

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

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Vice Chairman Jon Apple 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. Dave Christ was absent.

1. APPROVAL OF MINUTES – action on the minutes of the October 16, 2023, meeting: Motion was made by Mr. Sichelstiel, seconded by Mr. Nogami, and carried unanimously to approve the October 16, 2023, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) G&A Builders Minor Subdivision: Wayne Kiefer, P.E., Showalter & Associates, was in attendance, along with the applicant, Jose Luis Nunes, to present the minor subdivision for two lots located at the intersection of Church Road and Mill Road. Mr. Kiefer stated the approximate 3-acre lot is proposed to be subdivided into two single family detached dwelling lots. Lot 1 contains a single-family detached dwelling which has been recently renovated with access along Church Road and Lot 2 contains a proposed single family detached dwelling, to replace an existing dwelling, with access along Church Road. The site is to be served by on-lot water and on-lot sewage disposal facilities. Mr. Kiefer stated everything is a “will comply” in Wynn Associates engineering review letter dated October 17, 2023, and summarized the following: Regarding steep slopes, the proposed area of disturbance is 0.75 acres which equates to 27% disturbance of these slopes where 40% is permitted. The plans will be revised to verify the disturbance.

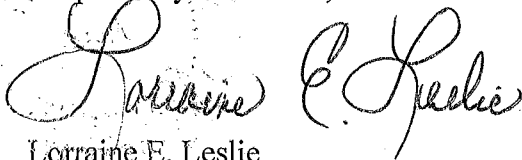
Waivers: SLDO Section 140-27.b(4) which requires lot lines to be oriented substantially at right angles or radial to the street line, from the street line to the rear of the lot. SLDO Sections 140-28.P, 140-29.D, 140-36, and 140-48.A which require cartway reconstruction/overlay, drainage improvements, cartway widening, sidewalk, and streetlights along existing roads within the frontage of the site. SLDO Section 140-34.A which contains requirements for driveway construction. Mr. Kiefer stated the vegetation will be cleared out for better site distance.

The stormwater management design will be revised to account for the proposed detached garage by increasing the size of the basin on lot 2. Infiltration testing results, a Bucks County review letter, and documentation for the well prior to construction of the house will all be provided. The setbacks for the sewage disposal systems will be documented, and planning modules will be submitted, if necessary. Mr. Nunes stated the small house is made out of cinder block with a septic tank that has since been abandoned. Mr. Kiefer noted the small house will be torn down and replaced with a new house with a separate driveway. The system for lot 1 is already approved and constructed and the applicant will get the permits in for lot 2. Legal descriptions for the ultimate right of way area(s) will be submitted to the Township for the preparation of the easement documents by the Township Solicitor. Concrete monuments will be installed, a large tree will come down and be replaced, and an Opinion of Probable Cost will be provided. The applicant has cleaned up the site with the exception of a few tires, the recreation land dedication fee in lieu will be deferred to the Board of Supervisors, and all of the drafting items are all “will comply.”

Motion was made by Mr. Sichelstiel, seconded by Mr. Nogami, and carried unanimously to recommend Preliminary/Final approval for the G&A Builders Minor Subdivision contingent upon the items contained in Wynn Associates Inc. review letter dated October 17, 2023, including the 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: None.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: None.
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Mr. Sichelstiel, and carried unanimously, the November 20, 2023, Hilltown Township Planning Commission meeting was adjourned at 7:21 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).