

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, OCTOBER 16, 2023

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 Eric Nogami, Robert Sichelstiel, and Township Engineer Timothy Fulmer. Jon Apple and Frank Henofer were absent.

1. APPROVAL OF MINUTES – action on the minutes of the September 18, 2023, meeting: Motion was made by Mr. Sichelstiel, seconded by Mr. Nogami, and carried unanimously to approve the September 18, 2023, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Hilltown Baptist Church Land Development Waiver: Jason Smeland, P.E., Lenape Valley Engineering, was in attendance, along with the applicant, Bob Harden, to present the land development waiver for a non-residential 40 feet by 60 feet accessory structure to be located at 930 Upper Church Road along with the construction of a playground immediately adjacent to the proposed pavilion. Mr. Smeland stated zoning relief was obtained for the construction of a non-residential accessory structure in the RR zoning district along with a letter of support from the Board of Supervisors. It was noted there will be electric to the pavilion but no water/sewer. Mr. Smeland stated permits will be filed for stormwater management, erosion sedimentation control, building, and a lighting plan will be submitted for a review.

Motion was made by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously to recommend approval for the Hilltown Baptist Church Land Development Waiver contingent upon the items contained in Wynn Associates Inc. review letter dated August 29, 2023. 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 plans were received for a minor, 2-lot subdivision on Church Road from G&A Builders and it will be on the agenda in November for review.

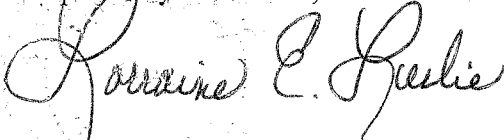
9. PUBLIC COMMENT: None.

10. PLANNING COMMISSION COMMENTS: None.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Sichelstiel, seconded by Mr. Nogami, and carried unanimously, the October 16, 2023, Hilltown Township Planning Commission meeting was adjourned at 7:10 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lorraine E. Leslie". The signature is written in black ink and is positioned above the typed name.

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).