie into Dublin. Chairman McIlhinney stated the Township has PC-2 commercial zoned properties on the other side of Dublin who are not connected to public sewer or water. Vice Chairman Groff stated this will make it one step closer.

Motion was made by Supervisor Torrice and seconded by Chairman McIlhinney to adopt Resolution 2022-015, Route 313 Public Sewer Extension, and send it to DEP for review and approval. Motion passed 2-1 with Vice Chairman Groff abstaining from the vote. There was no public comment.

7. ENGINEERING:

a) Resawn Timber Land Development: Mr. Fulmer stated all required improvements associated with the approved plan for Resawn Timber have been satisfactorily completed and requests the Board of Supervisors accept the completion of the project and authorize commencement of the 18-month maintenance period subject to the Township retaining financial security in the amount of \$6,632.60 to guarantee the condition of required improvements during the 18-month maintenance period.

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to accept the completion of the Resawn Timber Land Development and authorize commencement of the 18-month maintenance period subject to the Township retaining financial security in the amount of \$6,632.60. There was no public comment.

b) Draft Stormwater Management Ordinance Amendment: Mr. Fulmer stated Hilltown Township is part of the MS4 Program and PADEP mandates the Township to amend the ordinance to include a few provisions that are not currently in the ordinance but are part of the MS4 2022 Model Stormwater Management Ordinance. Mr. Fulmer stated he is taking the opportunity to make several clean up clarification changes and discussed several items per the Wynn Associates, Inc., June 2, 2022, review letter:

Page 3
Board of Supervisors
June 27, 2022

- Section 134-1.J was added to refer to use of green infrastructure and low impact development (LID), as required by the 2022 Model Stormwater Management Ordinance.
- Section 134-18 was added to address requirements for Volume Control in all watersheds pursuant to the 2022 Model Stormwater Management Ordinance.
- Section 134-24 was added to consolidate requirements for Riparian Corridor reforestation/protection that were originally included elsewhere in the current Stormwater Management Ordinance and includes requirements for easements encompassing the Riparian Corridor in all major subdivisions and land developments.

Mr. Fulmer stated he is seeking a motion authorizing advertisement of the draft Stormwater Management Ordinance Amendment for public hearing at a future meeting of the Board of Supervisors. Chairman McIlhinney stated he did not want to miss the opportunity to bring up the fact that the Stormwater Management seems to go hard against all the Townships in the upper part of the County, where, as in the middle part of the County and the lower part of the County, they do not seem to do anything except make it harder for the upper part of the County because they want to control water downstream. Chairman McIlhinney asked for Public Comment since the Board wants them to participate in the process. There was no public comment.

Motion was made by Supervisor Torrice, seconded by Vice Chairman Groff, and carried unanimously to authorize the advertisement of the draft Stormwater Management Ordinance Amendment for a public hearing at a future meeting of the Board of Supervisors according to the request of the DEP. There was no public comment.

c) Draft Zoning Ordinance Omnibus Amendment: Mr. Fulmer stated the Hilltown Planning Commission, and the Bucks County Planning Commission reviewed the Draft Zoning Ordinance Omnibus Amendment. The Township received an April 6, 2022, memo from the Bucks County Planning Commission. Mr. Fulmer continued to state both entities did not have any problems. The BCPC had a question about a document that was referred to for a forestry review which Mr. Fulmer stated he does not see the need for that change. The Township Planning Commission recommended the provision for impervious in Agricultural Use be changed to 15% , fire escapes be encouraged to be in the rear or possible side yard for residential conversions, and the Zoning Officer look into different uses of accessory structures on corner lots.

Motion was made by Vice Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to authorize the advertisement of the Draft Zoning Ordinance Omnibus Amendment as written. There was no public comment.

8. UNFINISHED BUSINESS: None.

Page 4
Board of Supervisors
June 27, 2022

9. NEW BUSINESS:

a) H&K Extension of Hours – July 1 – 31, 2022: Ms. 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 July 1, 2022, and July 31, 2022, excluding holidays, for the PennDOT projects per their letter dated June 16, 2022. Motion was made by Vice-Chairman Groff, seconded by Supervisor Torrice, and carried unanimously to grant the extension of hours between July 1, 2022, and July 31, 2022, for the Concrete, Asphalt and Crushing Plant at the Skunkhollow Quarry per their letter dated June 16, 2022, with the exception of striking the part in the letter in regard to "and/or private customers." There was no public comment.

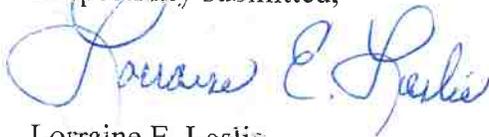
10. SUPERVISOR'S COMMENTS: Vice Chairman Groff thanked the Road Department for the work that has been done at the Civic Park as it is very clean and they have been maintaining it very well. It was noted the tennis court is scheduled to be resurfaced and the wires need to be removed. It was also noted the new pedestrian path is very nice and being used by the residents. Mr. Fulmer stated they are waiting for things to dry out before starting the second phase. The second phase is from Rickert Road into where the new bridge is going to be. The third phase is from the bridge out to Fairhill Road to connect everything together.

11. PUBLIC COMMENT: None.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Supervisor Torrice, seconded by Vice-Chairman Groff, and carried unanimously, the June 27, 2022, Hilltown Township Board of Supervisors regularly scheduled meeting was adjourned at 7:29 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).