

**HILLTOWN TOWNSHIP PLANNING COMMISSION**  
**REGULAR SCHEDULED MEETING**  
**MONDAY, AUGUST 15, 2022**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman Dave Christ at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Brooke Rush, Jon Apple, Frank Henofer, and Township Engineer, Timothy Fulmer. Eric Nogami was absent.

1. APPROVAL OF MINUTES – Action on the minutes of the July 18, 2022, meeting – Motion was made by Mr. Rush, seconded by Mr. Henofer, and carried unanimously to approve the July 18, 2022, meeting minutes subject to correcting the number on the bottom of page 2 to 6,403. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Carson Helicopters, Inc. Minor Subdivision: Steve Harris, Esq. was in attendance, along with Estelle Eberhardt, P.E., Frank Carson, and Superintendent, Rod Manogue, to present the Carson Helicopters 2 lot minor subdivision on approximately 29 acres located along the west side of Blooming Glen Road within the RR Zoning District. Mr. Harris stated Mr. Manogue has been employed with Carson Helicopters for over 30 years, lives in the house on the property, and Mr. Carson would like to make this house available to his long-standing employee. Lot 1, approximately 28 acres, will contain the existing manufacturing and warehouse buildings, and lot 2, approximately 1.5 acres, will contain the existing single family detached dwelling. The site is served by on-lot water and on-lot sewage disposal facilities. Mr. Harris stated they will be drawing a lot line around the house. There are two wells; one that serves the house and one that serves Carson Helicopters. They share a septic system but that is being changed with a separate septic system for the house. Mr. Harris reviewed Wynn Associates, Inc. engineering letter dated July 28, 2022, and stated all items are will comply and discussed the following waivers:

2.A SLDO Section 140-16.B(1) which requires the plan to be drawn at a scale of 1"=50' or 1"=100'.

2.B SLDO Section 140-27.B(4) which requires lot lines to be oriented substantially at right angles or radial to the street line, from the street line to the rear of the lot. Mr. Fulmer explained when a new lot line is drawn and it leaves at a right angle, it has to stay on a right angle all the way to the rear of the parent tract.

2.C SLDO Section 140-27.B(11) which requires that residential lot depth be between one and three times the lot width.

2.D SLDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36 which require cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk along existing roads within the frontage of the site.

Ms. Eberhardt stated the septic system design is underway and the intention is to build it as part of the minor subdivision process, and then disconnect it from the community system. Mr. Fulmer stated, assuming the Board of Supervisors grants a conditional approval of this plan, they can

proceed on getting the septic system permitted for the house and installed, then the plan can be recorded. It was also noted the stone area on lot 1 will remain in case they want to put another shed there.

Motion was made by Mr. Apple, seconded by Mr. Henofer, and carried unanimously to recommend Preliminary/Final approval for the Carson Helicopters, Inc. Minor Subdivision contingent on the items contained in the Wynn Associates, Inc. review letter dated July 28, 2022, and all of the requested waivers. There was no public comment.

4. PLANNING: None.
5. ORDINANCES/RESOLUTIONS: None.
6. OLD BUSINESS: None.
7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY: Mr. Fulmer stated a sketch plan came in for a land development/subdivision being proposed on County Line Road near Landis Block and will be on the agenda for next month.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: Mr. Christ stated, regarding the letter that was addressed to the Planning Commission regarding the Polacheck Minor Subdivision, the responsibility falls on the residents to review the posted minutes on the website to know if there is something on the agenda that they are interested in, and that is their notification. Mr. Fulmer stated, regarding the notification requirements, the ordinance currently states if it is a major subdivision/land development, the applicant is obligated, before coming to a meeting, to notify in writing and by mail, that there was a plan filed at the Township for a particular project and it is only the adjoining neighbors that get notice by that method. The applicant is not obligated to tell them exactly when it is going to be on an agenda because the applicant does not make the agenda. The Township can be contacted to make the plan available to the public and when it is going to be on an agenda. Notifying adjoining neighbors for a minor subdivision is not required. Requesting party status from the Zoning Hearing Board is for the hearing and any continuation of any hearings. Party status does not carry over to the Planning Commission and the Board of Supervisors. Mr. Fulmer stated the Board of Supervisors, who make the final decision on the project, have not acted on the plan yet so the neighbors still have the ability to make their thoughts known to the Supervisors which is on August 22, 2022. It was noted if a letter comes into the Township regarding a project, either the staff or Mr. Fulmer will get the letter to the Planning Commission. Mr. Rush discussed the comment in the letter stating odors are currently coming from the spray irrigation system on Spring Hill Lane. Mr. Fulmer stated he defers these types of issues to the Bucks County Department of Health and discussed systems that require an Operation and

Maintenance Agreement with the Township. Mr. Christ thanked Theresa Spehar for filling in for Marianne.

11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Henofer, and carried unanimously, the August 15, 2022, Hilltown Township Planning Commission meeting was adjourned at 7:35 PM.

Respectfully submitted,



Lorraine E. Leslie

Township Manager/Treasurer

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