

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, JUNE 17, 2024

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 Jon Apple, Eric Nogami, and Township Engineer Timothy Fulmer. Dave Bartholomew and Robert Sichelstiel were absent.

1. APPROVAL OF MINUTES – action on the minutes of the May 20, 2024, meeting:

Motion was made by Mr. Nogami, seconded by Mr. Apple, and carried unanimously to approve the May 20, 2024, meeting minutes as written. There was no public comment.

2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

3. CONFIRMED APPOINTMENTS:

a) Jasinski Subdivision Sketch Plan: Scott Mease, P.E., Mease Engineering was in attendance, along with Mr. & Mrs. Jasinski, to present the ten-lot subdivision located on approximately 18 acres along the south side of Highland Park Road within the CR-2 Zoning District. The lots will be served by public water and sanitary sewage facilities owned by Hilltown Township Water and Sewer Authority. Mr. Mease discussed Wynn Associates May 7, 2024, engineering review letter highlighting a conservation easement over the open space area, the length of the cul-de-sac, sliding the road over to provide for the 45-foot front yard setback, the clear sight triangle, sidewalks, the proposed waivers, mailbox placement, and stormwater management items. After additional discussion, no action was taken.

b) County Central Mini Storage Land Development: Jason Smeland, P.E., Lenape Valley Engineering, was in attendance to present the revised final plan that modifies the layout of the buildings by eliminating the two long buildings alongside Landis Block and adding a second 60 x 100 sq ft building along the north side of the property, and the elimination of the previously proposed five space parking lot which reduces the impervious coverage. Mr. Smeland discussed the Wynn Associates engineering letter dated May 24, 2024, stating they are waiting to hear back from the servicing fire department regarding the revised site layout. After discussion, the Planning Commission recommended the turnaround area in the rear of the site be paved for fire trucks. Motion was made by Mr. Nogami, seconded by Mr. Apple, and carried unanimously to recommend the revised final plan for County Central Mini Storage contingent upon the items contained in Wynn Associates review letter dated May 24, 2024, and the turnaround area in the rear of the site be paved for fire trucks, as shown on the previous submission. There was no public comment.

c) Suh Minor Subdivision: Jason Smeland, P.E., Lenape Valley Engineering, was in attendance to present the two-lot minor subdivision plan located on approximately ten acres along the south side of East Creamery Road within the RR Zoning District. The lots will be served by on-lot water and sanitary sewage facilities. Mr. Smeland discussed the Wynn Associates review letter dated May 29, 2024, stating the applicant will comply with all of the items along with the applicant requesting waivers for curbs/sidewalks, existing features to be shown within 100 feet of the site to be shown on the plan, lot depth to width ratio, and partial waivers of the requirements to design erosion/sediment controls and stormwater management facilities, such that these

requirements will be deferred until the time of building permit application for dwelling construction on Lot 2. Motion was made by Mr. Apple, seconded by Mr. Nogami, and carried unanimously to recommend the Suh Minor Subdivision contingent upon the items contained in Wynn Associates review letter dated May 29, 2024. 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 (No Discussion): Mr. Fulmer stated Fiddletree LLC brought in Preliminary plans for review.

9. PUBLIC COMMENT: Stephanie Cucinotta spoke, on behalf of the Country Roads Homeowners Association, about their concerns over the proposed 23 townhouse development extending into the cul-de-sac, overcrowding, safety of their children, and increased traffic congestion within the Country Roads development. Mr. Fulmer stated, in general, when a cul-de-sac is part of a development, it is possible it would be looked at for a future extension. April Donahue, 85 Misty Meadow, stated concerns for the safety of the children and stormwater management. Mr. Fulmer added Heritage filed a sketch plan to the Planning Commission a few months ago with no action taken, and also attended the Board of Supervisors meeting last month for the informal presentation. He continued to state if Heritage decides to move forward with a plan, they will have to file a preliminary subdivision application which is a formal submission that will require a formal review and a time frame to act on the plan. They will need to make a mailing to residents of the adjoining property. He suggested they check the website to monitor the agenda postings and it is a completely transparent process from the planning standpoint. Terry Schmon questioned the notification letter. Mr. Fulmer clarified the mailing/subdivision process in detail along with descriptions of ordinances, and possible traffic calming measures. Casey Boyer stated the concern over the safety of the children. The Planning Commission encouraged the residents to attend the meetings to make their concerns heard. Bill Schmon stated there are ways to connect 25 townhouses directly to Orchard Hill and not disturb their neighborhood.

10. PLANNING COMMISSION COMMENTS: None.

11. PRESS CONFERENCE: None.

12. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Nogami, and carried unanimously, the June 17, 2024, Hilltown Township Planning Commission meeting was adjourned at 8:28 PM.

Page 3
Planning Commission
June 17, 2024

Respectfully submitted,



Joseph Metzinger
Township Secretary/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).