

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, FEBRUARY 20, 2023

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Vice Chairman Jon Apple at 6:57 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Eric Nogami, Frank Henofer, Robert Sichelstiel, and Township Engineer Timothy Fulmer. David Christ was absent.

1. APPROVAL OF MINUTES – action on the minutes of the January 17, 2023, meeting – Motion was made by Mr. Henofer, seconded by Mr. Nogami, and carried unanimously to approve the January 17, 2023, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Rosenthal Lot Line Adjustment Subdivision: Edward Wild, Esq., was in attendance, representing applicants Wally & Rochelle Rosenthal, along with Mark Flaherty, Metz Engineering, to discuss the proposed lot line change along Bethlehem Pike and Swartley Road. Mr. Wild stated approximately 2.5 acres are merging from two smaller lots to an adjoining lot that fronts Swartley Road all within the PC-1 Zoning District. The Bucks County Planning Commission gave a favorable review dated February 2, 2023. Mr. Wild reviewed Wynn Associates Inc. engineering review letter dated January 31, 2023, and stated the following:

1. Deeds of conveyance and consolidation and legal descriptions have been forward to the Township Solicitor for review.

2. It was noted the H6 use (Barney's Salvage Yard) is not a permitted use in the PC-1 District and will be made more non-conforming by removal of lot area as part of the lot line adjustment, so this current use will be discontinued.

3. The applicant will comply with the removal of any parking/storage of vehicles in the area that is to be conveyed prior to plan recordation.

4. Requested Waivers:

A. SLDO Sections 140-28.P, 140-29.D.(1), 140-35 and 140-36, which specify construction of cartway reconstruction/overlay, drainage improvements, cartway widening, curb and sidewalk along Bethlehem Pike and Swartley Road within the frontage of the site. This can be revisited in the future as part of a Land Development Plan application if any of the parcels are proposed for development.

B. SLDO Section 140-16.C(6)c, which requires natural resource protection standards, including a tabulation of all natural resources within the site, to be shown on the plan. No development occurring at this time, and delineation of natural resources can be addressed in the future if any of the parcels are proposed for development.

5. Deeds and Declaration of Easement has been sent to the Township Solicitor for review and a note has been added to the plan referencing the right of way.

6. The applicant will comply with the installation of monuments.

7. The applicant will comply with the calculation of the square footage.

Public Comment: Charles Brauer, 304 Swartley Road, stated he would like it to be known what the actual natural resources are on the property, even if it is going to be used for a future date.

Planning Commission Comments:

- Mr. Nogami questioned the removal of vehicular storage in the area that is going to be conveyed. Mr. Fulmer stated he recommends either himself or the Township Zoning Officer will make sure the area is cleaned up before the plan is recorded. It was noted the Auto Salvage use would have to be abandoned.

Mr. Fulmer stated, regarding the natural resource waiver, the Township can still require the natural resource survey at a later time and the applicant would have to do it with the submission of a land development plan.

Motion was made by Mr. Henofer, seconded by Mr. Nogami, and carried unanimously to recommend the Rosenthal Lot Line Adjustment Subdivision contingent upon the items contained in Wynn Associates Inc. review letter dated January 31, 2023, including the waivers. There was no additional public comment.

b) Haberle Realty II, L.P. Land Development Waiver: Richard Kapusta, R.A., along with Steve Eisenhart and applicant's Derek & Larissa Haberle, were in attendance to discuss the land development waiver to construct a 6,600 SF pre-engineered building for expansion of an existing indoor athletic club proposed at 511 Schoolhouse Road within the LI Zoning District. The site currently contains a 57,901 SF two-story building and associated parking for a mixture of uses, including office, electronic repair, warehouse, an indoor athletic club, and a very large parking area. Mr. Kapusta stated the applicants currently have a training area of acrobatics/circus training at a facility in Harleysville and would like to bring it over to the facility on Schoolhouse Road. The building is proposed to be built over the existing paving, including a 240 SF link between the two buildings, 410 SF area of new paving, and a 1,056 SF of area that was paving that will become lawn area. Mr. Kapusta reviewed Wynn Associates Inc. engineering review letter dated February 3, 2023, and stated the following:

2. The applicant requests to temporarily delay the development of parking and have the additional required parking in reserve. There are 202 parking spaces, and with the new proposed use, and with the current building being fully occupied, the amount of required parking is 231 parking spaces. It was noted the building is not fully occupied at this time.
3. The applicant is still waiting to hear from Telford Borough Authority regarding water/sewer capacity.
4. The applicant is still waiting to hear from Telford Station 75 regarding their review of the proposed building.
5. Stormwater will be provided if additional parking spaces are constructed.
6. The applicant will comply with sending information to Bucks County Conservation District.
7. The applicant will comply with a lighting plan if it is needed.
8. The applicant will comply with the Zoning Ordinance/Building Code.

Planning Commission Comments:

- Mr. Apple questioned the construction of the original building and what portions are not occupied. It was noted the original structure was constructed in 1974 with two additions in 1984 and 1987. The upper level is not occupied along with the front office area, but these areas were included in the parking calculations.
- Mr. Sichelstiel noted a zoning calculation error which was recognized by Mr. Kapusta.

- Mr. Nogami questioned sidewalks and street improvements. Mr. Fulmer clarified that Schoolhouse Road is already widened and curbed along the site frontage, but no sidewalk exists.
- Mr. Henofer questioned the number of employees that will be brought over from the other facility. It was noted three employees will be brought over.
- Mr. Fulmer stated, if the Township agrees to the request for the reservation of parking for future construction, an agreement will be drafted by the Township Solicitor stating, once the use is established and they have their occupancy permit, there would be a year's worth of time that the Township would have to assess the parking situation on the property. If there is not any issue during that year, then the Township could say the applicant does not have to build any more parking spaces. If there is an issue, the Township could require the owner to construct the spaces.
- Mr. Fulmer clarified the height of the building is thirty feet where the maximum permitted is thirty-five feet.

Motion was made by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously to recommend the Land Development Waiver for Haberle Realty II, L.P. contingent upon the items contained in Wynn Associates Inc. review letter dated February 3, 2023. There was no public comment.

c) Quiet Acres II Sketch Plan: Christen Pionzio, Esq. was in attendance, along with Scott Mease, Mease Engineering, and Eric and Lee Williams, to discuss the Quiet Acres mobile home park expansion proposed at Highland Park Road consisting of two parcels totaling approximately 20 acres in the CR-2 Zoning District. Ms. Pionzio discussed the re-zoning of the two parcels into the MHP District to extend the Quiet Acres mobile home park, the resolution of a fire access to the original units on Maple Leaf Drive, and the new units would be restricted to owners 55 and older, which is similar to the existing Quiet Acres Community. The applicant will provide a 100' buffer that backs up to the Hallmark community and approximately 10 to 11 acres of open space. Ms. Pionzio reviewed Wynn Associates, Inc. review letter dated January 20, 2023 stating they will comply once the applicant moves forward to the land development process.

Comment items included:

- Mr. Mease stated, with the dimensions of the property, a loop does not work very well because the property is not that wide and it would not financially work with the reduction of lots.
- It was noted the applicant would seek a waiver for the maximum units in the cul-de-sac.
- It was noted the units are manufactured housing units and placed on concrete pads and are not mobile homes.
- It was noted, when the units come up for replacement, to possibly come up with a sketch plan showing the reconfiguration of the older homes, to make them more accessible with the construction of new driveways to the new road.
- It was noted the applicant owns the land around the units and take care of the open space, maintenance, and plowing of the roads.
- The Planning Commission stated they like the idea of the new road, and the open space being deed restricted. Mr. Nogami stated he is not comfortable to weigh in on the zoning decision but does not mind the access onto Highland Road and would not be in favor of the waiver for the maximum cul-de-sac.

Mr. Fulmer explained the applicant has the ability to file a private petition for a zoning change or go in front of the Zoning Hearing Board for a variance. Ms. Pionzio stated, with the re-zoning request, the applicant can voluntarily deed restrict the property for the open space and the 100' buffer, lot size, and number of units. There would be no voluntary deed restriction by going to the Zoning Hearing Board and the Township would not get the guarantees that a volunteer deed restriction would give them.

Mr. Fulmer suggested, if a zoning petition is considered, the Township would more than likely be interested to know, under the current zoning of CR-2 and if it is by-right, what they could potentially do with that property regarding other uses or housing units to see what the site capacity would give them on terms of the number of units and density being treated as one site.

Public Comment: Charles Brauer, 304 Swartley Road, questioned the total number of acres in the CR-2 area. Ms. Pionzio stated the area considered for expansion is 20 acres.

Since the project is a sketch plan, no action was taken by the Planning Commission.

5. PLANNING: None.

6. ORDINANCES/RESOLUTIONS: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS: None.

9. PLANS TO ACCEPT FOR REVIEW ONLY: None.

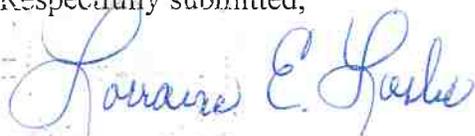
10. PUBLIC COMMENT: None.

11. PLANNING COMMISSION COMMENTS: None.

12. PRESS CONFERENCE: None.

13. ADJOURNMENT: Upon motion by Mr. Henofer, seconded by Mr. Sichelstiel, and carried unanimously, the February 20, 2023, Hilltown Township Planning Commission meeting was adjourned at 8:04 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).