

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
MONDAY, DECEMBER 11, 2023**

The regular meeting of the Hilltown Township Board of Supervisors was called to order by Chairman James Groff at 7:00 PM and opened with the Pledge of Allegiance. Also in attendance were Vice Chairman Caleb Torrice, Supervisor John McIlhinney, Township Manager Lorraine Leslie, Township Solicitor Jack Wuerstle, Township Engineer, Timothy Fulmer, and Finance Director Marianne Egan.

1. ANNOUNCEMENTS: Chairman Groff announced there was an Executive Session prior to the meeting to discuss legal matters.

2. CONSENT AGENDA:

- a) Minutes of the November 27, 2023, Board of Supervisors Meeting
- b) Bills List: December 12, 2023
- c) Financial Report: November 30, 2023
- d) 2024 Fire Protection Agreement – Telford Volunteer Fire Co.
- e) 2024 Fire Protection Agreement – Silverdale Fire Co.
- f) 2024 Fire Protection Agreement – Hilltown Fire Co.
- g) 2024 Fire Protection Agreement – Dublin Volunteer Fire Co.
- h) 2024 Fire Protection Agreement – Sellersville Fire Co.
- i) 2024 Fire Protection Agreement – Perseverance Volunteer Fire Co.
- j) 2024 Fire Protection Agreement – Perkasio Fire Co.

Motion was made by Supervisor McIlhinney, seconded by Vice Chairman Torrice, and carried unanimously to approve items 2(a) through 2(j)) on the Consent Agenda. There was no public comment.

3. CONFIRMED APPOINTMENT: None.

4. LEGAL:

a) Quiet Acres: Rezoning Petition: At 7:15 PM, Solicitor Wuerstle continued the November 14, 2023, Quiet Acres Rezoning Petition and reopened the record to add two documents: The Petition - Exhibit A-1, and the Voluntary Declaration of Restrictive Covenant dated December 8, 2023 – Exhibit A-2. The Declaration states the applicant would:

1. Limit the development to Age Restricted Housing – age 55 and over,
2. Limit the number of units to 29 lots,
3. Preserve a wildlife/habitat/natural corridor that is reflected on the attached plan.

The Declaration would be recorded to assure the Township that the commitments would be followed through with by the applicant. Solicitor Wuerstle reclosed the record and the Supervisors deliberated.

Vice Chairman Torrice:

- The property is private, and they have the right to develop.
- The plan is better than a bi-right plan.
- The plan is friendlier for traffic and better for the school system.
- The property will maintain more green space if developed as proposed and the applicant will limit the development to no more than 29 units.
- Water run-off will be vetted during the Land Development process.

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Chairman Groff:

- The property is private and will be developed at some time in the future, regardless of whether this re-zoning application is approved.
- The current zoning is CR-2 that allows for residential and non-residential uses on the property such as place of worship, private recreational facility, hospital, nursing home, etc., which is not as compatible with what is existing now.
- The development will be 55 and older.
- The applicant will cap at 29 lots.
- The applicant will keep a wildlife corridor.
- The applicant has increased buffers and open space.
- Stormwater will be handled through the land development process.
- There is no impact on schools/Township and the applicant will maintain the land/roads.

Motion was made by Vice Chairman Torrice, seconded by Chairman Groff, and thereafter carried 2-0 (Supervisor McIlhinney abstaining, as he was not present at the November 14, 2023 hearing) to approve the Quiet Acres Rezoning Petition, which rezones Bucks County Tax Map Parcels 15-001-127 & 15-001-131 from CR-2 to MHP and amends the Zoning Map to reflect such rezoning of Bucks County Tax Map Parcels 15-001-127 & 15-001-131; conditioned upon the applicant recording the executed Voluntary Declaration of Restrictive Covenant dated December 8, 2023, that provides for (a) Age-Restricted Development – 55 and older; (b) a maximum of 29 units to be developed on the rezoned parcels; and (c) a wildlife/natural corridor as reflected on the plan attached to the Voluntary Declaration. There was no public comment.

5. PLANNING:

a) GA Builders Minor Subdivision: Mr. Fulmer reviewed the waivers requested by GA Builders for the two-lot minor subdivision located at 806 Church Road stating the Planning Commission recommended approval of those waivers and Preliminary/Final approval of the plan. Mr. Fulmer continued to state that the capital contribution for the waived sidewalk is \$8,840.00, and the applicant requests that the recreation land dedication capital contribution fee be waived. Motion was made by Supervisor McIlhinney, seconded by Vice Chairman Torrice, and carried unanimously to grant Preliminary/Final approval for the GA Builders Minor Subdivision contingent upon the items contained in Wynn Associates review letter dated October 17, 2023, including the waivers 2A-C, with the conditions that a capital contribution in the amount of \$8,840.00 be paid to the Township in lieu of the sidewalk, sight distance obstructions will be removed along the road, and the Supervisors are not requiring the capital contribution for the recreation land. There was no public comment.

6. ENGINEERING: None.

7. UNFINISHED BUSINESS: None.

8. NEW BUSINESS: None.

9. SUPERVISOR'S COMMENTS: Supervisor McIlhinney stated it was a pleasure and honor to serve the Township for the last 18 years and he could not have done it without the Staff. They are excellent and

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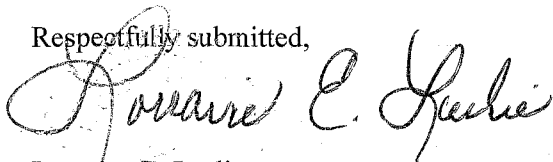
are always looking out for the taxpayers and he appreciates that. Vice Chairman Torrice stated during the four years that he and Jack have served together, he appreciates the knowledge that he brought based on previous years' experience, and his record keeping. Chairman Groff stated he has enjoyed working with Jack, appreciates the robust conversations, the fact that he has always had the Township's best interest in mind, and the 18 years that he put forth for the Township.

10. PUBLIC COMMENT: Kevin Walsh, 1277 Route 113, commented, and provided documents regarding the Garlan Property located at 1279/1281 Route 113. Solicitor Wuerstle advised Mr. Walsh that the Garlan Zoning Hearing is scheduled for February 24, 2024.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Supervisor McIlhinney, seconded by Vice Chairman Torrice, and carried unanimously, the December 11, 2023, Hilltown Township Board of Supervisors meeting was adjourned at 7:35 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).