## AGENDA **HILLTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING** Monday, April 28, 2025

#### Next Ordinance # 2025-001 Next Resolution # 2025-012

Meeting Called to Order: Pledge of Allegiance:

- CT \_\_\_\_ 
   CEE \_\_\_\_

   JCG \_\_\_\_ 
   JAM \_\_\_\_

   WA \_\_\_\_

- DF \_\_\_\_\_

- 1. Announcements:
  - a. Executive Sessions
- 2. Consent Agenda:

[Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board Members, that item will be identified and removed from the Consent Agenda and will be considered separately at the appropriate place on the agenda.]

- a. Minutes of March 24, 2025, Board of Supervisors Meeting
- b. Bills List: April 15, 2025
- c. Bills List: April 29, 2025

As Written: \_\_\_\_\_ With Corrections: \_\_\_\_\_

JCG:\_\_\_\_ CT:\_\_\_\_ JAM:\_\_\_\_

- 3. Confirmed Appointment:
  - a. None
- 4. Legal: Solicitor's Report:
  - a. Zoning Hearing Board Appeal 2025-003 Claire G. & Donna R. Keller, 3400 Bethlehem Pike – Requesting Variance
  - b. Zoning Hearing Board Appeal 2025-004 Souderton Technical Associates, 1969 & 1983 Clearview Rd. - Requesting Variance
  - c. Conditional Use Hearing 2025-001 Cablevision Lightpath, LLC, 4697 Bethlehem Pike, Announcement

- 5. Planning:
  - a. None
- 6. Engineering:
  - a. 2025 Road Project Bid Award
  - b. Coleman Investment Properties Land Development Maintenance Period Completion
- 7. Unfinished Business:
  - a. None
- 8. New Business:
  - a. Motion to approve the FY2025 Investment Plan
  - b. Motion to approve a contribution for Pentridge Community Day
  - c. Motion to approve H&K Extended Hours Request
  - d. Minsi Trail Roundabout Outreach, Supervisor Metzinger
- 9. Manager Update:
  - a. 2025Q1 Budget Presentation
  - b. Upcoming Events
- 10. Supervisor's Comments:
- 11. Public Comment:
- 12. Press Conference:
- 13. Adjournment:

Time: \_\_\_\_\_

MINUTES from March 24, 2025 BOS MTG.

#### HILLTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MONDAY, MARCH 24, 2025

The regular meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Caleb Torrice at 7:03 PM and opened with the Pledge of Allegiance. Also in attendance were Vice Chairman James Groff, Township Manager Deanna Ferry, Township Solicitor Jack Wuerstle, Township Engineer Timothy Fulmer, and Chief of Police Christopher Engelhart. Supervisor Joseph Metzinger was not in attendance.

#### 1. <u>ANNOUNCEMENTS:</u>

a. <u>Executive Session:</u> Chairman Torrice announced there were two Executive Sessions on March 7, 2025, to discuss legal issues, and this evening to discuss personnel and legal matters.

#### 2. <u>CONSENT AGENDA:</u>

- a. Minutes of February 24, 2025, Board of Supervisors Meeting
- b. Bills List: March 11, 2025
- c. Bills List: March 25, 2025
- d. 2025 Fire Protection Agreement: Perkasie Fire Department

Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously to approve items a.-d. on the Consent Agenda.

- 3. <u>CONFIRMED APPOINTMENT:</u> None.
- 4. <u>LEGAL</u>: None.
- 5. <u>PLANNING:</u>
  - a. <u>Webber Tract Minor Subdivision:</u> Township Engineer Tim Fulmer introduced the project, gave a brief overview of the project stating it was presenting to the Planning Commission last week, and introduced the Engineer working on the project with the Webber Family, Mr. Steven Hippauff of Cowan Associates. Mr. Hippauff gave his own summary of the project, advising that the Planning Commission did recommend the plan for approval. A brief discussion ensued regarding the capital contribution amount and a few items in Mr. Fulmer's letter. A motion for Preliminary and Final approval of the minor subdivision, conditioned upon the completion of items contained with Mr. Fulmer's letter, dated February 27, 2025, with an additional capital contribution of \$5,000.00 for street repairs, and \$2,685.00 in lieu of recreational land dedication, was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously.
  - b. <u>Vitelli Property Minor Subdivision Sketch Plan</u>: Mr. Fulmer introduced the sketch plan, advising no action is needed from the Board tonight, and introduced Kristin Holmes, of

Page 2 Board of Supervisors March 24, 2025

Holmes Cunningham, LLC to present the project. Ms. Holmes walked through the sketch for the Board, and highlighted a few items on the plan.

c. Suburban Equities III, LLC Land Development Capital Contribution Proposal: Mr. Fulmer reviewed the prior approval with the Board, and introduced Mr. VanLuvanee of Eastburn and Gray, PC who is representing Suburban Equities III, LLC. Mr. VanLuvanee walked through the breakdown of the letter previously provided to the Board, which itemized each piece of the capital contribution proposal. A discussion on the shade tree figure ensued. Prior to a vote, Chairman Torrice asked for public comment, at which time, Mr. Mark Geitz stepped up to the podium to ask about traffic lights on a state road. Mr. Fulmer responded to his question. Following Mr. Geitz's comments, Ms. Lauren Geitz stepped up to the podium to ask about tree replanting. Her question was addressed by Chairman Torrice. A motion to approve a capital contribution in the amount of \$105,700, for the fee in lieu of sidewalk installation and tree removal and replacement, was made by Vice Chaiman Groff, seconded by Supervisor Metzinger, and passed unanimously.

#### 6. <u>ENGINEERING</u>: None.

#### 7. <u>UNFINISHED BUSINESS:</u>

a. <u>Motion to Approve 3-year Auditing Services Contract:</u> Dr. Ferry stated that this item has been on the agenda for a few months and is up for a vote from the Board this evening, reviewed the cost summary for each of the applicants, and advised that if Dunlap was chosen that the Township would be assigned a new auditing team. A motion to approval Dunlap, LSK for a three-year auditing service contract, was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and approved unanimously.

b. <u>Supervisor Liaison Program: Supervisor Metzinger:</u> Dr. Ferry noted that this item has also been on the agenda for a few months, and Supervisor Metzinger spoke regarding the need for continuation of the program. Discussion on the program's merits ensued. A motion to discontinue the Supervisor Liaison Program was made by Supervisor Metzinger, seconded by Vice Chaiman Groff, and passed unanimously.

#### 8. <u>NEW BUSINESS:</u>

- a. <u>BCATO Meeting Update: Supervisor Metzinger:</u> Supervisor Metzinger gave a brief overview of the BCATO meeting held on February 22, 2025, which focused on Fire Department and EMS issues.
- 9. <u>MANAGER UPDATE:</u> None.

#### 10. <u>SUPERVISOR'S COMMENTS:</u>

Page 3 Board of Supervisors February 24, 2025

Supervisor Torrice noted that as Chairman this year he is being more intentional to elaborate on processes and allow sufficient time for public comment.

#### 11. <u>PUBLIC COMMENT:</u>

Chuck Glasser wanted to seek the Board and local Fire Department's opinion on the speed bumps on Green Street in Silverdale Borough. Being that they are physically located in Silverdale Borough, the Board was unable to comment on this issue.

#### 12. <u>PRESS CONFERENCE:</u> None.

13. <u>ADJOURNMENT:</u> Upon a motion from Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously, the March 24, 2025, Hilltown Township Board of Supervisors meeting was adjourned at 7:41 PM.

Respectfully submitted,

Deanna Ferry, DPA 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).

SOLICITOR'S REPORT

#### NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Wednesday, April 30, 2025 at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2025-003 of Claire G. and Donna R. Keller for the property located at 3400 Bethlehem Pike, Hilltown Township and otherwise identified as Bucks County Tax Parcel No. 15-022-006. The subject property is located in the LI (Light Industrial) Zoning District. Applicant requests the following variances in connection with the construction of a new office building: 1) from Zoning Ordinance §160-28.B(1) to permit 48% of steep slopes between 8-15% be regraded rather than the maximum permitted disturbance of 40%, and 2) from Zoning Ordinance §160-55 to permit the new building height of 42.65 feet rather than the maximum permitted height of 35 feet.

The Application submitted, together with accompanying documents and site plans, are available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend this zoning hearing.

HILLTOWN TOWNSHIP ZONING HEARING BOARD Kelly L. Eberle, Esquire Grim, Biehn & Thatcher 104 South Sixth Street Perkasie, PA 18944



## HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

#### MEMORANDUM

March 20, 2025

То:	Board of Supervisors
From:	Caitlin M. Mest, EIT, BCO, CFM, CZO
RE:	3400 Bethlehem Pk – Variance
Applicant:	Claire G & Donna R Keller (Owners)
Affected Property:	3400 Bethlehem Pk - TMP # 15-022-006
Zoning District:	LI – Light Industrial
Requested Action:	Applicant is requesting two variances regarding the erection of a new commercial building.
Summary:	Applicant requests to erect a commercial building. A maximum of 40% of steep slopes between 8-15% may be regraded; whereas, approximately 48% of slopes between 8-15% shall be regraded. The proposed height of the new building is 42.65 ft; whereas, a maximum height of 35 ft is allowed.
Requested Variance:	ZO §160-28.B(1). Steep Slopes. ZO §160-55. Height.

cc:



#### HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

#### APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

<u>Please note:</u> It is <u>required</u> that all applicants make an application for a Subdivision/Land Development and/or apply for a <u>Zoning Permit</u> and receive a <u>review</u> from the Township prior to submitting an application to the Zoning Hearing Board.

<b>TOWNSHIP USE:</b>	
Appeal #	2025-003
Date Files:	3-14-25
Receipted I	By:

#### PLEASE COMPLETE ALL SECTIONS OF THEAPPLICATION

PLEASAE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INTIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE SAME.

THE TOWNSHIP WILL NOT ACCEPT APPICATIONS UNLESS INTIALED BELOW

Date: 3.14.25

- 1. Applicant:
  - a. Name: CLAIRE G & DONNA & KELLER

b. Mailing Address: 3400 BETHLEHEY PIKE

SOUDERTON PA 189104

- c. Phone Number
- d. State whether the Applicant is: (Check one or more if applicable)
  - X Owner of Legal Title
  - Owner of Equitable Title
  - Tenant with the Permission of Legal Title
- 2. Applicant's Attorney: (if any)
  - a. Attorney's and Firm Name: ARCHITECT PRESENTING TESTINONY RICHARD KAPUSTA RICHARD KAPUSTA & COMPANY ARCHITECTS ENGINEERS & PLANNESS

50130

b. Mailing Address: 935 LANDIS RD

TELFORD PA 18969

- c. Phone Number:
- d. Email Address:

# HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

- a. Present Zoning Use Classification: <u>LT LIGHT /NDUSTRIAL</u> 3. Property Information:

  - b. Tax Parcel Number: 15-022-006
  - c. Location: (with reference to nearby intersections or prominent features):

NEAR THE INTERSECTION OF BETHLEHEMPIKE & COUNTY LINE ROAD.

The second second

- 4. Present Use: EV SALES & SERVICE
- 5. Proposed Use: (if different) RV SALES & SERVICE
- 6. Classification of Appeal: (Check one or more if applicable)
  - X A. Request for a Variance (Zoning Ordinance §160-104.A)
    - B. Request for Special Exception (Zoning Ordinance §160-104.B)
    - C. Interpretation of Law
  - D. Appeal from action of the Zoning Officer (Attach all related correspondence)
  - \_\_\_\_ E. Other (Please specify)
- 7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

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SEE ATTACHED	
<ol> <li>8. Have any previous appeals been filed regarding this property:</li> <li>a. If yes, please explain:</li> </ol>	Yes X No
b. Prior Appeal Number:	
We) hereby certify that the above information is true and correct	to the best of my (our) knowledge,
me:	Date: <u>3-11-202</u>
ne:	Date: 3 - 11 - 2023



#### HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

- 3. Property Information:
  - a. Present Zoning Use Classification: <u>LI LIGHT (NDUSTRIAL</u>
  - b. Tax Parcel Number: 15 022 006
  - c. Location: (with reference to nearby intersections or prominent features):

NEAR THE INTERSECTION OF BETHLEHEMPIKE & COUNTY LINE ROAD.

- 4. Present Use: RV SALES & SERVICE
- 5. Proposed Use: (if different) RV SALES & SERVICE
- 6. Classification of Appeal: (Check one or more if applicable)
  - X A. Request for a Variance (Zoning Ordinance §160-104.A)
  - B. Request for Special Exception (Zoning Ordinance §160-104.B)
  - C. Interpretation of Law
  - D. Appeal from action of the Zoning Officer (Attach all related correspondence)
  - E. Other (Please specify)
- 7. Cite Zoning Ordinance sections applicable to, and summarize, relief request:

(use separate paper if necessary)

SEE ATTACHED

- 8. Have any previous appeals been filed regarding this property: \_\_\_\_\_Yes \_\_\_\_No
  - a. If yes, please explain:
  - b. Prior Appeal Number:

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Name:	Date:
Name:	Date:



Richard Kapusta and Company Architects Engineers and Planners

935 Landis Road Telford, Pennsylvania 18969 215-723-3200

28 February 2025

Hilltown Township **Zoning Hearing Board** 13 West Creamery Road Hilltown, PA 18927

# Re: Appeal to Zoning Hearing Board Application Narrative - New Building – Indian Valley Camping Center, Inc

Dear Zoning Hearing Board:

This narrative is an addition to the Appeal to Zoning Hearing Board application. We are seeking relief from:

(Section 160-28.B.(1), Hilltown Zoning Ordinance) A maximum of 40% of steep slopes between 8-15% may be regraded; whereas, approximately 48% of slopes between 8-15% shall be regraded.

(Section 160-55, Hilltown Zoning Ordinance) The proposed height of the new building is 42.65 ft; whereas, a maximum height of 35 ft. is allowed.

PennDot is adding a traffic circle at the intersection of Bethlehem Pike and County Line Road in Hilltown Township, Bucks County. As a result of this, Indian Valley Camping Center, Inc. is losing its original building, which houses its parts department, retail store, multiple service bays and operational offices. This variance is related to the new building that they will have to build to replace the building that they will lose because of the construction of the traffic circle.

The new building is being placed on the site where another existing service bay building is located, so this new building will have seven service bays, parts sales and storage, retail store, operational offices, also included are a women's multi use accessible toilet room and a men's multi use accessible toilet room, for public use and 2 single use accessible toilet rooms, for employee use.

The new building has been located on the site where it is the most efficient, based on the current on site traffic patterns, the current usage on the site, as well as visibility from Bethlehem Pike. The existing sloping of the entire site makes it impossible to comply with the maximum regrading requirements of Section 160-28.B.(1), as well as the maximum height of 35 ft. and create a useful building to replace the building that Indian Valley Camping Center is losing as a result of PennDot's traffic circle.

Regarding the building height, the ridge of the building is consistent across the entire building. The building height from the grade at the service bay end of the building, to the ridge of the roof is +/- 33ft 9in. If the building were to be built on a level site, this would be the height of the building and there would not be a violation of the building height requirement. The natural slope of the site creates this violation. Any attempt to lower the ridge of the roof will not allow the interior ceiling height required in the service bay area and using a lower roof pitch will create an unattractive building.

Respectfully Submitted,

RICHARD KAPUSTA & COMPANY ARCHITECTS ENGINEERS & PLANNERS

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Richard Kapusta, RA RK/csh



### **HILLTOWN TOWNSHIP**

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 www.hilltown.org

February 25, 2025

Keller Investment Group 3400 Bethlehem Pk Souderton, PA 18964

RE: 3400 Bethlehem Pk - New Construction

To whom it may concern:

This letter is to notify you that your permit application for 3400 Bethlehem Pk (TMP #15-022-006,) located in the Light Industrial (LI) zoning district, has been denied at this time. The permit application has been denied due to the following reason(s).

- (Section 160-28.B.(1), Hilltown Township Zoning Ordinance) A maximum of 40% of steep slopes between 8-15% may be regraded; whereas, approximately 48% of slopes between 8-15% shall be regraded.
- (Section 160-55, Hilltown Township Zoning Ordinance) The proposed height of the new building is 42.65 ft; whereas, a maximum height of 35 ft is allowed.

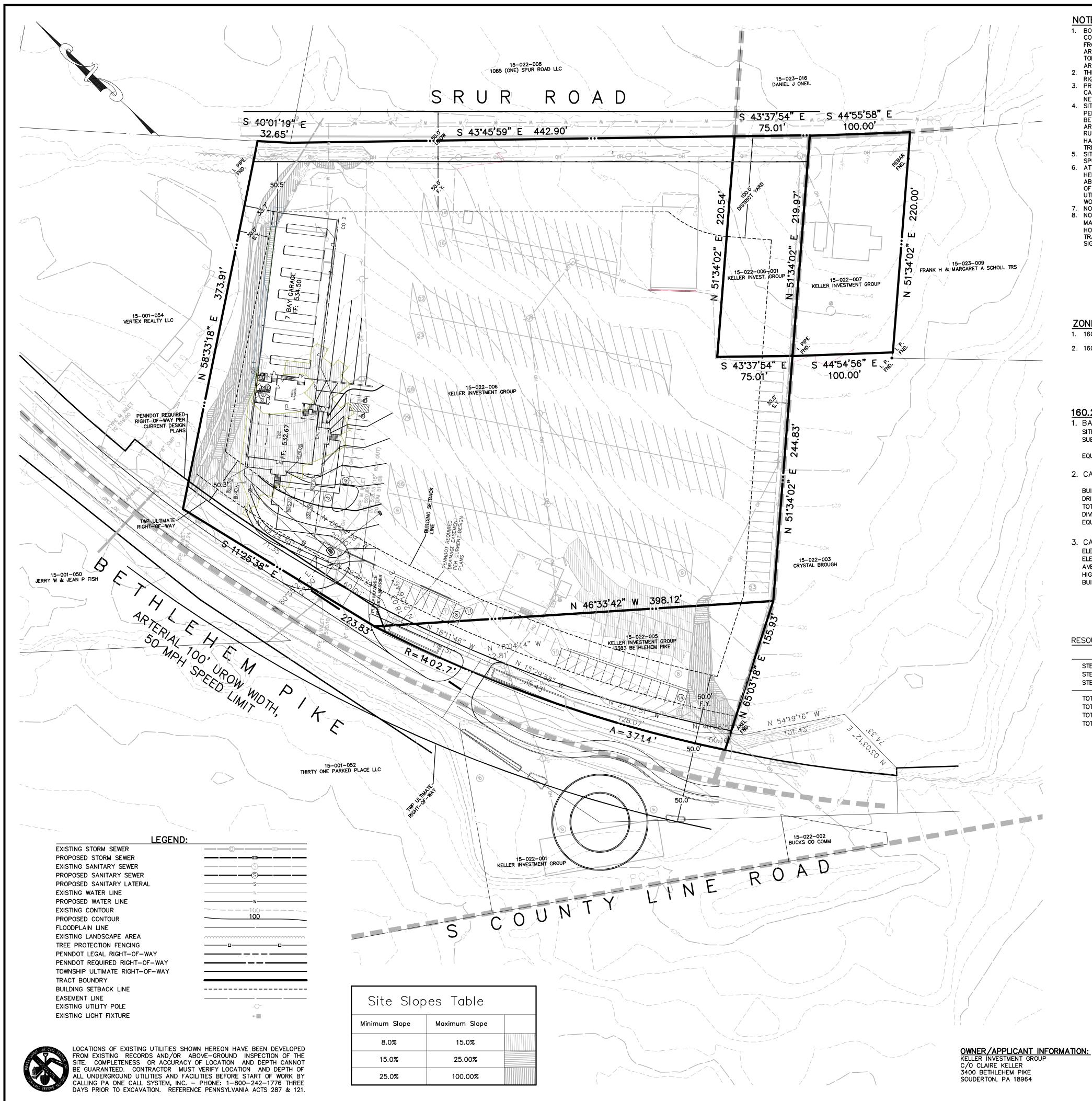
You may appeal the decision to the Hilltown Township Zoning Hearing Board (ZHB.) The link to the ZHB application is within the email to which this letter is attached.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

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Caitlin M. Mest, EIT, BCO, CFM, CZO Hilltown Township Zoning Officer cmest@barryisett.com



# NOTES:

RIGHT-OF-WAY ARE PROPOSED BY PENNDOT. NEW UTILITY POLES SHALL BE INSTALLED. 4. SITE TO BE PROVIDED PUBLIC SEWER. GRAVITY SEWERS TO BE PROVIDED BY TREATMENT PLANT. SIGHT DISTANCE.

## ZONING RELIEF REQUESTED: REGRADED. 2. 160-55

- 1. BASE SITE AREA: SITE AREA AS DETERMIN SUBTRACT LAND WITHIN OF EXISTING ROADS, EQUALS BASE SITE AREA
- 2. CALCULATE IMPERVIC
- BUILDINGS: DRIVEWAYS/PARKING LOT TOTAL IMPERVIOUS: DIVIDED BY BASE SITE AF EQUALS IMPERVIOUS SUR
- 3. CALCULATE BUILDIN ELEV. ACROSS FRONT OF ELEV. 20' FROM FRONT ( AVERAGE GROUND ELEV .: HIGHEST ELEV. OF BUILDIN BUILDING HEIGHT:

## RESOURCE PROTECTION LAND: RESOURCE STEEP SLOPES (25% OR STEEP SLOPES (15-25%) STEEP SLOPES (8-15%)

TOTAL LANDS WITH RESO TOTAL RESOURCE PROTE TOTAL RESOURCE UNPROTECTED LAND = TOTAL PROPOSED DISTURBANCE =

1. BOUNDARIES OF 15-022-005, -006, -006-001, TOPOGRAPHY AT 1' CONTOUR INTERVAL AND EXISTING FEATURES WITHIN SAID BOUNDARIES ARE FROM A FIELD SURVEY DATED SEPTEMBER, 2024. 2' CONTOUR INTERVALS ARE FROM THE PAMAP PROGRAM BY THE PA DCNR BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY PUBLISHED JUNE 2010. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). 2. THE IMPROVEMENTS SHOWN HEREON WITHIN THE PENNDOT REQUIRED

3. PROPOSED UTILITIES INCLUDING, BUT NOT LIMITED TO ELECTRIC, TELEPHONE, CABLE TV FACILITIES SHALL BE PROVIDED BY UNDERGROUND SERVICE. NO

PENNDOT (OR BY A PARTNERSHIP OF LOCAL PROPERTY OWNERS) WITHIN BETHLEHEM PIKE WITH PHASE III OF THE CONNECTOR PROJECT. SEWERS ARE EXPECTED TO BE EXTENDED FROM TOWNSHIP LINE ROAD. SEWERS WILL RUN FROM HILLTOWN TOWNSHIP, THROUGH FRANCONIA TOWNSHIP AND HATFIELD TOWNSHIP TO THE HATFIELD TOWNSHIP MUNICIPAL AUTHORITY'S

5. SITE TO BE PROVIDED PUBLIC WATER AVAILABLE WITHIN THE FRONTAGE OF SPUR ROAD, BY NORTH PENN WATER AUTHORITY. 6. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND

UTILITIES AND FACILITIES SHALL BE CONFIRMED PRIOR TO THE START OF WORK. CASE NO. 20242552153. 7. NO RIGHT-OF-WAY IS BEING OFFERED WITH THIS PROJECT. 8. NO STRUCTURE, FENCE, PLANTING OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A HORIZONTAL PLANE 2' ABOVE CURB LEVEL AND A HORIZONTAL PLANE 7' ABOVE CURB LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITH THE CLEAR SIGHT TRIANGLE OR THE PENNDOT

1. 160-28.B(1) MORE THAN 40% OF LAND SLOPED 8% TO 15% IS TO BE HEIGHT OF BUILDING TO EXCEED 35'.

# 160.25.B. SITE CAPACITY CALCULATIONS:

IED BY ON-SITE SURVEY: ULTIMATE RIGHTS-OF-WAY			6.7894 Ac.
OR UTILITY RIGHTS-OFWAY	OR EASEME	INTS:	-0.5424 Ac.
A:			=6.2471 Ac.
IOUS SURFACE RATIO:			
		EXISTING:	PROPOSED:
		0.2702 Ac.	0.5228 Ac.
TS:		5.5693 Ac.	5.0697 Ac.
		5.8395 Ac.	5.5925 Ac.
AREA:		6.2471 Ac.	6.2471 Ac.
RFACE RATIO:		93.5%	89.5%
IG HEIGHT			
F BUILDING:	525.70	526.00	527.00
OF BUILDING:	524.13	525.25	525.70
•	525.63		
DING:	568.28		
	42.65'		

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#### ZONING INFORMATION: ZONING DISTRICT: LI

ZONING DISTRICT. EI			
DIMENSIONAL INFORMATION:			
	<u>REQUIRED</u>	<u>EXISTING</u>	PROPOSED
MIN. LOT AREA:	2 Ac.	6.7894 Ac.	6.2471 Ac.
MIN. LOT WIDTH:	200'	598.8 <b>'</b>	598.8'
FRONT YARD (MIN):	50'	32.1'	
SIDE YARD (EACH, MIN):	30'*	34.5'	33.7'
REAR YARD:	50'*	N/A	N/A
MAX. BLDG. HEIGHT:	35'	<35'	42.65'
MAX. FLOOR AREA RATIO:	40%	4.5%	8.8%
MAX. IMPERVIOUS SURF:	60%	93.5%	89.5%
*MIN YARD ABUTTING RESIDE	ENTIAL DISTRIC	Г: 100'	

#### PARKING REQUIREMENTS

AUTOMOBILE SALES: 1 SPACE PER EMPLOYEE PLUS 1 SPACE 100 S.F. GROS FLOOR AREA. TOTAL GROSS FLOOR AREA: 22,772 SF TOTAL EMPLOYEES: 18 TOTAL REQUIRED SPACES: 245 TOTAL PROVIDED SPACES: 254

	PROTECTION RATIO:	ACRES OF LAND IN RESOURCES:	RESOURCE PROTECTED LAND:	RESOURCE UNPROTECTED LAND:	TOTAL PROPOSED DISTURBANCE:
R MORE)	0.85	0.1993 Ac.	0.1694 Ac.	0.0299 Ac.	0.0145 Ac.
%)	0.70	0.0446 Ac.	0.0312 Ac.	0.0134 Ac.	0.0085 Ac.
)	0.60	0.4263 Ac.	0.2558 Ac.	0.1705 Ac.	0.2063 Ac.
SOURCE RE	STRICTIONS = D =	0.6702 Ac.	0.4564 Ac.		
ROTECTED L	-			0.2138 Ac.	

0.2293 Ac.

PROPERTY INFORMATION: PARID: 15-022-005 OWNER: KELLER INVESTMENT GROUP ADDRESS: 3383 BETHLEHEM PIKE INSTRUMENT No. DB, PG GROSS AREA: 0.6625 Ac. (SURV.) PARID: 15-022-006 OWNER: KELLER INVESTMENT GROUP	Image: Constraint of the second sec	
ADDRESS: 3400 BETHLEHEM PIKE INSTRUMENT No. DB , PG GROSS AREA: 5.6789 Ac. (SURV.)	ZONING APPLICATION PLAN	BY
PARID: 15-022-006-001 OWNER: KELLER INVESTMENT GROUP ADDRESS: SPUR RD INSTRUMENT No. DB , PG GROSS AREA: 0.3782 Ac. (SURV.)	INDIAN VALLEY CAMPING	SITUATE: OWNSHIP COUNTY SYLVANIA
TOTAL GROSS SITE AREA: 6.7894 Ac. (SURV.) AREA WITHIN ULTIMATE ROW OF BETHLEHEM PIKE: 0.2591 Ac. AREA WITHIN ULTIMATE ROW OF SPUR ROAD: 0.2833 Ac. TOTAL NET SITE AREA: 6.2471 Ac. OTHER LANDS OF OWNER INFO.: PARID: 15–022–001 OWNER: KELLER INVESTMENT GROUP ADDRESS: BETHLEHEM PIKE INSTRUMENT No.	SCHLOSSER & CLAU CONSULTING ENGINEERS, INC. 21 EAST LINCOLN AVE., SUITE 200 HATFIELD, PA 19440–2540 PHONE: 215–855–3000 FAX: 215–855–3300 EMAIL: SCCE_INC@COMCAST.NET	<u>SS</u>
GROSS AREA: Ac. (DEED) PARID: 15-022-007 OWNER: KELLER INVESTMENT GROUP ADDRESS: 1048 SPUR RD	A RED INKED PROFESSIONAL SEAL MUST BE CLEARLY VISIBLE ON THIS PLAN FOR IT TO BE CONSIDERED OFFICIAL FOR RECORDING OR CONSTRUCTION. SCALE: 1"= 50"	100
INSTRUMENT No. GROSS AREA: Ac. (DEED) PARID: 15–022–008 NO PUBLIC DATA AVAILABLE	DRAWN BY: ACS DATE: 02-18- CHECKED BY: ACS DWG NO: 24043	
	JOB NO: 24043 SHEET 1 OF	1



PLANS NEW BUILDING W/ 7 SERVICE BAYS **INDIAN VALLEY CAMPING CENTER** 3400 BETHLEHEM PIKE • HILLTOWN TOWNSHIP • PENNSYLVANIA

RICHARD KAPUSTA & COMPANY ARCHITECTS ENGINEERS & PLANNERS 935 LANDIS ROAD • TELFORD • PENNSYLVANIA • 18969 • 215-723-3200 27 FEBRUARY 2025 SCALE: 1/8" = 1'-0" 24392-01



# LEFT SIDE ELEVATION

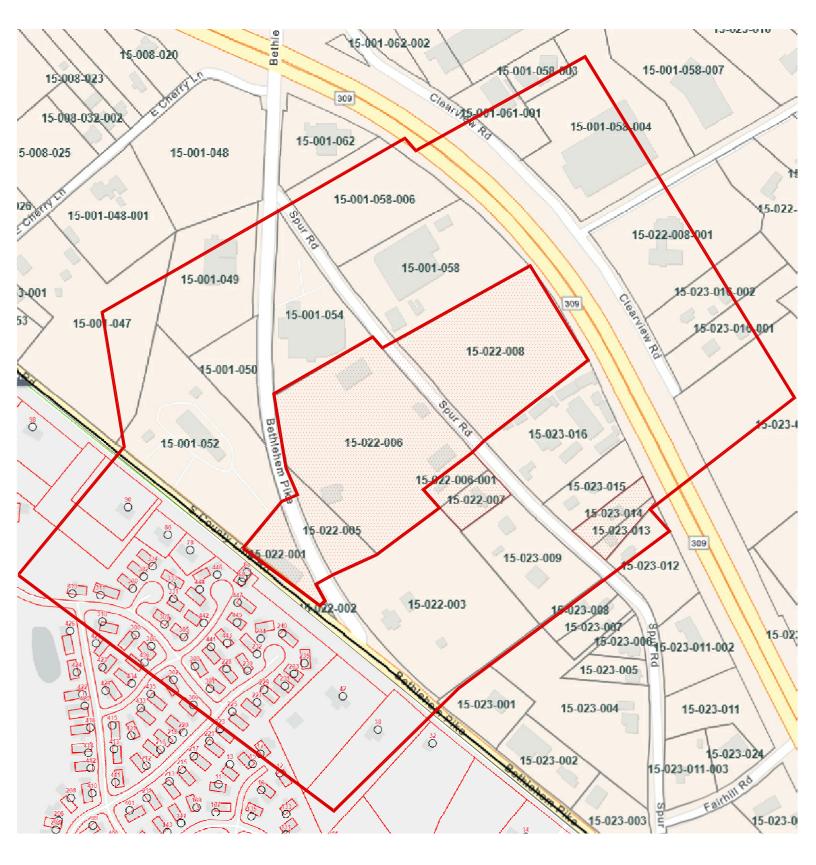
SCALE: 1/8" = 1'-0"

RO PAR



ELEVATIONS NEW BUILDING W/ 7 SERVICE BAYS INDIAN VALLEY CAMPING CENTER 3400 BETHLEHEM PIKE • HILLTOWN TOWNSHIP • PENNSYLVANIA

3400 BETHLEHEM PIKE • HILLTOWN TOWNSHIP • PENNSYLVANIARICHARD KAPUSTA & COMPANY935 LANDIS ROAD • TELFORD • PENNSYLVANIA • 18969 • 215-723-320027 FEBRUARY 2025SCALE: 1/8" = 1'-0"24392-01





PARCELS WITHIN 500 FEET OF PROPERTY LINE

PARCELS OWNED BY KELLER INVESTMENT GROUP AKA CLAIRE G. & DONNA R. KELLER



NEIGHBOR PARCEL MAP

INDIAN VALLEY CAMPING CENTER3400 BETHLEHEM PIKE • HILLTOWN TOWNSHIP • PENNSYLVANIARICHARD KAPUSTA & COMPANY ARCHITECTS ENGINEERS & PLANNERS935 LANDIS ROAD • TELFORD • PENNSYLVANIA • 18969 • 215-723-320027 FEBRUARY 2025SCALE: NO SCALENEIGHBORS

#### NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Wednesday, April 30, 2025 at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2025-004 of Souderton Technical Associates for the properties located at 1969 Clearview Road and 1983 Clearview Road, Hilltown Township and otherwise identified as Bucks County Tax Parcel Nos. 15-001-058-004 and 15-001-058-007. The subject property is located in the LI (Light Industrial) Zoning District. Applicant wishes to consolidate and adjoin two existing parcels and connect two existing industrial facilities with a new 29,204 square foot structure and requests a variance from Zoning Ordinance §160 Attachment 3-*Table of Performance Standards-Bulk and Area* to permit an impervious surface ratio of 0.6254 as opposed to the maximum allowed of 0.60.

The Application submitted, together with accompanying documents and site plans, are available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend this zoning hearing.

> HILLTOWN TOWNSHIP ZONING HEARING BOARD Kelly L. Eberle, Esquire Grim, Biehn & Thatcher 104 South Sixth Street Perkasie, PA 18944



# HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 www.hilltown.org

#### MEMORANDUM

April 3, 2025

То:	Board of Supervisors
From:	Caitlin M. Mest, EIT, BCO, CFM, CZO
RE:	1969 & 1983 Clearview Rd – Variance
Applicant:	Souderton Technical Associates (Owners)
	Souder ton rechinical Associates (Owners)
Affected Property:	1969 Clearview Rd - TMP # 15-001-058-004 1983 Clearview Rd - TMP # 15-001-058-007
Zoning District:	LI – Light Industrial
Requested Action:	Applicant is requesting one variance to exceed the allowed impervious surface ratio.
Summary:	Applicant requests to consolidate two parcels into one parcel. Also, an addition will be constructed between the two existing building to create one detached building. The proposed impervious surface ratio of 0.6254 exceeds the maximum allowed impervious surface ration of 0.60; therefore, a variance is required.
Requested Variance:	ZO Table 160 Attachment 3. Table of Performance Standards – Bulk and Area.

cc:





HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

#### APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

<u>Please note:</u> It is <u>required</u> that all applicants make an application for a Subdivision/Land Development and/or apply for a <u>Zoning Permit</u> and receive a <u>review</u> from the Township prior to submitting an application to the Zoning Hearing Board.

TO	WNSHIP USE:
	Appeal #: 2025-004
N-14	Date Files: 4-1-25
lar-L	Receipted By: JL

#### PLEASE COMPLETE ALL SECTIONS OF THEAPPLICATION

PLEASAE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INTIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE SAME.

THE TOWNSHIP WILL NOT ACCEPT APPICATIONS UNLESS INTIALED BELOW

Date: March 31, 2025

- 1. Applicant:
  - a. Name: Souderton Technical Associates

b. Mailing Address: 1969 Clearview Road, Souderton, PA 18964

- c. Phone Number:
- d. State whether the Applicant is: (Check one or more if applicable)

X Owner of Legal Title

- Owner of Equitable Title
- Tenant with the Permission of Legal Title

#### 2. Applicant's Attorney: (if any)

- a. Attorney's and Firm Name: Kellie McGowan, Esq. Obermayer Rebmann Maxwell & Hippel
- b. Mailing Address: 2003 S. Easton Road., Suite 304

Doylestown, PA 18901

c. Phone Number:

\_\_\_Fax No.: \_\_\_

#### HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

d. Email Address:
Property Information: a. Present Zoning Use Classification:
b. Tax Parcel Number:
<ul> <li>c. Location: (with reference to nearby intersections or prominent features):</li> <li>1969 Clearview Road &amp; 1983 Clearview Road, Souderton PA 18964</li> </ul>
North side of intersection of Clearview Road with Sunny Road
Present Use:H1 Manufacturing
Proposed Use:(if different) H1 Manufacturing / Office
Classification of Appeal: <i>(Check one or more if applicable)</i> X       A. Request for a Variance (Zoning Ordinance §160-104.A)         B. Request for Special Exception (Zoning Ordinance §160-104.B)         C. Interpretation of Law         D. Appeal from action of the Zoning Officer (Attach all related correspondence)         E. Other (Please specify)         Cite Zoning Ordinance sections applicable to, and summarize, relief request:         (use separate paper if necessary)         Variance from Table 160 Attachment 3:2 of the Zoning Ordinance to permit a Maximum Impervious Surface         Ratio of 0.6254, where a Maximum Impervious Surface Ratio of 0.60 is permitted.
Have any previous appeals been filed regarding this property:       Yes       X       No         a. If yes, please explain:

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Name:

Name:

#### HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

The following need to accompany this application:

- 1. Six (6) copies of the application
- 2. Six (6) copies of the deed (MUST BE ATTACHED TO APPLICATION)
- 3. Six (6) copies of the plans (MUST BE ATTACHED TO APPLICATION)
  - a. <u>Commercial Properties</u>: plan(s) must be prepared by a professional engineer or surveyor.
  - b. <u>Residential Applications</u>: The Board will accept any plans which are complete and accurate. If the plan(s) are not prepared by a professional engineer or surveyor, the person who prepared the plan must be ready to state under oath, that the plan(s) are complete and accurate. The plan(s) must contain all the information relevant to the Appeal, including but not limited to the following:
    - The related to a street
    - The dimensions and area of the lot
    - The dimensions and location of existing buildings or improvements
    - The dimensions and locations of proposed uses
    - Building(s) or improvements
- 4. Six (6) copies of any and all information you feel explains or is supportive of your application
- 5. Six (6) copies of Zoning Permit Review Letter Denial

E. Court Ordered Remand Hearing

F. Legal Non-Profit Corporation

6. One (1) electronic version (flash drive) of all documents stated 1-5 above including, but not limited to: application, deed, plans, denial letter and any other supportive documentation.

Ap	plication to Zoning Hearing Board	FEE
А.	Residential Use	\$1000.00
B.	Residential Development (3 or More Lots)	\$1,500.00
C.	Non-Residential Use	\$2,000.00
D.	Multiple Hearing-Additional Testimony Only	50 % of Original Fee

7. The required filing fee, (listed below), is not returnable once the Appeal is accepted.

50% of Original Fee

25% of Non-Residential Use Fee

#### Hilltown Township Zoning Hearing Board

#### **Application of Souderton Technical Associates**

#### 1969 and 1983 Clearview Road

#### **PROPERTY**

Applicant, Souderton Technical Associates ("Applicant"), is the owner of the properties located at 1969 and 1983 Clearview Road, Hilltown Township, Bucks County, further identified as Bucks County Tax Parcel Nos. 15-001-058-004 and 15-001-058-007 (collectively referred to as the "Property"). The Property is comprised of 7.0642 acres and is located in the -LI - Light Industrial zoning district, pursuant to the Hilltown Township Zoning Ordinance ("Zoning Ordinance") and map. Each parcel is improved with an industrial facility. As depicted on the attached plan, Applicant proposes to consolidate the adjoining parcels and connect the two existing industrial facilities with a new 29,204 square foot structure.

#### VARIANCE REQUEST

In order to facilitate the development, Applicant requests a variance from Table 160 Attachment 3:2 of the Hilltown Township Zoning Ordinance to permit a Maximum Impervious Surface Ratio of 0.6254, where a Maximum Impervious Surface Ratio of 0.60 is permitted.

The deviation from the Zoning Ordinance is de minimis and will have no adverse impact on the public welfare.



# HILLTOWN TOWNSHIP 13 West Creamery Road P.O. Box 260

Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

March 13, 2025

Souderton Technical Associates 1969 Clearview Rd Souderton, PA 18964

RE: 1969 & 1983 Clearview Rd - Lot consolidation and building addition

To whom it may concern,

This letter is to notify you that your permit application for 1969 and 1983 Clearview Rd (TMP #15-001-058-004 & 15-001-058-007) located in the LI zoning district, has been denied at this time. The permit application has been denied due to the following reason(s).

• (Table 160 Attachment 3, Hilltown Twp Zoning Ordinance) The maximum allowed impervious surface ratio is 0.60; whereas, the proposed impervious surface ratio after the proposed consolidation of lots and addition is 0.6254.

You may appeal the decision to the Hilltown Township Zoning Hearing Board (ZHB.) The application will be linked to the accompanying email.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

int hat

Caitlin M. Mest, EIT, BCO, CFM, CZO Hilltown Township Zoning Officer BuildingAndZoning@hilltown.org

# PARKING DATA

DATA OBTAINED FROM HILLTOWN ZONING ORDINANCE CHAPTER 160; REFERENCE ARTICLE IV, SECTION 160-18.D.(3) & 160-18.H.(1)

OFFICE:

- FLOOR AREA.
- 10,000 S.F./200 = 50 SPACES REQUIRED
- MANUFACTURING THREE OFF-STREET PARKING SPACES FOR EACH FOUR EMPLOYEES ON THE LARGEST SHIFT, PLUS ONE SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES.
- 18 EMPLOYEES/4 =  $4.5 + 4.5 \times 3 = 13.5$  OR 14 SPACES REQUIRED TOTAL SPACES REQUIRED = 64 SPACES
- TOTAL EXISTING PARKING SPACES = 130
- PROPOSED PARKING SPACES = 10 SPACES

TOTAL PARKING SPACES AFTER DEVELOPMENT = 105 SPACES (INCLUDES 5 ADA SPACES)

RIGHT-OF-WAY LINES IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 160, ZONING. IN ANY CASE NOT REGULATED BY ZONING, PARKING AREAS SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY TRACT BOUNDARY LINE OR ULTIMATE RIGHT-OF-WAY LINE\*\*

\*\*WAIVER FROM SALDO IS HEREBY REQUESTED

# SITE CAPACITY CALCULATIONS

#### AGRICULTURAL, COMMERCIAL, INSTITUTIONAL, INDUSTRIAL, AND ALL OTHER RESIDENTIAL USES NOT INCLUDED IN SUBSECTION A (RESIDENTIAL USES NOT REQUIRING OPEN SPACE):

	BASE SITE AREA:			
	SITE AREA AS DETERMINED BY ACTUAL ON-SITE SURVEY.		7.0642	AC.
	SUBTRACT LAND WITHIN THE EXISTING AND ULTIMATE			
	RIGHT-OF-WAY OF EXISTING STREETS, UTILITY	-	0.2674	AC.
	RIGHTS-OF-WAY AND EASEMENTS.			
	SUBTRACT LAND WHICH IS NOT CONTIGUOUS; I.E.,	_	0.00	
	A SEPARATE PARCEL WHICH DOES NOT ABUT OR ADJOIN, NOR SHARE C WITH, THE REST OF THE DEVELOPMENT; AND/OR	OMMON	BOUND	ARIES
	LAND WHICH IS CUT OFF FROM THE MAIN PARCEL (1) BY AN EXPRESSW			
	MAJOR COLLECTOR STREET AS DEFINED WITHIN § 140-29C OF CHAPTER			ON AND
	LAND DEVELOPMENT, OR (2) SO THAT IT IS ISOLATED AND UNAVAILABLE PURPOSES.	FOR E	BUILDING	
	SUBTRACT LAND WHICH IN A PREVIOUSLY APPROVED			
	SUBDIVISION WAS RESERVED FOR RESOURCE REASONS SUCH	_	0.00 /	AC.
	AS FLOODING, OR FOR RECREATION.			
	SUBTRACT LAND USED OR ZONED FOR ANOTHER USE, TO INCLUDE BUT			
	NOT NECESSARILY LIMITED TO COMMERCIAL OR INDUSTRIAL USES IN A RESIDENTIAL DEVELOPMENT, OR LAND IN A DIFFERENT ZONING DISTRICT	_	0.00 /	AC.
	THAN THAT OF THE PRIMARY USE.			
	EQUALS BASE SITE AREA	=	6.7968	AC
)	CALCULATE THE IMPERVIOUS SURFACE RATIO:			
•			EXISTI	NG

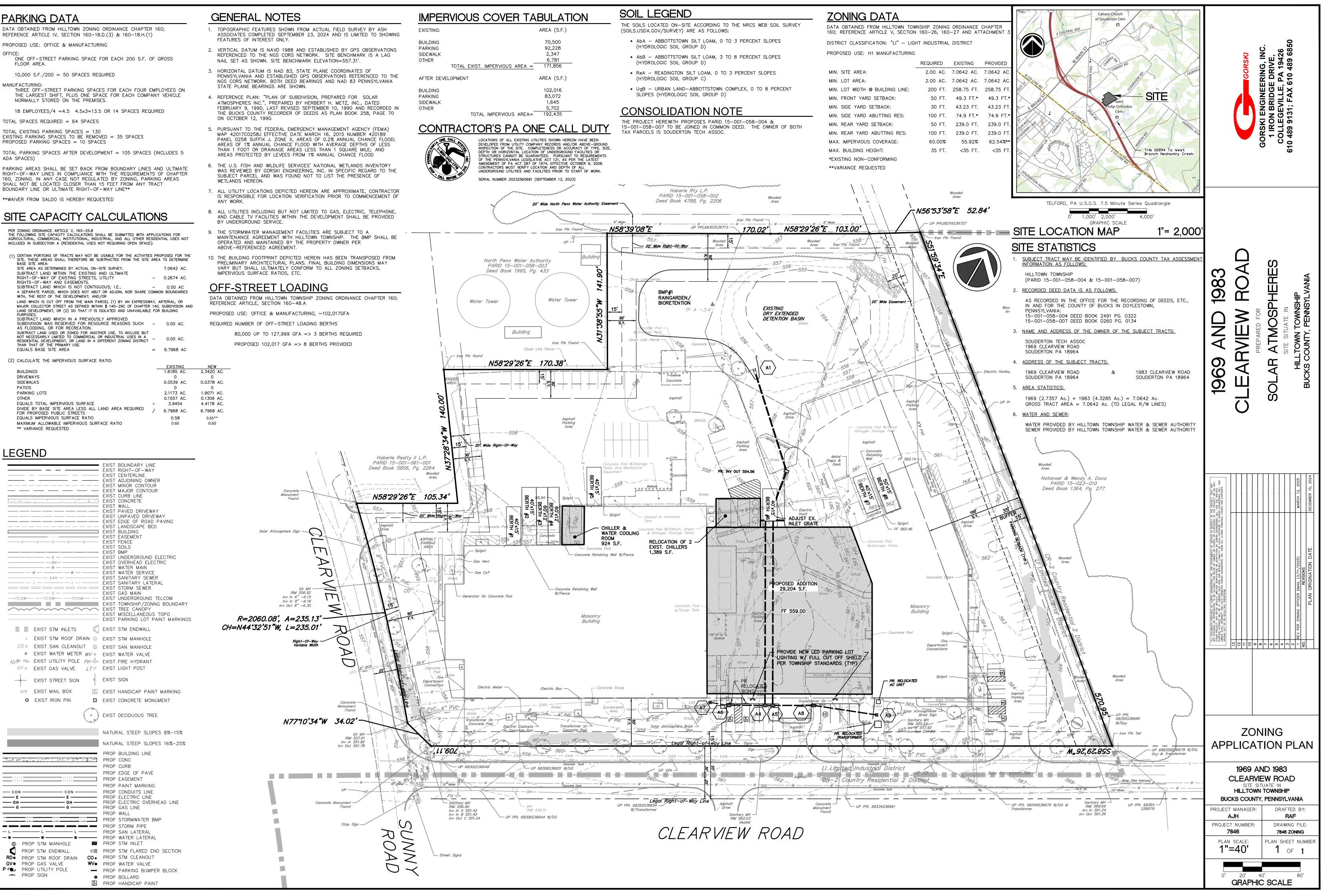
		EXISTING	
BUILDINGS		1.6185 AC.	2.3
DRIVEWAYS		0	
SIDEWALKS		0.0539 AC.	0.0
PATIOS		0	
PARKING LOTS		2.1173 AC.	1.9
OTHER		0.1557 AC.	0.1
EQUALS TOTAL IMPERVIOUS SURFACE	=	3.9454	4.4
DIVIDE BY BASE SITE AREA LESS ALL LAND AREA REQUIRED FOR PROPOSED PUBLIC STREETS	/	6.7968 AC.	6.7
EQUALS IMPERVIOUS SURFACE RATIO		0.58	
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO		0.60	
** MARIANOE REQUERTER			

# LEGEND

—— G —

- ASSOCIATES COMPLETED SEPTEMBER 23, 2024 AND IS LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
- REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A LAG NAIL SET AS SHOWN. SITE BENCHMARK ELEVATION=557.31'.
- PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN.
- ATMOSPHERES INC.", PREPARED BY HERBERT H. METZ, INC., DATED THE BUCKS COUNTY RECORDER OF DEEDS AS PLAN BOOK 258, PAGE 70 ON OCTOBER 12, 1990.
- MAP 42017C0258J EFFECTIVE DATE MARCH 16, 2015 NUMBER 420189 PANEL 0258 SUFFIX J. ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
- SUBJECT PARCEL AND WAS FOUND NOT TO LIST THE PRESENCE OF WETLANDS HEREON.
- IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK
- AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- OPERATED AND MAINTAINED BY THE PROPERTY OWNER PER ABOVE-REFERENCED AGREEMENT.
- PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS. ETC.

- 80,000 UP TO 127,999 GFA => 3 BERTHS REQUIRED





#### NOTICE

The Hilltown Township Board of Supervisors will meet at 6:00 PM on Monday, May 12, 2025, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Conditional Use Application:

Conditional Use Appeal No. 2025-001 of Cablevision Lightpath LLC, of 1111 Stewart Avenue, Bethpage, NY 11714 ("Applicant"). Applicant is the equitable owner/prospective purchaser of approximately 2.832 net acres located at 4697 Bethlehem Pike (the "Property"). The Property is located in Hilltown Township's PC-1 Zoning District. The Property is better identified as Bucks County Tax Map Parcel No. 15-001-094. The Property is currently vacant. Applicant intends to initially improve the Property with a single fiber optic relay station building, with the future capacity to construct two (2) additional buildings of this type. Applicant is seeking conditional use approval of said use as an F1 – Utility Use. FI Uses are allowed in the PC-1 Zoning District by conditional use.

The Conditional Use Application, together with accompanying documents, is available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend the Conditional Use Hearing on the date set forth above.

> Jack D. Wuerstle, Esquire Solicitor for Hilltown Township P.O. Box 1259 Kennett Square, PA 19348

ENGINEERIN9 REPORT WYNN ASSOCIATES, INC.

#### MUNICIPAL ENGINEERING SERVICES

(215) 536·7336 • FAX (215) 536·5361 211 West Broad Street • Quakertown • PA • 18951

April 22, 2025

Caleb Torrice, Chairperson (via email) Jim Groff, Vice Chairperson (via email) Joe Metzinger, Supervisor (via email) Hilltown Township Board of Supervisors 13 W. Creamery Road, PO Box 260 Hilltown, PA 18927

Subject: April 28, 2025 Board of Supervisors Meeting Planning/Engineering Agenda Items File No. 03-000

Dear Supervisors,

There are no items included under the Planning portion of your agenda.

The following items are included under the Engineering portion of your agenda:

- 1. <u>2025 Road Project Bid Award</u> On March 25, 2025, this office administered a bid opening via PennBid for the subject project, which involves installation of single application of asphalt seal coat with slurry seal on Upper Church Road; and single application of asphalt seal coat with fog seal on Rickert Road/Mill Road. Two bids were received, as noted on the attached bid tabulation. The apparent low bidder is Asphalt Industries, Inc. of Chester PA in the total bid amount of \$269,429.62. All required bid documents were received, such that the Township may approve a motion to award the contract to Asphalt Industries, Inc., subject to the following conditions being satisfied by the contractor:
  - Receipt of Performance and Payment Bonds, both in the amount of 100% of the contract price.
  - Receipt of a Certificate of Insurance, naming the Township and its agents as additional insureds.
  - Compliance with all terms of the contract specifications.
- 2. <u>Coleman Investment Properties Land Development Maintenance Period Completion</u> This office inspected the subject site and noted that all improvements guaranteed as part of the 18-month maintenance period are in satisfactory condition, such that the Board may consider approving a motion to accept completion of the 18-month maintenance period and authorize release of remaining financial security, subject to payment of all engineering, legal, and Township administrative costs by the applicant.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Timoty a. Falmy

Timothy Fulmer, P.E. Township Engineer

TAF

Enclosure

cc: Deanna Ferry, Township Manager (via email) Marianne Egan, Assistant Secretary/Treasurer (via email) Theresa Spehar, Township Administrative Assistant (via email) Janelle Lear, Township Administrative Assistant (via email) Jack Wuerstle, Esq. (via email)

				Aspl	halt Industries, Inc.	It Mainten	ance Solutio
			Total (	Cost	\$ 269,429.62	\$ 276	,809.02
			Select	ed #	0		0
5	e ver de dat		Selecte	d (\$)	\$0	Ş	50
# Factor (1995)	Locked	Items Selected	Lowest Quanti	tyRec Unit	tPrice TotalCost	UnitPrice	TotalCost
0	No Baske	t (3)					
#0-1	FALSE	Single appl \$ 0	\$ 116,071.: 57461	\$ 2.0	02 <b>\$ 116,071</b> .2	2 \$ 2.08	\$ 119,518.88
#0-2	FALSE	Polymer M \$ 0	\$ 16,610.9 <sup>,</sup> 14571	\$ 1.4	4 \$ 20,399.39	\$ 1.14	\$ 16,610.94
#0-3	FALSE	Slurry Seal \$0	\$ 132,959.(42890	\$ 3.:	1 <b>\$ 132,959.(</b>	<b>)</b> \$3.28	\$ 140,679.199999999998

# NEW BUSINESS





April 1, 2025

Dear Community Day Supporter:

The Annual Pennridge Community Day celebration has been scheduled for Saturday, June 28th, in Lake Lenape Park.

The annual celebration will include sporting events, games for all ages, free entertainment, Live Music, this year we are also partnering with the Perkasie Fire Company to help support their annual carnival.

Pennridge Community Day has grown over the past 53 years from humble beginnings to a premier community event. Our committee is very proud to have the privilege of organizing the Annual celebration, but we need your financial support.

This year's committee is once again committed to properly recognizing as many supporters of Community Day as possible. As a result, we are now offering advertising space, to contributors of \$300 or more, on our community poster or in the full-page advertisement/schedule, which appears on Social Media, Newspaper, throughout the Town and Park. Your organizations name will also be announced throughout the day.

All contributions, of any size, are greatly appreciated and what make this event so successful for our community. We look forward to your support. Thank You.

Sincerely Yours,

Paul Lorenz, Perkasie Rotary President Pennridge Community Day 267-374-6726 <u>plorenz@galcobus.com</u> www.pennridgecommunityday.org

# Pennridge Community Day 2025 Recognition Program

Guidelines:

*Main Sponsor	Penn Community Bank
*Stage and music sponsor	Available at \$3000
*Event sponsors	Available at \$1,000

\* For a \$600 or more Contribution your ad will appear on the Community Day Poster  $\underline{\&}$  both on Social Media, Newspaper, and announced throughout the event. Also on the Back of the Community Day T-shirts.

\* For a \$500 Contribution your ad will appear on the Community Day Poster, Social Media, and Newspaper.

\* For a \$300 Contribution your ad will appear on the Poster and Social Media.

\* Advertising space will be allocated on a First Come First Serve Basis.

(Please detach and mail)

Name:

Phone #:

\_\_\_\_\_Yes, I would like to contribute to Community Day. Enclosed please find my contribution in the amount of \$\_\_\_\_\_

Contributions of \$275 or more please enclose your desired ad copy. Advertising space will be 2" X 3  $\frac{1}{4}$ ". Positions on the poster and advertisement will be placed on a random basis. Please indicate your preference of Penny Power, News Herald or Free Press. It is a first come first serve basis and space is limited.

# **Thank You For Your Generous Contribution!!**

Mail to: Pennridge Community Day, Inc. 151 Kelly Rd. Quakertown, PA 18951

Checks made payable to "Pennridge Community Day"



H&K GROUP, INC.

A Family of Companies DIVERSIFIED STRENGTH... FROM THE GROUND UP!

> P.O. Box 196 2052 Lucon Road Skippack, PA 19474

Phone: (610) 584-8500 Fax: (610) 584-5432 www.hkgroup.com

April 16, 2025

Hilltown Township 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927

Attn: Board of Supervisors c/o Theresa Spehar, Administrative Assistant/Website Coordinator

Re: Request for Extension of Hours of Operation Chalfont Quarry & Asphalt – Asphalt Batch Plant Chalfont Quarry & Asphalt – Crushing Plant Naceville Materials, Joint Venture Hilltown Township, Bucks County

Dear Members of the Board:

Review of pending and ongoing project schedules and customer orders show the continued need to have occasional nighttime operating hours at the asphalt batch plant at the Chalfont Quarry & Asphalt facility. Based upon paving and/or job requirements which may be dictated by the Turnpike Commission, PennDOT and/or private customers it may be necessary to operate either plant during hours which are outside those outlined by the Agreement, i.e. 6:30 AM to 6:30 PM.

In addition, at this time, demand for materials is also requiring the need to operate the crushing plant outside of normal operating hours in order to meet supply requirements for asphalt and stone orders.

As a result, please accept this correspondence as formal request for approval for extended hours of operation for our asphalt batch plant and crushing plant at Chalfont Quarry & Asphalt, as follows:

 Approval to allow the asphalt batch plant and crushing plant at Chalfont Quarry & Asphalt to operate between the hours of 6:30 PM and 6:30 AM, Monday through Saturday, between May 1, 2025 and May 31, 2025. Please note that this request excludes Holidays.

Our last request for extended hours was for November of 2024 and as a result there has been no extended hours in December, January, February, March and through April. As we approach the 2025 construction season the need to be able to operate extended hours, at times, to meet specific job requirements will be required.

As in the past, the request for the next month will document the number of days that operations worked outside of normal hours. These days will be verified with the asphalt plant operating print out logs and the crushing plant daily logs which will be included with the submission. These logs have been provided with past requests.

Members of the Board, if you have any questions regarding this request, please do not hesitate to contact me directly at (610) 222-3515 (office) or (484) 576-0210 (cellular). Thanks again for your continued assistance.

Sincerely,

H&K GROUP, INC.

Men

Scott S. Drumbore, P.E. Director, Engineering & Environmental Services

#### **Deanna Ferry**

From:	
Sent:	Wednesday, March 26, 2025 10:58 AM
То:	Caleb Torrice; Jim Groff; Joseph Metzinger
Cc:	Deanna Ferry; Nathan Parrish
Subject:	PA 113 and Minsi Trail Roundabout - Update and Center Island Coordination
Follow Up Flag:	Follow up
Flag Status:	Flagged
Cc: Subject: Follow Up Flag:	Deanna Ferry; Nathan Parrish PA 113 and Minsi Trail Roundabout - Update and Center Island Coordination Follow up

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

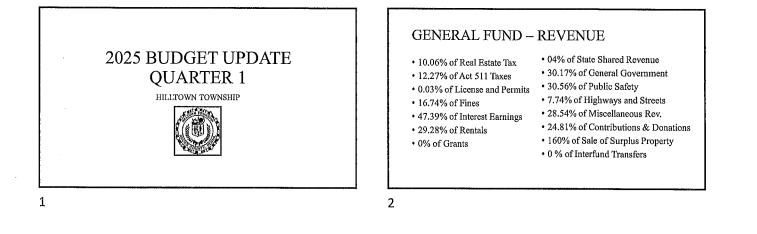
I wanted to provide you with an update regarding the safety improvement project at the intersection of 113 and Minsi Trail. PennDOT has began the property acquisition process. Once this is complete, we can quickly advertise the project for construction. This process will depend on how amicable the property owners are. In the meantime, we are pushing through the final details and specifications of the project and wanted to reach out for input on what the Township would like to be proposed in the center island of the roundabout. This area will be a "mound" between 3.5' and 6' high and non traversable for a vehicle. This area could be an opportunity to function as green space or aesthetic landscaping area. We understand maintenance could sometimes be a concern where rock or an equivalent could be placed. We will have to ensure sight lines are maintained with whatever is proposed.

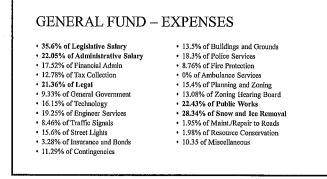
Please review and let me know your thoughts and if you would like to have a brief meeting to discuss. If so, I can send over some dates and times that work with us to discuss.

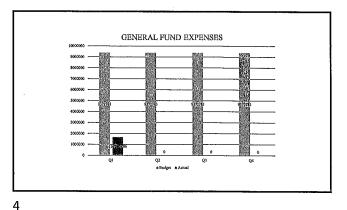
Thank you for the time. -Kevin

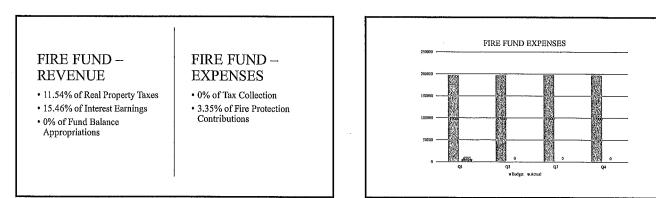


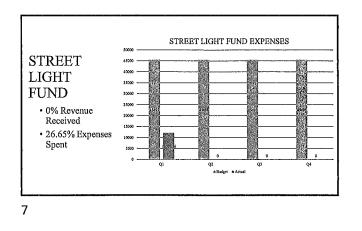
# MANAGER UPDATE

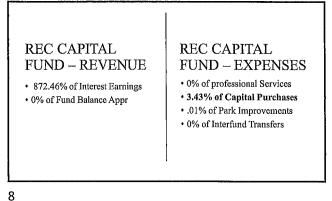


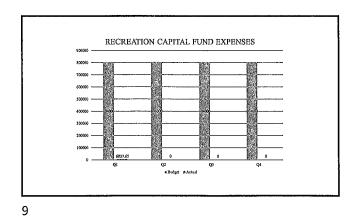


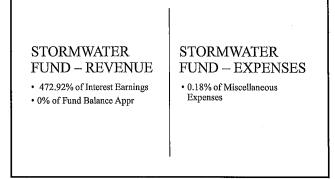




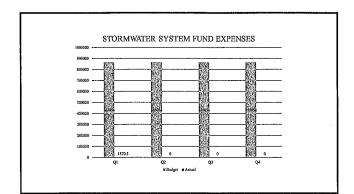








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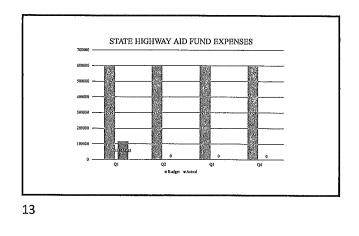


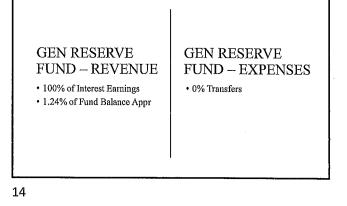
#### STATE HWY AID FUND – REVENUE

- 346.16% of Interest Earnings
  100.58% of State Rev and
- 100.58% of State Rev and Entitlements
- 0% of Fund Balance Appr

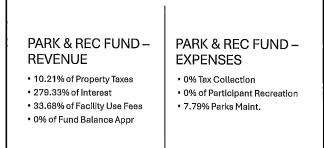
#### STATE HWY AID FUND – EXPENSES

- 69.64% of Snow and Ice Removal
- 5.78% of Signals and Signs
- 0% Maint. And Repair

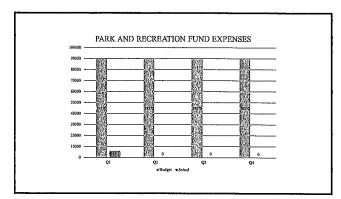




GENERAL RESERVE FUND EXPENSES







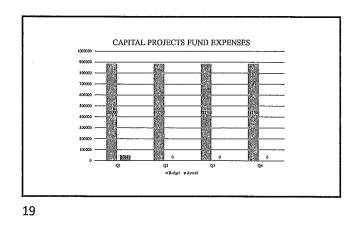


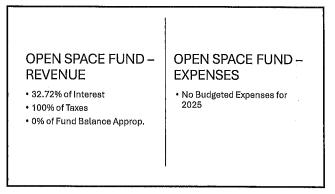
123.51% of Interest0% of Fund Balance Appr

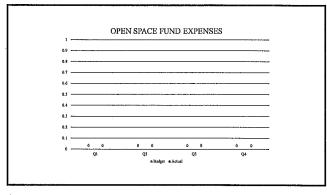
# 0% Building and Grounds 0% of Public Works Dept

- 28.02% of Police Services
- 7.79% of Parks Maint.
- 0% of Planning and Zoning

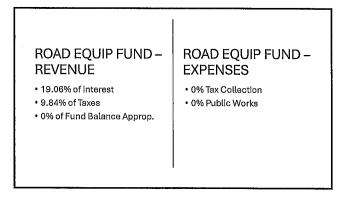
15

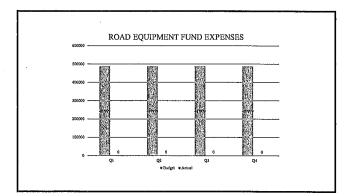


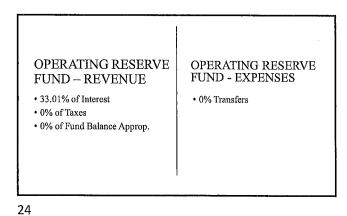


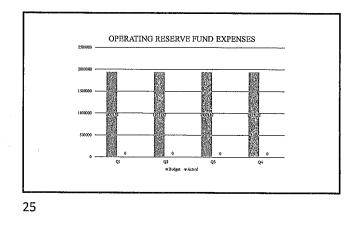


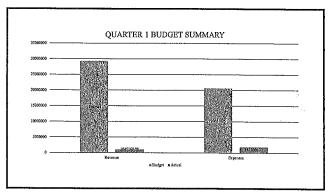












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# 2025 QUARTER 2 PROJECTIONS

- Expenses

  - Vehicle Purchase Payment, Road Equipment Fund
    Fund Transfers from 2024 Resolution, Various Funds
    Salaries and Professional Services, General Fund

  - Stormwater Improvements, Stormwater Fund
  - · Vehicle Purchase Payments, Capital Projects Fund
  - · Planning and Zoning Program, Capital Projects Fund
- Revenues
  - · Influx of Tax Deposits, Various Funds
  - Implementation of 2025 Investment Plan, Various Funds

# 🖒 0 🖻 SIGN IN

# PERKASIE, PA -HILLTOWN TOWNSHIP PUBLIC WORKS DAY OF SERVICE

Sunday, May 4, 2025 • 9:00am

REGISTER	
DONATE	

# About the Event

Join TMF, Hilltown Township Public Works, and local volunteers as we beautify Fairhill Road Park!

The community will come together to plant trees where needed, clean up the area, and complete other necessary projects for the park.

All are welcome!

Please adhere to the following:

- Dress for the weather. Sunscreen/hats/raincoats encouraged.
- Please bring a personal water bottle.
- You are welcome to bring your own shovels, gloves etc

This project will honor the life and legacy of 1st Lt Travis Manion, USMC.

# 1823 Fairhill Rd Perkasie, PA

# **Register Today**

This event is free to attend but we do need every participant to register via a ticketing option below.

# Adult Registration

Anyone over the age of 18

# Youth Registration

Ages 18 and below. Youth must be supervised for the duration of the project.

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