AGENDA HILLTOWN TOWNSHIP BOARD OF SUPERVISORS WORK SESSION MEETING **Tuesday, May 27, 2025**

Next Ordinance # 2025-001

Next Resolution # 2025	5-012	
Meeting Called to Order	:: Pledge of Allegiance:	
	CTJCGJAMDF	CEEJDWWA
1. Announcements:		

- - a. Executive Sessions
- 2. Public Comment on Agenda Items Only:
- 3. 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 April 28, 2025, Board of Supervisors Meeting
- b. Bills List: May 13, 2025
- c. Bills List: May 28, 2025

As Written:	With	Corrections:
JCG:	CT:	 JAM:

- 4. Conditional Use Continuance:
 - a. Hearing 2025-001 Cablevision Lightpath, LLC, 4697 Bethlehem Pike, Announcement
- 5. Confirmed Appointment:
 - a. None
- 6. Legal Solicitor's Report:
 - a. ZHB Appeal 2025-005 Quiet Acres 126 & 150 Highland Park Road; Seeking Variance

	b.	ZHB Appeal 2023-011 Garlan Properties, LP – 1279, 1281 & 1283 Rte. 113; Seeking Extension								
7.	Pla	nning:								
	a.	. Indian Valley Camping Land Development								
8.	Engineering:									
	a.	a. County Line Plaza Land Development Maintenance Period Completion								
9.	O. Unfinished Business:									
	a.	Minsi Trail Roundabout Outreach, Supervisor Metzinger								
10.	Ne	w Business:								
	a.	Motion to approve H&K Extended Hours Request								
11.	Ma	anager Update:								
	a.	Forest Road Park Update								
12.	Su	pervisor's Comments:								
13.	Pu	blic Comment:								
14.	Pre	ess Conference:								
15.	Ad	ljournment: Time:								

MINUTES from April 28, 2024, BOS MTG.

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MONDAY, APRIL 28, 2025

The regular meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Caleb Torrice at 7:01 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. ANNOUNCEMENTS:

a. <u>Executive Session:</u> Chairman Torrice announced there were two Executive Sessions since the prior meeting. One on April 21st to discuss health and human safety issues, and another this evening before our meeting to discuss legal issues and personnel matters.

2. CONSENT AGENDA:

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

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

- 3. <u>PUBLIC COMMENT ON AGENDA ITEMS</u>: None.
- 4. <u>CONFIRMED APPOINTMENT:</u> None.

4. <u>LEGAL</u>:

- a. Zoning Hearing Board Appeal 2025-003 Claire G. & Donna R. Keller, 3400 Bethlehem

 Pike Requesting Variance: Solicitor Wuerstle asked if there were any representatives
 here for the Keller Family, though no representatives were present. Two variances are
 being requested and Solicitor Wuerstle again reiterated he encourages applicants to come
 with legal presentation as this is a formal process. The Board determined Solicitor
 Wuerstle did not need to attend the hearing, and Chairman Torrice requested that the
 Solicitor to write a letter in support of the Keller Family for the hearing.
- b. Zoning Hearing Board Appeal 2025-004 Souderton Technical Associates, 1969 & 1983

 <u>Clearview Rd. Requesting Variance</u>: Solicitor Wuerstle outlined the variances being requested to the Board, after which they advised that the Solicitor did not need to attend the Appeal.
- c. <u>Conditional Use Hearing 2025-001 Cablevision Lightpath, LLC, 4697 Bethlehem Pike, Announcement:</u> Solicitor Wuerstle gave a brief description of the subject property for the Conditional Use Hearing and noted that he and the Board will be attending the Hearing on May 12th.

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5. PLANNING: None.

6. ENGINEERING:

- a. <u>2025 Road Project Bid Award</u>: Mr. Fulmer advised the Board of the responses to the Bid, noting that Asphalt Industries was the lowest, responsible bidder. Chairman Torrice asked for a motion for the 2025 Road Project Bid award to Asphalt Industries in the amount of \$269,429.62, subject to the conditions being met. A motion was made by Vice Chairman Groff, seconded by Chairman Torrice and passed unanimously.
- b. <u>Coleman Investment Properties Land Development Maintenance Period Completion</u>: Mr. Fulmer recommended the Board approve the end of the 18-month maintenance period, stating that all improvements and inspections are in satisfactory condition. Chairman Torrice asked for a motion to accept completion of the 18-month maintenance period and authorize the release of remaining financial security, subject to payment of all engineering, legal, and Township administrative costs by the applicant. A motion was made by Vice Chairman Groff, seconded by Chairman Torrice and passed unanimously.
- 7. <u>UNFINISHED BUSINESS:</u> None.

8. NEW BUSINESS:

- a. Motion to approve the FY2025 Investment Plan: Dr. Ferry walked through the proposed investment plan with the Board, stating that there would be a diversification of investments while ensuring they are all collateralized and abide by Second Class Township Code. Dr. Ferry noted that the diversification would place funds in a one-year term certificate of deposit account with PLGIT, a trust investment account with PSDLAF, and a high yield interest account with INVEST. Chairman Torrice asked for a motion to approve the Fiscal Year 2025 Investment Plan. A motion was made by Vice Chairman Groff, seconded by Chairman Torrice, and passed unanimously.
- b. Motion to approve a contribution for Pennridge Community Day: Dr. Ferry advised the Board that the Township previously contributed \$300.00 towards last year's community day, and discussion ensued regarding this year's donation. Chairman Torrice asked for a motion to approve a \$500.00 contribution for Pennridge Community Day. A motion was made by Vice Chairman Groff, seconded by Chairman Torrice, and passed unanimously.
- c. Motion to approve H&K Extended Hours Request: Dr. Ferry noted that H&K is requesting an extension of hours for the month of May. She advised the Board that while Mr. Scott Drumbore of H&K was invited to the meeting tonight, he is out of town and unavailable to attend, but does plan to come to our next meeting to further explain the purpose for the extended hours request. After a brief discussion, Chairman Torrice asked for a motion to approve the H&K extended hours request to operate between the hours of 6:30pm and 6:30am, Monday through Saturday, between May 1, 2025 and May 31, 2025, excluding holidays. The motion was made by Vice Chairman Groff, seconded by Chairman Torrice, and passed unanimously.

Page 3 Board of Supervisors February 24, 2025

d. <u>Minsi Trail Roundabout Outreach, Supervisor Metzinger</u>: Chairman Torrice asked for a motion to table the Minsi Trail Roundabout Outreach. A motion was made by Vice Chairman Groff, seconded by Chairman Torrice, and passed unanimously.

9. MANAGER UPDATE:

- a. <u>2025Q1 Budget Presentation</u>: Dr. Ferry gave an extensive presentation regarding the Budget as it stands following the first quarter of the year.
- b. <u>Upcoming Events</u>: Dr. Ferry noted two upcoming events that are open to the public. The first is the Hilltown Township Public Works Day of Service held through the Travis Manion Foundation on May 4th, and the second is our upcoming Senior Day to be held at the Municipal Building on May 14th.
- 10. <u>SUPERVISOR'S COMMENTS</u>: Chairman Torrice publicly thanked the Fire Department 61, for participating in the April Showers benefit for Special Olympics held at the High School.
- 11. PUBLIC COMMENT: None.
- 12. PRESS CONFERENCE: None.
- 13. <u>ADJOURNMENT:</u> Upon a motion from Vice Chairman Groff, seconded by Chairman Torrice, and carried unanimously, the April 28, 2025, Hilltown Township Board of Supervisors meeting was adjourned at 7:31 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).



HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

APRIL 24, 2025 to MAY 7, 2025

DUE DATE - MAY 13, 2025

General Fund	\$ 34,336.75
Park & Recreation Fund	\$ 1,925.49
Capital Reserve Fund	\$ 3,813.04
Recreation Capital Fund	\$ 7,770.68
Stormwater Systems Fund	\$ 1,325.57
State Highway Aid Fund	\$ 222.00
Escrow Fund	\$ 13,912.78
Total All Funds	\$ 63,306.31

Invoice #	A PANCALID (A PAN	Inv Date	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	<u>Description</u>	Invoice Am
Vendor #: 910043978	ARMOUR (ARM	OUR & SON 04/24/25	04/24/25	0 % 0 NET 0	7 11		HILLTOWN PK/LIMEKIL	379.20
ARMOUR: 1 F	Record(s)	0 1.2 1.25	0 11 2 11 20	0,001,210	,		Total for ARMOUR :	379.20
Vendor #:	ASSOCIATED (A	ssociated Ima	aging Solutions	Inc.)				
532376	110000111220 (11	05/01/25	05/01/25	0 % 0 NET 0	0 11		ADMIN/CONTRACT COP	40.73
ASSOCIATED	: 1 Record(s)						Total for ASSOCIATED :	40.78
Vendor #:	AXON (AXON E	NTERPRISE	, INC.)					
INUS340441		04/18/25	04/18/25	0%0 NET 0	0 11		PD/TASER BATTERY CAI	296.7
INUS342268		04/29/25	04/29/25	0 % 0 NET 0	0 11		PD/CARTRIDGES	267.6
AXON: 2 Reco	ord(s)						Total for AXON:	564.3
Vendor #:	BERG PARTS (B							
XA508023877		04/29/25	04/29/25	0 % 0 NET 0	0 11		PW/#46/COOLANT PIPES	509.3
BERG PARTS:	1,7						Total for BERG PARTS:	509.3
Vendor #:	BERKHEIMER (1		HEIMER, INC.) 04/30/25	0 % 0 NET 0	0 11		EIT	1.4
155 DEDVIJEIME	D. I Dagard(a)	04/30/25	04/30/23	0 % 0 NET 0	0 11		_	1.4
BERKHEIMEI	**						Total for BERKHEIMER:	1.4
Vendor #: 041625	COMCAST (Com	04/16/25	04/16/25	0 % 0 NET 0	0 11		ADMIN/INTERNET/CABI	141.3
COMCAST: 1	Record(s)	04/10/23	04/10/23	0 70 O NET 0	0 11		Total for COMCAST:	141.3
Vendor #:	COOPER RE (CC	ODED DEDC	DTING)				Total for COMCAST.	111.0
venuor #: 86	COOPER RE (CC	05/05/25	05/05/25	0 % 0 NET 0	7 11		ZHB 003/004	265.0
COOPER RE:	1 Record(s)						Total for COOPER RE :	265.0
Vendor #:	DAVIDHEIS (DA	VIDHFISER'	'S INC)					
29724	Divibileis (Bit	04/23/25	04/23/25	0 % 0 NET 0	7 11		PD/VASCAR TESTING	354.0
DAVIDHEIS:	I Record(s)						Total for DAVIDHEIS :	354.0
Vendor #:	DEBBIES (DEBB	BIE'S CLEAN	IING)					
13285	`	04/25/25	04/25/25	0 % 0 NET 0	7 11		OFFICE CLEANING	1,475.0
DEBBIES: 1 R	Record(s)						Total for DEBBIES :	1,475.0
Vendor #:	GANNETT (GAN	NETT PENN	NSYLVANIA LO	OCALIQ)				
0007057346		04/30/25	04/30/25	0 % 0 NET 0	0 11		VARIOUS ADVERTISEMI_	1,242.4
GANNETT: 1	Record(s)						Total for GANNETT:	1,242.4
Vendor #:	GOOD (GOOD P	LUMBING, I	HEATING, AIR	COND., INC.)				
130620300		04/30/25	04/30/25	0 % 0 NET 0	7 11		PW/HVAC MAINTENANC	769.1
130630162	14.)	04/30/25	04/30/25	0 % 0 NET 0	7 11		PW/FUSE MAINTENANC	183.8
GOOD: 2 Rec							Total for GOOD :	953.0
Vendor #: 232537	GRIM (GRIM, BI	EHN & THA 04/24/25	TCHER) 04/24/25	0 % 0 NET 0	7 11		ZHB COMMUNICATIONS	74.0
232541		04/24/25	04/24/25	0 % 0 NET 0	7 11		ZHB 2025-003/KELLER	900.0
GRIM: 2 Reco	rd(s)						Total for GRIM :	974.0
Vendor #:	HOME (HOME D	DEPOT CRED	OIT SERVICES)	1			- •	
042825	nemb (nemb b	04/28/25	04/28/25	0 % 0 NET 0	0 11		BUIILDING SUPPLIES	409.6
HOME: 1 Rec	ord(s)						Total for HOME :	409.6
Vendor #:	IT BUSI (IT BUS	INESS SOLU	JTIONS, INC.)					
5735		04/30/25	04/30/25	0 % 0 NET 0	7 11		ADMIN/LAPTOP SETUP	142.5
5740		05/01/25	05/01/25	0 % 0 NET 0	7 11		ADMIN/MONTHLY MAIN	835.2
5741	***	05/01/25	05/01/25	0 % 0 NET 0	7 11		PD MONTHLY MAINT	849.0
T BUSI: 3 Red	**						Total for IT BUSI:	1,826.7
Vendor #:	KEYSTONE G (K				0		LCT	202 :
091104232041 091104232080		04/30/25 04/30/25	04/30/25 04/30/25	0 % 0 NET 0 0 % 0 NET 0	0 1 1 0 1 1		LST EIT	292.4 2,768.3
		04/30/25	04/30/25	0 % 0 NET 0	0 11		LST	2,768.5
461109232042	.)						LSI	0.5

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 U	rg Bank #	Reference	Description	Invoice Amt
Vendor #:	LAWSON (LAWSO	ON PRODUC	TS, INC.)						
9312432418		04/28/25	04/28/25	0 % 0 NET 0	0	11		PW/SUPPLIES	629.27
LAWSON: 1 R	ecord(s)							Total for LAWSON:	629.27
Vendor #:	LITTLES (ROBER								
1175096		04/24/25	04/24/25	0 % 0 NET 0	0	11		PW/CUTTING WHEEL	319.99
LITTLES: 1 R	ecord(s)							Total for LITTLES:	319.99
Vendor #:	MISSION SQ (MIS								
050625		05/06/25	05/06/25	0 % 0 NET 0	0	11		457 PLAN WITHHELD	1,536.20
MISSION SQ:	* /							Total for MISSION SQ:	1,536.20
Vendor #:	MOYER IO (MOY			0.0/.03/2777				P	
2257236		03/11/25	03/11/25	0 % 0 NET 0	0	11		PW/HEATING FUEL PW/SUPPLIES	3,663.79
322233	D 1()	04/15/25	04/15/25	0 % 0 NET 0	0	1 1		_	267.30
MOYER IO: 2								Total for MOYER IO:	3,931.09
Vendor #: 042925	PENN COMM (PE	NNRIDGE C 04/29/25	OMMUNITY I 04/29/25	OAY) 0 % 0 NET 0	0	11		2025 CONTRIBUTION	500.00
PENN COMM	I. I Dagayd(s)	04/29/23	04/29/23	0 70 0 NET 0	Ü	11		Total for PENN COMM :	500.00
								Iotal for PENN COMM :	500.00
Vendor #: 56207	PENNVALLEY (PI	ENN VALLE 04/25/25	Y GAS INC.) 04/25/25	0 % 0 NET 0	0	11		TWP BLDG/HEATING FU	828.38
	W. 1 D 1(-)	04/23/23	04/23/23	0 70 0 NET 0	Ü	1 1		_	
PENNVALLE								Total for PENNVALLEY:	828.38
Vendor #:	PMRS (PA MUNIC	05/06/25		EM) 0 % 0 NET 0	0	11		NEW EMPLOYEE	20.00
050625		03/00/23	05/06/25	0 % 0 NET 0	U	1 1		_	20.00
PMRS: 1 Reco			20)					Total for PMRS:	20.00
Vendor #:	PPL (PPL ELECTR			0.0/ 0.NET 0	0	1.1		CALLOWING DD DI DIE	26.06
041625097 041625177		04/16/25 04/16/25	04/16/25 04/16/25	0 % 0 NET 0 0 % 0 NET 0	0	11		CALLOWHILL RD BLINK CALOWHILL RD FLASHI	26.06 26.49
041625366		04/16/25	04/16/25	0 % 0 NET 0	0	11		PW BUILDING	309.97
041625373		04/16/25	04/16/25	0 % 0 NET 0	0	11		13 W CREAMERY RD	725.45
041625759		04/16/25	04/16/25	0 % 0 NET 0	0	11		POLE BARN/SALT SHED	96.75
041625801		04/16/25	04/16/25	0 % 0 NET 0	0	11		RT 113/CALLOWHILL	38.08
041625947		04/16/25	04/16/25	0 % 0 NET 0	0	11		GREET STREET	31.31
042225589		04/22/25	04/22/25	0 % 0 NET 0	0	11		DIAMOND ST FLASHING	26.32
042225975		04/22/25	04/22/25	0 % 0 NET 0	0	1 1		HILLTOWN PK/CALLOW	37.33
042425		04/24/25	04/24/25	0 % 0 NET 0	0	1 1		RT 113/DIAMOND	33.21
042425435		04/24/25	04/24/25	0 % 0 NET 0	0	11		RICKERT ROAD	25.67
042425441		04/24/25	04/24/25	0 % 0 NET 0	0	11		RICKERT RD	27.15
0428257268		04/28/25	04/28/25	0 % 0 NET 0	0	11		HILLTOWN PK/LIMEKIL	39.96
043025074 043025512		04/30/25 04/30/25	04/30/25 04/30/25	0 % 0 NET 0 0 % 0 NET 0		11		STREET LIGHTS ARBORS LED LIGHTS	3,843.14 191.54
PPL: 15 Reco	rd(c)	04/30/23	04/30/23	0 70 0 NET 0	Ü	11		Total for PPL:	5,478.43
	REESES (REESE'S	CADACE I	NC)					Total for II L.	3,476.43
Vendor #: 66620	REESES (REESE'S	04/08/25	04/08/25	0 % 0 NET 0	7	11		36-07/INSP/OIL/FILTER	285.16
66776		04/08/25	04/08/25	0 % 0 NET 0	7	11		36-09/INSP/OIL/FILTER	209.42
66787		04/24/25	04/24/25	0 % 0 NET 0	7	11		36-12/TIRE MOUNT/BAL	29.85
66838		04/30/25	04/30/25	0 % 0 NET 0	7	11		36-02/LUBE/OIL/FILTER	91.57
REESES: 4 Re	ecord(s)							Total for REESES :	616.00
Vendor #:	RICHTER (RICHT	ER TOTAL O	OFFICE)						
1N4423	•	05/05/25	05/05/25	0 % 0 NET 0	0	11		ADMIN SUPPLIES	16.00
W05569		04/25/25	04/25/25	0 % 0 NET 0	0	11		ADMIN SUPPLIES	62.23
WO5754		04/30/25	04/30/25	0 % 0 NET 0	0	11		ADMIN/PD SUPPLIES	118.92
RICHTER: 3 I	Record(s)							Total for RICHTER :	197.15
Vendor #:	STARBRITE (STA	R BRITE CA	R WASH)						
HT53		05/01/25	05/01/25	0 % 0 NET 0	0	1 1		PD VECHILE DETAILS	78.00
STARBRITE:	l Record(s)							Total for STARBRITE:	78.00

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #:	SUBURBAN (SUBURBAN	PROPANE)					
618229	05/05/25	05/05/25	0 % 0 NET 0	0 11		PW/DIESEL FUEL	212.55
651388	04/28/25	04/28/25	0 % 0 NET 0	0 11		PW/DIESEL FUEL	118.45
SUBURBAN:	2 Record(s)					Total for SUBURBAN :	331.00
Vendor #:	TRANSUNION (TransUnion	Risk and Alterna	tive)				
202504	05/01/25	05/01/25	0 % 0 NET 0	0 11		PD/MONTHLY	120.00
TRANSUNIO	N: 1 Record(s)					Total for TRANSUNION :	120.00
Vendor #:	VERIZON NY (VERIZON)						
042725	04/27/25	04/27/25	0 % 0 NET 0	0 11		PD/FIOS	99.00
VERIZON NY	: 1 Record(s)					Total for VERIZON NY :	99.00
Vendor #:	WAST (WM CORPORATE S	SERVICES, INC.))				
3556769	05/01/25	05/01/25	0 % 0 NET 0	0 11		TRASH COLLECTION	70.96
WAST: 1 Reco	ord(s)					Total for WAST:	70.96
Vendor #:	WEX BANK (WEX BANK)						
104482970	04/30/25	04/30/25	0 % 0 NET 0	0 11		DIESEL/GASOLINE	5,018.14
WEX BANK:	l Record(s)					Total for WEX BANK:	5,018.14
Vendor #:	WYNN ASSOC (WYNN AS	SOCIATES, INC.)				
042525	04/25/25	04/25/25	0 % 0 NET 0	7 11		PROFESSIONAL	1,234.20
WYNN ASSOC	C: 1 Record(s)					Total for WYNN ASSOC :	1,234.20
Vendor #:	ZEP (ZEP SALES AND SER	VICE)					
9011155424	05/05/25	05/05/25	0 % 0 NET 0	0 11		TWP BLDG/PW SUPPLIES	1,123.39
ZEP: 1 Record	d(s)					Total for ZEP:	1,123.39
Report: 61 Re	cord(s)					Total for this Report :	34,336.75

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

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PARK & RECREATION FUND

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #:	HOME (HOME D	EPOT CRED	IT SERVICES)					
042825		04/28/25	04/28/25	0 % 0 NET 0	0 105		CIVIC PARK MAINT	627.70
HOME: 1 Rec	cord(s)						Total for HOME :	627.70
Vendor #:	PAUL B (PAUL B	MOYER & S	SONS INC.)					
7516		04/28/25	04/28/25	0 % 0 NET 0	0 105		MOWER SUPPLLIES	752.63
PAUL B: 1 Re	cord(s)						Total for PAUL B :	752.63
Vendor #:	PORTABOWL (PO	ORT A BOWI	RESTROOM	COMPANY)				
10098		05/01/25	05/01/25	0 % 0 NET 0	0 105		CIVIC PK RESTROOMS	267.27
PORTABOWL	.: 1 Record(s)						Total for PORTABOWL:	267.27
Vendor #:	PPL (PPL ELECT	RIC UTILITI	ES)					
042225963		04/22/25	04/22/25	0 % 0 NET 0	0 105		CIVIC PARK	166.77
PPL: 1 Record	d(s)						Total for PPL :	166.77
Vendor #:	SHERWIN (THE	SHERWIN W	ILLIAMS CO.)					
1602-4		04/22/25	04/22/25	0 % 0 NET 0	0 105		PARK SUPPLIES	111.12
SHERWIN: 1	Record(s)						Total for SHERWIN :	111.12
Report: 5 Rec	ord(s)						Total for this Report :	1,925.49

CRITERIA

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

05/07/25 10:02:40 AM CAPITAL RESERVE FUND

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Printed By: Supervisor

AP Invoice Summary Report

Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	<u>Description</u>	Invoice Amt
NTERPRISE,	INC.)					
04/24/25	04/24/25	0 % 0 NET 0	0 130		PD/TASERS	3,813.04
					Total for AXON:	3,813.04
					Total for this Report :	3,813.04
	NTERPRISE,	ENTERPRISE, INC.)	ENTERPRISE, INC.)	INTERPRISE, INC.)	INTERPRISE, INC.)	NTERPRISE, INC.) 04/24/25 04/24/25 0 % 0 NET 0 0 1 30 PD/TASERS Total for AXON:

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

RECREATION CAPITAL FUND

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 U	rg Bank #	Reference	Description	Invoice Amt
Vendor #:	CONSERVAT (CO	ONSERVATIO	N RESOURCE	ES, LLC)					
44129		05/02/25	05/02/25	0 % 0 NET 0	0	1 31		PED PATH/FILTREX SOCI	706.50
44134		05/02/25	05/02/25	0 % 0 NET 0	0	1 31		PED PATH/FILTREX SOCI	706.50
44138		05/02/25	05/02/25	0 % 0 NET 0	0	1 31		PED PATH/FILTREX SOCI	706.50
CONSERVAT.	: 3 Record(s)							Total for CONSERVAT :	2,119.50
Vendor #:	M&W (M&W PR	RECAST, LLC)						
80581		05/06/25	05/06/25	0 % 0 NET 0	0	1 31		PED PATH/PIPE/HEADWA	4,167.23
M&W: 1 Reco	ord(s)							Total for M&W:	4,167.23
Vendor #:	WYNN ASSOC (WYNN ASSO	CIATES)						
042525		04/25/25	04/25/25	0 % 0 NET 0	7	1 31		PROFESSIONAL	1,483.95
WYNN ASSOC	C: 1 Record(s)							Total for WYNN ASSOC :	1,483.95
Report: 5 Rec	ord(s)								7,770.68

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

10:03:32 AM

STORMWATER SYSTEMS FUND

Page 1 of 1

Printed By: Supervisor

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 Ur	g Bank#	Reference	<u>Description</u>	Invoice Amt
Vendor #:	H&K GROUP (H	& K GROUP,	INC.)						
47399		04/30/25	04/30/25	0 % 0 NET 0	0	1 33		WYNNEFIELD DR SWM	740.37
H&K GROUP:	l Record(s)							Total for H&K GROUP:	740.37
Vendor #:	WYNN ASSOC (V	WYNN ASSO	CIATES, INC)						
042525		04/25/25	04/25/25	0 % 0 NET 0	7	1 33		PROFESSIONAL	585.20
WYNN ASSOC:	1 Record(s)							Total for WYNN ASSOC :	585.20
Report: 2 Record	d(s)							Total for this Report :	1,325.57

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

05/07/25 10:03:55 AM STATE HIGHWAY AID FUND

Page 1 of 1

Printed By: Supervisor

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	Description	Invoice Amt
Vendor #: ETC	(ESTABLISHED TRAFFI	C CONTROL)					
24020	04/29/25	04/29/25	0 % 0 NET 0	0 135		PW/SIGN SUPPLIES	222.00
ETC: 1 Record(s)						Total for ETC :	222.00
Report: 1 Record(s)						Total for this Report :	222.00

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

AP Invoice Summary Report

Invoice #	<u>Inv Date</u>	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	<u>Description</u>	Invoice Amt
Vendor #: PLIEBEL (C	CHRISTOPHER PL	EIBEL)					
043025	04/30/25	04/30/25	0 % 0 NET 0	0 1		ESCROW RELEASE	1,353.70
PLIEBEL: 1 Record(s)						Total for PLIEBEL :	1,353.70
Vendor #: WYNN ASS	SOC (WYNN ASSO	CIATES, INC.)				
042525	04/25/25	04/25/25	0 % 0 NET 0	7 192		PROFESSIONAL	12,559.08
WYNN ASSOC: 1 Record(s)						Total for WYNN ASSOC :	12,559.08
Report: 2 Record(s)						Total for this Report :	13,912.78

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices



HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

MAY 8, 2025 to MAY 21, 2025

DUE DATE - MAY 28, 2025

General Fund	\$	38,110.47
Park & Recreation Fund	\$	630.06
Recreation Capital Fund	\$	4,907.67
State Highway Aid Fund	\$	330.90
Escrow Fund	\$	4,441.05
American Rescue Plan Act Fund	\$	244,665.00
	Φ.	202 007 17
Total All Funds	\$	293,085.15

Invoice # Vendor #:	ASSOCIATED (A	Inv Date	Post Date	Pay Term	<u>PO#</u> 1099 <u>I</u>	Jrg Bank #	Reference	<u>Description</u>	Invoice Amt
533008	ABBOOKHIED (I	05/09/25	05/09/25	0 % 0 NET 0	0	11		PD TONER	11.20
ASSOCIATED	: 1 Record(s)							Total for ASSOCIATED :	11.20
Vendor #: 0199892 0199893	BARRY ISET (BA	05/14/25 05/14/25	& ASSOCIATE 05/14/25 05/14/25	0 % 0 NET 0 0 % 0 NET 0	7	11 11		INSPECTIONS/PLAN REV ZONING/PLAN REVIEW	2,280.00 6,352.50
BARRY ISET:	2 Record(s)	05/11/20	05/11/25	0 /0 0 1121 0	,	• •		Total for BARRY ISET :	8,632.50
Vendor #:	BELL L. (LOUIS	BELL)							.,
052125		05/21/25	05/21/25	0 % 0 NET 0	0	11		2025 CLEANING ALLOW	504.00
BELL L.: 1 Re	ecord(s)							Total for BELL L. :	504.00
Vendor #:	BERG TECH (Be	rgey's Truck Pa	arts)						
508024667		05/09/25	05/09/25	0 % 0 NET 0	0	11		PW/#43/SIGNALS	63.90
BERG TECH:	1 Record(s)							Total for BERG TECH:	63.90
Vendor #:	BRANNAN (AD								
052125		05/21/25	05/21/25	0 % 0 NET 0	0	11		2025 CLEANING ALLOW.	504.00
BRANNAN: 1	Record(s)							Total for BRANNAN:	504.00
Vendor #:	BROWNE (CHR)			0.0/ 0.NET 0	0	1.1		2025 CLEANING ALLOW	504.00
052125	Basaud(a)	05/21/25	05/21/25	0 % 0 NET 0	0	1 1		2025 CLEANING ALLOW	504.00
BROWNE: 1 I		CARAGGO DEG	т серинска					Total for BROWNE:	504.00
Vendor #: 050725	CAPASSO (D.J. O	05/07/25	05/07/25	0 % 0 NET 0	7	11		EXTERMINATOR	110.00
CAPASSO: 1 I	Record(s)	03/07/23	03/07/23	0 /0 0 IVE1 0	,			Total for CAPASSO :	110.00
Vendor #:	CHERRY VAL (C	HERRY VALI	EV TRACTO	R SALES)				Total for Chirispo.	11000
40552D	CHERT WIE (C	05/05/25	05/05/25	0 % 0 NET 0	0	11		PW/CHIPPER SUPPLIES	955.59
CHERRY VAL	: 1 Record(s)							Total for CHERRY VAL :	955.59
Vendor #:	CONSERVAT (CO	ONSERVATIO	N RESOURCE	S LLC)					
44258		05/21/25	05/21/25	0 % 0 NET 0	0	11		PW/SUPPLIES	55.50
CONSERVAT:	1 Record(s)							Total for CONSERVAT :	55.50
Vendor #:	COOPER RE (CO	OOPER REPOI	RTING)						
87		05/13/25	05/13/25	0 % 0 NET 0	7	11		CABLEVISION CU	265.00
COOPER RE:	1 Record(s)							Total for COOPER RE:	265.00
Vendor #:	DUNLAP (DUNL								
120661		05/12/25	05/12/25	0 % 0 NET 0	7	11		2025 AUDIT COMPLETEI	1,000.00
DUNLAP: 1 R								Total for DUNLAP:	1,000.00
Vendor #:	EASTERN (EAS				0	1.1		DW/ANTEDDOD2	124.98
51V954476	Pagord(s)	05/16/25	05/16/25	0 % 0 NET 0	U	1 1		PW/ANTFPROB3	124.98
EASTERN: 1		K EDDICED)						Total for EASTERN:	124.30
Vendor #: 052125	EDINGER (MAR	05/21/25	05/21/25	0 % 0 NET 0	0	11	RE TAX REFUND	RE TAX REFUND	44.63
EDINGER: 1	Record(s)							Total for EDINGER :	44.63
Vendor #:	ELAN FIN (Elan	Financial Serv	ices)						
050925	(05/09/25	05/09/25	0 % 0 NET 0	0	11		CONES/PSATS/SUPPLIES	2,229.31
ELAN FIN: 1	Record(s)							Total for ELAN FIN :	2,229.31
Vendor #:	ENGELHART (C	HRISTOPHER	R ENGELHAR	Γ)					
052125		05/21/25	05/21/25	0 % 0 NET 0	0	11		2025 CLEANING ALLOW	504.00
ENGELHART	: 1 Record(s)							Total for ENGELHART :	504.00
Vendor #:	FERRY C (CHRI	STOPHER FEI	RRY)						
052125		05/21/25	05/21/25	0 % 0 NET 0	0	1 1		2025 CLEANING ALLOW.	504.00
FERRY C: 1 R	Record(s)							Total for FERRY C:	504.00

Invoice #		Inv Date	Post Date	Pay Term	<u>PO# 1099 Ur</u>	g Bank #	Reference	<u>Description</u>	Invoice Amt
Vendor #:	GALCO (GALCO								
92161 GALCO: 1 Re	noord(s)	05/10/25	05/10/25	0 % 0 NET 0	0	11		OFFICE PHONES Total for GALCO:	610.56
Vendor #:	GILDEA (JOHN (GILDEA)						Total for GALCO:	010.30
052125	GIEDEM (JOIN V	05/21/25	05/21/25	0 % 0 NET 0	0	1 1		2025 CLEANING ALLOW	504.00
GILDEA: 1 Re	ecord(s)							Total for GILDEA :	504.00
Vendor #: 052125	GODFREY (KEV	IN GODFREY 05/21/25	(1) 05/21/25	0 % 0 NET 0	0	11		2025 CLEANING ALLOW	504.00
GODFREY: 1	Record(s)	03/21/23	03/21/23	0 70 0 NET 0	v	11		Total for GODFREY:	504.00
Vendor #:	HALCOVAGE (P.	ATRICK HAL	COVAGE)						
052125		05/21/25	05/21/25	0 % 0 NET 0	0	1 1		2025 CLEANING ALLOW.	504.00
HALCOVAGE	E: 1 Record(s)							Total for HALCOVAGE:	504.00
Vendor #: 052125	HANUS (KRISTI	AN HANUS) 05/21/25	05/21/25	0 % 0 NET 0	0	11		2025 CLEANING ALLOW	504.00
HANUS: 1 Re	cord(s)							Total for HANUS :	504.00
Vendor #:	HUTCHINSON (I	BUDD HUTC	HINSON)						
051225		05/12/25	05/12/25	0 % 0 NET 0	0	1 1		FLAGGER TRAINING RE_	178.58
HUTCHINSO	N: 1 Record(s)							Total for HUTCHINSON:	178.58
Vendor #: 052125	LABOSH (PETER	05/21/25	05/21/25	0 % 0 NET 0	0	11		2025 CLEANING ALLOW	504.00
LABOSH: 1 R	Pecord(s)	03/21/23	03/21/23	0 70 0 1121 0	v			Total for LABOSH :	504.00
Vendor #:	MCGUIGAN (TY	LER MCGUI	GAN)						
052125	`	05/21/25	05/21/25	0 % 0 NET 0	0	1 1		2025 CLEANING ALLOW	504.00
MCGUIGAN:	1 Record(s)							Total for MCGUIGAN:	504.00
Vendor #:	MILLER RY (RY				_				
052125	1.D. 1/.)	05/21/25	05/21/25	0 % 0 NET 0	0	1 1		2025 CLEANING ALOWA	504.00
MILLER RY:		(DILITE) (ADI	DDECC)					Total for MILLER RY :	504.00
Vendor #: 66777	MINUTEMAN (N	05/12/25	05/12/25	0 % 0 NET 0	0	11		FINANCE SUPPLIES	872.40
MINUTEMAN	V: 1 Record(s)							Total for MINUTEMAN :	872.40
Vendor #:	MORIAH (MORI	AH INVESTM	MENTS, LLC)						
052125		05/21/25	05/21/25	0 % 0 NET 0	0	1 1	RE TAX REFUNI	O RE TAX REFUND	207.86
MORIAH: 1 R	Record(s)							Total for MORIAH:	207.86
	MURPHY (Timot			0.0/.0.2457.0				2025 CLEANING ALLOW	504.00
052125 MURPHY: 1 I	Pagawd(s)	05/21/25	05/21/25	0 % 0 NET 0	0	11		2025 CLEANING ALLOW.	504.00
Vendor #:	NEW BRITAI (TO	OWNIGHTD OF	NEW DDITAIN	.D				Total for MURPHY:	504.00
051225	NEW BRITAL (10	05/12/25	05/12/25	0 % 0 NET 0	0	11		RT 113/STUMP ROAD LIC	257.47
NEW BRITAI:	1 Record(s)							Total for NEW BRITAI :	257.47
Vendor #:	NICOLETTI (AN	THONY NICC	OLETTI)						
052125		05/21/25	05/21/25	0 % 0 NET 0	0	1 1		2025 CLEANING ALLOW.	504.00
NICOLETTI:								Total for NICOLETTI:	504.00
Vendor #: 052125	NURSE (DESLY)	N NURSE) 05/21/25	05/21/25	0 % 0 NET 0	0	1.1		2025 CLEANING ALLOW	504.00
NURSE: 1 Red	cord(s)	03/21/23	03/21/23	0 70 0 NET 0	Ü	11		Total for NURSE :	504.00
Vendor #:	NYCO (NYCO C	ORPOR ATION	A)					Tomi IVI HURGE .	201100
250551	11700 (11700 0	05/08/25	05/08/25	0 % 0 NET 0	0	1 1		PW/#46/SUPPLIS	16.47
NYCO: 1 Reco	ord(s)							Total for NYCO :	16.47
Vendor #:	PA L & I (PA DEF	T. OF LABOR	R & INDUSTRY	7-B)					
1247167		04/30/25	04/30/25	0 % 0 NET 0	0	1 1		PW/L&I CERTIFICATION	310.61
PA L & I: 1 Re	ecord(s)							Total for PA L & I:	310.61

Invoice #	Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	<u>Description</u>	Invoice Amt
Vendor #:	PAONECALL (PENNSYLVA	NIA ONE CALL	SYSTEM, INC.)				
0001102606	04/30/25	04/30/25	0 % 0 NET 0	0 11		PA ONE CALLS	44.18
PAONECALL.	: 1 Record(s)					Total for PAONECALL:	44.18
Vendor #:	PECO (PECO ENERGY COM	MPANY)					
050525	05/05/25	05/05/25	0 % 0 NET 0	0 11		RT 309	30.42
PECO: 1 Reco	ord(s)					Total for PECO:	30.42
Vendor #:	PERKIOMEN (PERKIOMEN	VALLEY PRIN	TING INC.)				
63095	05/06/25	05/06/25	0 % 0 NET 0	0 11		PD/BUSINESS CARDS	77.31
PERKIOMEN	: 1 Record(s)					Total for PERKIOMEN:	77.31
Vendor #:	PPL (PPL ELECTRIC UTILIT	ΓIES)					
050525804	05/05/25	05/05/25	0 % 0 NET 0	0 11		RT 309/ORVILLA	55.48
050525806	05/05/25	05/05/25	0 % 0 NET 0	0 11		WALMART/RT 309	55.92
050825430	05/08/25	05/08/25	0 % 0 NET 0	0 11		RT 113/SHOPPING MALL	35.48
051225025	05/12/25	05/12/25	0 % 0 NET 0	0 11		OLD BETH PK/CENTRAL	41.28
051225272	05/12/25	05/12/25	0 % 0 NET 0	0 11		RT 113/RT 309	40.86
051225524	05/12/25	05/12/25	0 % 0 NET 0	0 11		RT 113/RT 309	55.80
051225580	05/12/25	05/12/25	0 % 0 NET 0	0 11		RT 309/RT 113	39.72
051325439	05/13/25	05/13/25	0 % 0 NET 0	0 11		DIAMOND/GLENWOOD	40.00
PPL: 8 Record	d(s)					Total for PPL :	364.54
Vendor #:	RICHTER (RICHTER TOTA						
CPWO6068	05/07/25	05/07/25	0 % 0 NET 0	0 11		ADMIN/SUPPLY RETURN	-28.91
WO6207	05/08/25	05/08/25	0 % 0 NET 0	0 11		ADMIN/SUPPLIES	30.91
WO66068	05/06/25	05/06/25	0 % 0 NET 0	0 11		ADMIN/SUPPLIES	64.69
RICHTER: 3	Record(s)					Total for RICHTER:	66.69
Vendor #:	RYAN (ROBERT KIRK RYA						
052125	05/21/25	05/21/25	0 % 0 NET 0	0 11		2025 CLEANING ALLOW.	504.00
RYAN: 1 Reco	ord(s)					Total for RYAN:	504.00
Vendor #:	SUBURBAN (SUBURBAN I	PROPANE)					
618255	05/12/25	05/12/25	0 % 0 NET 0	0 11		PW/DIESEL FUEL	316.95
618279	05/21/25	05/21/25	0 % 0 NET 0	0 11		PW/DIESEL FUEL	37.66
SUBURBAN:	2 Record(s)					Total for SUBURBAN:	354.61
Vendor #:	TIFCO (TIFCO INDUSTRIES	S)					
72087520	05/06/25	05/06/25	0 % 0 NET 0	0 11		PW/GLOVES	159.75
TIFCO: 1 Rec	cord(s)					Total for TIFCO :	159.75
Vendor #:	TOWHEY (JAMES TOWHE)	Y)					
052125	05/21/25	05/21/25	0 % 0 NET 0	0 11		2025 CLEANING ALLOW	504.00
TOWHEY: 1 F	Record(s)					Total for TOWHEY:	504.00
Vendor #:	TUCHOLSKI (RICHARD TU	JCHOLSKI)					
052125	05/21/25	05/21/25	0 % 0 NET 0	0 11		2025 CLEANING ALLOW	504.00
TUCHOLSKI:	: 1 Record(s)					Total for TUCHOLSKI :	504.00
Vendor #:	VERIZON (VERIZON WIRE	LESS)					
6112941760	05/07/25	05/07/25	0 % 0 NET 0	0 11		PD/BROADBAND	360.34
6112941761	05/07/25	05/07/25	0 % 0 NET 0	0 11		CELL PHONES	579.89
	Record(s)					Total for VERIZON :	940.23

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	Description	Invoice Amt
Vendor #: WUERSTLE (JA	CK D. WUER	STLE)					
4132	05/09/25	05/09/25	0 % 0 NET 0	7 11		PROFESSIONAL	11,054.18
WUERSTLE: 1 Record(s)						Total for WUERSTLE :	11,054.18
Report: 57 Record(s)						Total for this Report :	38,110.47

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

Page 1 of 1

PARK & RECREATION FUND

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	Description	Invoice Amt
Vendor #:	ELAN (ELAN FINANCIAL	SERVICES)					
050925	05/09/25	05/09/25	0 % 0 NET 0	0 105		PARK SUPPLIES	51.85
ELAN: 1 Reco	ord(s)					Total for ELAN :	51.85
Vendor #:	FUSION (FusionSite Pennsy	lvania LLC)					
PA5809	05/20/25	05/20/25	0 % 0 NET 0	0 105		BLOOMING GLEN RESTI	88.75
FUSION: 1 R	ecord(s)					Total for FUSION :	88.75
Vendor #:	LITTLE (ROBERT E LITTI	LE, INC)					
1180655	05/09/25	05/09/25	0 % 0 NET 0	0 105		MOWER SUPPLIES	291.46
LITTLE: 1 Re	cord(s)					Total for LITTLE :	291.46
Vendor #:	PACIFIC (PTS PROVIDER	S INC)					
1139461	05/12/25	05/12/25	0 % 0 NET 0	0 105		CIVIC PK PAYPHONE	99.00
1139510	05/12/25	05/12/25	0 % 0 NET 0	0 105		BLOOMING GLEN PAYPI	99.00
PACIFIC: 2 R	Pecord(s)					Total for PACIFIC :	198.00
Report: 5 Rec	ord(s)					Total for this Report :	630.06

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

Page 1 of 1

RECREATION CAPITAL FUND

Printed By: Supervisor

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	<u>Description</u>	Invoice Amt
Vendor #: 497001	ORE (ORE INC.)	05/15/25	05/15/25	0 % 0 NET 0	0 131		PEDESTRIAN PATH	4,768.17
ORE: 1 Record	d(s)						Total for ORE :	4,768.17
Vendor #:	SUNBELT (SUNI	BELT RENTA	LS, INC.)					
168659874		05/14/25	05/14/25	0 % 0 NET 0	0 131		PEDESTRIAN PATH	139.50
SUNBELT: 1 R	Record(s)						Total for SUNBELT :	139.50
Report: 2 Reco	ord(s)						Total for this Report :	4,907.67

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

05/21/25 02:43:10 PM STATE HIGHWAY AID FUND

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Printed By: Supervisor

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #: ETC (ESTA	BLISHED TRAFFI	C CONTROL)					
24177	05/15/25	05/15/25	0 % 0 NET 0	0 135		PW/SIGN SUPPLIES	330.90
ETC: 1 Record(s)						Total for ETC :	330.90
Report: 1 Record(s)						Total for this Report :	330.90

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

AP Invoice Summary Report

Invoice #	<u>Inv Da</u>	te Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	<u>Description</u>	Invoice Amt
Vendor #:	BARRY ISET (BARRY IS	ETT & ASSOCIA	ΓES INC.)				
0199896	05/14/2	25 05/14/25	0 % 0 NET 0	0 192		PROFESSIONAL	105.00
BARRY ISET:	1 Record(s)					Total for BARRY ISET :	105.00
Vendor #:	PAYNE SCO (SCOTT PAY	NE CUSTOM PO	OLS LLC)				
050925	05/09/2	25 05/09/25	0 % 0 NET 0	0 192		ESCROW RELEASE	775.35
PAYNE SCO:	1 Record(s)					Total for PAYNE SCO :	775.35
Vendor #:	REESE (THOMAS REESI	Ε)					
051325	05/13/2	25 05/13/25	0 % 0 NET 0	0 1		ESCROW RELEASE	1,359.20
REESE: 1 Rec	cord(s)					Total for REESE :	1,359.20
Vendor #:	WUERSTLE (JACK D. W	UERSTLE)					
4132	05/09/2	25 05/09/25	0 % 0 NET 0	7 192		PROFESSIONAL	2,201.50
WUERSTLE:	I Record(s)					Total for WUERSTLE :	2,201.50
Report: 4 Rec	ord(s)					Total for this Report :	4,441.05

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

05/21/25 02:01:54 PM

American Rescue Plan Act Fund

Page 1 of 1

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AP Invoice Summary Report

Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	<u>Description</u>	Invoice Amt
CMR CONSTR	UCTION, INC.)	1				
05/21/25	05/21/25	0 % 0 NET 0	0 197	REQUEST #1	EAST CREAMERY CULV	244,665.00
					Total for CMR CONST :	244,665.00
					Total for this Report :	244,665.00
	CMR CONSTR	CMR CONSTRUCTION, INC.) 05/21/25 05/21/25 0 % 0 NET 0 0 1 97 REQUEST #1 EAST CREAMERY CULVI Total for CMR CONST:				

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

SOLICITOR'S REPORT

MARY C. EBERLE JOHN B. RICE DIANNE C. MAGEE * DALE EDWARD CAYA DAVID P. CARO • DANIEL J. PACI • † JONATHAN J. REISS ◊ GREGORY E. GRIM † PETER NELSON * PATRICK M. ARMSTRONG MATTHEW E. HOOVER KELLY L. EBERLE * COLBY S. GRIM MICHAEL K. MARTIN JOEL STEINMAN MITCHELL H. BAYLARIAN WILLIAM D. OETINGER LINDSAY R. NORTON DAVID A. KEIGHTLY, JR. ERIK S. ALLGOOD

LAW OFFICES

GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION

SUCCESSOR TO
GRIM & GRIM AND BIEHN & THATCHER
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- ♦ ALSO ADMITTED IN NEW YORK
- † MASTERS IN TAXATION
- ◆ ALSO A CERTIFIED PUBLIC ACCOUNTANT

May 21, 2025

Mr. Stephen C. Yates 735 Minsi Trail Perkasie, PA 18944 Mr. D. Brooke Rush 732 Creamery Road Perkasie, PA 18944 Mr. Matthew Knox 720 Upper Stump Road Chalfont, PA 18914

Re: Hilltown Township Zoning Hearing Board

Village of Quiet Acres, Inc.; Appeal No. 2025-005

Dear Gentlemen:

Please be advised that the above hearing has been scheduled for Wednesday, June 18, 2025 at 7:00 p.m. Enclosed herewith is a copy of the Notice which was forwarded for publication.

The applicant, as well as all adjoining property owners, have been notified of the hearing.

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

Very truly yours,

Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/kbs Enclosure

NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Wednesday June 18, 2025, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2025-005 of Village of Quiet Acres, Inc. for the properties located at 126 Highland Park Road and 150 Highland Park Road, Hilltown Township and otherwise identified as Bucks County Tax Parcel Nos. 15-001-127 and 15-001-131. The subject parcels are located in the MHP (Mobile Home Park) Zoning District. Applicant seeks to develop the property as an extension of the existing community and seeks to remove 4.647 acres of the existing 6.581 acres of woodland on the property. Applicant requests a variance from §160-28.C in order to clear 70.61% of the woodlands on site, or, in the alternative 22.8% depending on interpretation. Per the Ordinance, 4.647 acres equates to 70.61% of the woodlands; however, Applicant submits that a number of trees to be removed are dead or dying, and the removal of healthy trees within the woodlands equates to 22.8%.

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

May 15, 2025

To:

Board of Supervisors

From:

Caitlin M. Mest, EIT, BCO, CFM, CZO

RE:

126 Highland Park Rd, 150 Highland Park Rd – Variance

Applicant:

Village of Quiet Acres, Inc.

Affected Property:

126 Highland Park Rd - TMP # 15-001-127

150 Highland Park Rd - TMP # 15-001-131

Zoning District(s):

MHP – Mobile Home Park

Requested Action:

Applicant is requesting a variance to clear more than 20% of the

woodlands on site. A maximum of 20% woodland clearing is

permitted in the MHP Zoning district.

Summary:

See attached excerpt from ZHB application addendum for

comprehensive summary.

Requested Variance:

§160-28.C. Forest (woodlands.)

cc:

File

Summary:

The Proposal requires the removal of 4.647 acres of the existing 6.581 acres of woodlands (as defined in the Ordinance) on the Property. The Applicant hired Rockwell Associates, in particular, John Rockwell Hosbach, Jr., a registered consulting arborist and urban forester, to examine the trees in the woodlands to be removed. Although total number of trees equates to the 385 trees, 261 of them are dead or dying. Based on Mr. Hosbach's determination, 124 trees that are in fair condition are being removed.

Per the Ordinance, 4.647 acres equates to 70.61 % of the woodlands where the Ordinance permits removal of 20%. However, based on Mr. Hosbach's evaluation, the removal of healthy trees within the woodlands equates to 22.8%.

Applicant requests a variance from Article V, Section 160-28.C to permit more than the maximum 20% of disturbance to the existing wooded area on the Property I the MHP District.

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

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

November 7, 2024

David Christ, Jr., Chairperson (via email)
Planning Commission
Hilltown Township
P.O. Box 260
13 W. Creamery Road
Hilltown, PA 18927

Subject: Village of Quiet Acres Preliminary Plan

Highland Park Road/Pheasant Hill Road/Orchard Road

TMP #15-1-127 & TMP #15-1-131

File No. 01-676

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject preliminary subdivision plan, sheets 1 thru 18, dated September 30, 2024, prepared by Mease Engineering, P.C., which was received by the Township on September 30, 2024:

SUBMISSION:

Two parcels totalling 20.337 acres (net) along the south side of Highland Park Road are proposed to be developed for Mobile Home Park (B6) use within the MHP Zoning District. 29 manufactured home sites are proposed, having frontage on a proposed internal road network with access to Highland Park Road and Williams Way (private). An open space parcel (containing 11.78 acres, including stormwater BMPs) is proposed to satisfy open space requirements pertaining to Use B6. Parcels are bounded to the north by existing residential uses along Highland Park Road; to the east by open space created as part of the Arbors at Hilltown Subdivision; to the south by existing residential uses along Orchard Road; and to the west by the existing Quiet Acres Manufactured Housing Community. The project is proposed to be served by public water and public sanitary sewer facilities provided by Hilltown Township Water and Sewer Authority (HTWSA).

DISCUSSION:

- 1. Site was subject of a Rezoning Petition, filed in August 2023, to rezone the parcels from the CR-2 District to the MHP District. Rezoning was approved by the Township on December 11, 2023, conditioned upon the execution of a voluntary Declaration of Restrictive Covenant (recorded in Bucks County Courthouse on December 28, 2023), which stipulates that dwelling units will be Age Qualified (55 years and older) housing; no more than 29 dwelling units may be proposed on the rezoned parcels; and a wildlife/natural corridor will be established as reflected on the plan attached to the Declaration document. Layout of the current plan is substantially the same as that shown on the plan attached to the Declaration document. Record plan should be revised to reference the Declaration of Restrictive Covenant (including the conditions noted above).
- 2. Site is currently comprised of two separate parcels, which are proposed to be consolidated into one parcel as shown on the plan to enable the consolidated parcel to be used to comply with site capacity calculations for Use B8 in the MHP Zoning District. A deed of consolidation should be prepared and recorded at Bucks County Courthouse prior to, or concurrent with, plan recordation.

Hilltown Township Planning Commission Subject: Village of Quiet Acres Preliminary Plan November 7, 2024

Page 2

- 3. Record plan should be revised to clarify, by note(s), that the internal road network, stormwater facilities, and open space/common areas will be privately owned by the property owner (Village of Quiet Acres) and/or private Community Association. Township should retain a blanket easement to ensure Township access for purposes of inspection of stormwater management facilities, emergency access, and monitoring of deed restricted areas pursuant to the Declaration of Restrictive Covenant. Community Association documents, containing details relative to common elements, responsibilities for ownership/maintenance, establishing restrictions that require at least one permanent occupant of each dwelling unit being age 55 years and older, and all other deed restrictions imposed by the landowner.
- 4. Existing Features Plan (sheet 2) indicates that the site is partially wooded. Limits of woodland disturbance are tabulated to exceed 20% of the existing area of woodlands, in non-compliance with Section 160-28.C of the Zoning Ordinance. Plan identifies that 4.622 acres of the existing 6.581 acres of woodlands will be cleared; and the applicant proposes to reforest 2.706 acres of the site to compensate for the additional disturbance to wooded areas. Variance approval to permit the increased disturbance to the existing wooded area must be obtained from the Zoning Hearing Board, or in the alternate, plan should be revised to comply with maximum woodland disturbance requirements of the Zoning Ordinance.

The following additional issues pertaining to natural resource protection should be addressed:

- A. Plan notes that a site investigation performed by VW Consultants, in February 2024 determined that there are no wetlands on the property. A study prepared by the responsible wetland consultant that contains sufficient detail to document the findings of the site investigation should be submitted to the Township for review, in accordance with Section 140-23 of the Land Development Ordinance.
- B. Although the plan does not identify the existence of any watercourses, Bucks County GIS mapping indicates that a portion of TMP #15-1-127 contains headwaters of an unnamed tributary to Mill Creek (in the area of the proposed stormwater management facility). A determination of the presence of regulated waters should be provided for review, to verify if requirements of Section 160-28.A(2) and Section 160-28.D of the Zoning Ordinance.
- C. In conjunction with the proposed removal of existing trees noted above, Section 140-37.G of the Land Development Ordinance requires that trees with a diameter of 10 inches or more that are to be removed or destroyed during any stage of development be replaced with a tree or trees of the type identified in Appendix K of the Land Development Ordinance to the proscribed rates specified in Section 140-37.G. Plan should be revised to identify (by location/diameter/species) all trees being removed/destroyed by the project; and include a tabulation of the required number of replacement trees that must be proposed to satisfy requirements of Section 140-37.G. (Note #16 on sheet 1 is insufficient to verify compliance with replacement tree requirements of Section 140-37.G).
- 5. Correspondence dated September 30, 2024 (copy enclosed) was submitted by Mease Engineering, P.C. on behalf of the applicant, which requests waivers of the following Ordinance requirements:
 - A. SLDO Section 140-17.B(1), which requires preliminary plans to be drawn at a scale of not more than 50 feet to the inch. Waiver is requested to permit a plan scale of 1"=100 feet for plans that show the entire site area, without the need for match lines. As information appears legible at the increased scale, this office has no objection to the applicant's request.
 - B. SLDO Section 140-17.D, which requires existing features within 100 feet of the site to be shown based on field survey. Request notes that an aerial photography plan was submitted that shows existing features within 200 feet of the site. Provided that any existing feature within 100 feet of the site is shown as deemed necessary by the Township, this office has no objection to the applicant's request.

Hilltown Township Planning Commission Subject: Village of Quiet Acres Preliminary Plan November 7, 2024

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- C. SLDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36, which require drainage improvements, cartway reconstruction/overlay, cartway widening, curb and sidewalk along existing streets within the frontage of the site. Waiver is requested to relieve the applicant from constructing required street improvements along Highland Park Road within the frontage of the site (+/-265 feet). At a minimum, Township should consider the need for limited cartway widening/shoulder improvements and full width levelling/overlay of Highland Park Road. Curb and sidewalk do not exist along Highland Park Road in the vicinity of the site. If the Township agrees to waive any/all street improvement requirements along Highland Park Road within the frontage of the site, Township should accept a capital contribution in lieu of waived improvements from the applicant, which is based upon the estimated cost of waived improvements. In the alternate, plan should be revised to propose construction of all required improvements along Highland Park Road within the frontage of the site.
- D. SLDO Section 140-32.E, which requires the maximum grade of a proposed street within 50 feet of the ultimate right of way of an existing or proposed street to not exceed 3%. Waiver is requested to permit maximum slopes of 4.6%, 4.1% and 4.0% at various intersections due to existing topography. The road profiles contain on sheets 5 and 6 are lacking labelled centerline slopes, and existing/proposed elevations at 50 feet intervals, to enable verification of street design grades and locations where waivers are requested. Plan should be revised to include the required slope grades and elevations for further evaluation, prior to the Township considering approval of the applicant's waiver request.
- E. SLDO Section 140-34.A(1), which requires that driveways on corner lots be located no less than 60 feet from any street intersection. Waiver is requested to permit driveways to be located less than 60 feet from the intersection for all corner lots, since the roads are private. Based on the driveway design shown on the plan (which attempts to maximize the separation of the driveways from the intersections), and the small lots sizes, this office has no objection to the applicant's request.
- F. SLDO Section 140-38.C(1)(c), which requires use of a 5-minute time of concentration for purposes of sizing the proposed storm sewer system. Waiver is requested to permit the actual time of concentration to be used for areas tributary to inlets 1, 2, 3, and 22 due to the large offsite drainage areas to these inlets. This office has no objection to the applicant's request, provided that the diameter of storm sewer pipes between inlets 1, 2, and 3 is increased from 15" to 18".
- G. SLDO Sections 140-38.C(2)(c)&(d), which require all storm sewer pipes to be constructed utilizing reinforced concrete pipe (RCP), and be designed having a minimum diameter of 18 inches. Waivers are requested to permit use of high density polyethylene pipe (HDPE) having a minimum diameter of 15 inches, in consideration of the storm sewer system being the responsibility of the property owner, not the Township, to own and maintain. This office recommends approval of the applicant's request, conditional upon the HDPE pipe being smooth lined, and installed in accordance with manufacturer's specifications; and the pipes between inlets 1, 2, and 3 being increased to 18" diameter as noted above.
- H. SLDO Section 140-38.C(2)(m), which requires that the capacity of all storm sewer inlets be based on a maximum surface flow to the inlet of 4.0 cfs. Waiver is requested to permit the design flow to inlets 17 and 22 to exceed 4 cfs, since both inlets are located in a sump condition. With respect to inlet 17, the tributary area utilized in the stormwater report does not appear to agree with the watershed area delineated on the plan, and should be verified. It appears that inlet 16 will receive the majority of runoff from the tributary area delineated on the plan. It is recommended that one additional inlet be installed (behind the sidewalk along near the common boundaries of Lots 22 and 23), to intercept concentrated runoff from the yard areas behind Lots 19-26 prior to discharging over the sidewalk and into inlets 16/17.

Hilltown Township Planning Commission Subject: Village of Quiet Acres Preliminary Plan November 7, 2024 Page 4

- I. SMO Section 134-18.A(2)(b), which requires one hundred percent of existing impervious area, when present, to be considered as meadow in good condition in the model for existing conditions. Request notes that the stormwater analysis area includes an area of existing road, which the designer proposes to consider as impervious (not meadow) in the existing condition calculations. As this area is relatively small in comparison to the overall watershed area, and is also part of the proposed watershed area, this office has no objection to the applicant's request. As the project is subject to compliance with NPDES requirements of PADEP, this relief (if granted by the Township) does not relieve the applicant from compliance with any similar NPDES permit requirements of PADEP.
- J. SMO Section 134-20.G, which requires outlet pipes for stormwater management facilities to be constructed utilizing reinforced concrete pipe (RCP). A waiver is requested to permit use of high density polyethylene pipe (HDPE) due to the stormwater facilities being privately owned by the property owner. This office has no objection to the applicant's request, provided that basin outlet pipes are constructed utilizing smooth lined pipe and installed in accordance with manufacturer's specifications (but no stone is used for backfill thru berms); and anti-seep collars are proposed pursuant to requirements of Section 134-20.G.
- 6. Internal street network is designed having a 24 feet wide cartway (partially curbed), with sidewalk proposed along both one side of the street network. Although not specifically noted on the plan, the street network will be privately owned. The following street design issues should be addressed:
 - A. Street design requirements of the Land Development Ordinance, contained in Sections 140-28 thru 140-33, 140-35 and 140-36) apply to this project, even if the streets will not be offered for dedication to the Township as public streets. Proposed cartway width (24 feet) is less than that required by Section 140-29.D(2); no right of way is proposed as required by Section 140-29.D(2); minimum centerline radii for internal streets is less than the required minimum (150 feet) per Section 140-31.B; curb is required along all streets in accordance with Section 140-35; and sidewalk is required along both sides of all streets in accordance with Section 140-36. Street design should be revised to comply with design requirements of the Land Development Ordinance, unless waivers are requested in writing and approved by the Township.
 - B. Plan should clarify the method of mail delivery for the additional homesites in the expanded area of the community. If a group mailbox location will be required, plan should identify the proposed location of the group mailbox for review by the Township. Plan should also be reviewed by the servicing postmaster to confirm that group mailbox location/design complies with USPS requirements. (SLDO Section 140-29.O)
 - C. Proposed names of the internal streets should be identified. Proposed names should be reviewed by Township emergency services and servicing postmaster, to verify that same do not duplicate, or otherwise conflict with, existing street names in the Township and postal service area. Street names are subject to review and approval of the Board of Supervisors. (SLDO Section 140-28.L)
- 7. A "Drainage and Stormwater Management Report", dated September 30, 2024, prepared by Mease Engineering, P.C., was submitted with the preliminary plan. Site is located within the East Branch Perkiomen Creek (B) Watershed, which requires compliance with peak rate control, water quality volume, and groundwater recharge volume requirements of the Stormwater Management Ordinance (Ordinance 2011-2) adopted pursuant to Act 167. Plan identifies three stormwater management basins (BMPs 1, 2, and 3), which are designed to manage increased runoff from the developed area of the site. The following issues pertaining to stormwater management should be addressed:

Hilltown Township Planning Commission Subject: Village of Quiet Acres Preliminary Plan November 7, 2024 Page 5

- A. Information documenting on-site soil testing for use of infiltration BMPs as a first option is not included on the plan or within the Stormwater Management Report as required by Section 134-27 of the Stormwater Management Ordinance. Testing completed in accordance with Appendix C of the Ordinance should be submitted for review.
- B. Calculations for the "during construction condition" should be submitted for review as required by Section 134-22 the Stormwater Management Ordinance, which assume the maximum area of bare earth when developing runoff hydrographs, to ensure that peak rate control is accomplished for all design storm events pursuant to East Branch Perkiomen Creek performance principles.
- C. Ownership/maintenance for the proposed stormwater management facilities is identified to be the responsibility of the property owner, per Note 11 on sheet 1. A Stormwater Facilities Maintenance and Monitoring Agreement, prepared by the Township Solicitor, should be executed by the property owner to ensure that the basin remains a perpetual part of the site, is maintained pursuant to requirements of the approved stormwater plan, and which permits the Township to access the site to ensure that the basin is being maintained accordingly.
- D. Additional comments pertaining to stormwater facility design are included in the engineering/drafting detail portion of this review.
- 8. Written verification of approval for proposed erosion and sediment control measures to be implemented during construction activity should be received from the Bucks County Conservation District. As earth disturbance will exceed one acre, verification of receipt of an NPDES permit from PADEP must be submitted to the Township, prior to plan recordation. (SLDO Section 140-40)
- 9. Plan should be revised to note that the project is proposed to be served by public water facilities provided by Hilltown Township Water and Sewer Authority (HTWSA). Plan should be reviewed by HTWSA to verify willingness and ability to serve the project, and that the design of public water facilities complies with applicable Authority standards. Plan should also be reviewed by the servicing fire company (Sellersville Station 27) relative to site access, hydrant locations, and other fire-fighting concerns. (SLDO Section 140-41)
- 10. Plan should be revised to note that the project is proposed be served by public sanitary sewer provided by Hilltown Township Water and Sewer Authority (HTWSA). Plan should be reviewed by HTWSA to verify that adequate capacity exists for collection/conveyance/treatment of effluent generated by the project; and that the design of public sewer facilities complies with applicable standards of HTWSA.
 - A Sewage Facilities Planning Module was not submitted with the preliminary plan for review. Sewage Facilities Planning Module must be submitted for review and execution by the servicing sewer authority and Township; and must receive approval from PADEP, unless waived by PADEP. (SLDO Sections 140-21 & 140-42)
- 11. The ultimate right of way of Highland Park Road is offered for dedication to the Township as required by Section 140-29.B(1) of the Subdivision Ordinance, which should be accepted as an easement. A legal description for the ultimate right of way area, signed and sealed by the responsible surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner prior to plan recordation.
- 12. All right of way corners must be set with premanufactured concrete monuments. Monuments must be installed and certified in writing by the responsible surveyor prior to plan recordation, unless installation of same is guaranteed via a Development/Financial Security Agreement. (SLDO Section 140-44)

- 13. A Lighting and Landscaping Plan (sheet 9) was submitted, which identifies required street trees/front yard landscaping, basin landscaping, and "woodland restoration areas"). The following items should be addressed:
 - A. Plan is lacking information regarding required tree replacement pursuant to Section 140-37.G of the Land Development Ordinance. Woodlands Restoration Areas appear to be proposed to mitigate the loss of woodland areas required to be preserved in accordance with Section 160-28.C of the Zoning Ordinance, and do not necessarily comply with the number of replacement trees in order to satisfy requirements of Section 140-37.G. Additional information related to tree replacement must be submitted for review.
 - B. Planting Schedule on sheet 9 should be revised to reflect current Plant Materials List (with respect to plant material minimum diameters/heights and applicability of certain species for use as street trees) contained in Appendix K of the Land Development Ordinance.
 - C. Streetlights are proposed at all intersections (excepting the proposed intersection of Roads B and C). Additionally, individual driveway lampposts will be installed at each driveway as required by Section 140-48.H of the Subdivision Ordinance. As proposed streets will be privately owned, plan should clarify that all proposed lighting will be privately owned and maintained by the property owner, rather than by the Township. All lighting should conform with PPL specifications.
- 14. All residential developments are required to provide land for dedication suitable for park and/or recreation use, unless the applicant and Township agree to a capital contribution in-lieu-of recreation land dedication, as outlined in Sections 140-60 and 140-63 of the Land Development Ordinance. If provision of recreation land is not required, Township should accept a capital contribution in the amount of \$2,685.00 per lot pursuant to the Township Fee Schedule.
 - Section 140-47 of the Land Development Ordinance also requires residential developments containing 25 to 49 dwelling units to provide a minimum of one playfield and one tot lot as part of the project. As units will be deed restricted for age qualified (55 years and older) occupancy, provision of these types of recreation facilities does not appear appropriate, and should be considered for waiver if requested in writing by the applicant. If a waiver is requested, Township should consider whether any other (age appropriate) recreation facilities are warranted for this development; and applicant should provide information on any existing recreation facilities already in use by the original sections of the Quiet Acres community that will be made available to the new residents of this project.
- 15. Draft disclosure statements prepared in accordance with Chapter 120 of the Township Code of Ordinances should be submitted to the Township for review, relative to notice of prospective buyers of information related to the development.
- 16. Development/Financial Security Agreement should be executed between the applicant and Township, to guarantee installation of required improvements. An Opinion of Cost, prepared by a licensed professional engineer, should be submitted to the Township for review to determine the amount of financial security that must be established in favor of the Township to ensure completion of required improvements. (SLDO Section 140-55)
- 17. Attached to this correspondence is a review of engineering/drafting detail items, which should be satisfactorily addressed.

RECOMMENDATION:

Plan should not be approved until the above items are resolved in a manner satisfactory to the Township.

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

Very Truly Yours,

Timothy Fulmer, P.E. Township Engineer

TAF Enclosure

cc: Jon Apple, Vice Chairperson, Planning Commission (via email)

Eric Nogami, Secretary, Planning Commission (via email)

Robert Sichelstiel, Planning Commission (via email)

Dave Bartholomew, Jr., Planning Commission (via email)

Caleb Torrice, Chairperson, Board of Supervisors (via email)

James Groff, Vice Chairperson, Board of Supervisors (via email)

Joe Metzinger, Supervisor, Board of Supervisors (via email)

Deanna Ferry, Township Manager (via email)

Marianne Egan, Assistant Secretary/Treasurer (via email)

Vickie Reinecker, Township Administrative Assistant (via email)

Theresa Spehar, Township Administrative Assistant (via email)

Jack Wuerstle, Esq. (via email)

Village of Quiet Acres, Inc. (via email)

Christen G. Pionzio, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC (via email)

Mease Engineering, P.C. (via email)

HTWSA (via email)

ENGINEERING/DRAFTING DETAILS:

- 1. Plan shall be so prepared and bear an adequate legend to clearly indicate which features are existing and which are proposed. (SLDO Section 140-17.B.(8)) All plan sheets should be reviewed and revised (as necessary) for consistency between the legend and plan.
- 2. Overwritten text information (including but not limited to EW-7) should be revised for clarity.
- 3. North arrow should be shown on all sheets with plan views. (SLDO Section 140-17.C(6))
- 4. Written and graphic scales should be shown on all plan sheets. Written and graphic horizontal and vertical scales should be shown on all profile sheets. (SLDO Section 140-17.C(8))
- 5. BCPC review number (#13008) should be completed within the BCPC review certification on the record plan.
- 6. Name(s) of the property owner(s) should be typed below the signature line(s) on the record plan, as required by Bucks County Recorder of Deeds.
- 7. Reference to deed book, volume and page of current legal owner should be noted on the record plan. (SLDO Section 140-17.C.(2))
- 8. Location map should label the Township boundary line (West Rockhill Township / Hilltown Township).
- 9. TMP #15-1-128 (labeled on the plans as Fred & Edith Hoff) is inconsistent with Bucks County GIS Webviewer (shown as Andrew J. & Rachael Kapsak) and should be reviewed/revised as necessary.
- 10. Plan title in the title blocks on plan sheets 5 and 6 are inconsistent with the sheet titles in the project plan index on the record plan (sheet 1). The title blocks or project plan index should be revised for consistency.
- 11. The word "Erosions" in the title for sheet 10 in the project plan index on the record plan (sheet 1) should be revised for consistency with the title "Erosion" in the title block on sheet 10.
- 12. All structures and pipes (size, material, length, slope etc.) should be labeled on the existing features plan and the Pre Watershed Map.
- 13. A demolition plan should be prepared to clarify the structures, piping, utilities, etc. to be removed or relocated; or alternately, this information should be clearly shown on another sheet in the plan set.
- 14. Existing features and labels for items to be removed should be shown in a gray tone on all proposed plans or removed from all proposed plans (including the Post Watershed Map and Inlet Drainage Area Plan) for clarity.
- 15. A site improvement plan should be prepared for the proposed improvements per (SLDO Section 140-17.E.). Additionally, centerline stationing along the roads (including station labels, tick marks, points of curvature and tangency, etc.) should be included on the site plan to verify record plan dimensions.
- 16. Curb locations and limits are indiscernible on the plans and should be shown and labeled on a site improvement plan for clarity.
- 17. Curb limits should be shown on the plan along with top and bottom of curb elevations.
- 18. Design Engineer should clarify if gas utilities are applicable to the project site and if so, should be shown on the plans. (SLDO Section 140-17.E.(4))
- 19. All contours should be labeled (including but not limited to proposed contour 387 in BMP 3, etc.) on the plans.
- 20. Adjacent lot lines for the 4 parcels (west of Mapleleaf Drive and Acorn Lane) along with TMP numbers should be shown and labeled on the grading, E&SC and PCSM plans.
- 21. Proposed tree line should be shown near the rear property line at lot 5 on all appropriate plans.
- 22. Grate elevations of storm sewer inlets and rim elevations of manholes should be labeled on the grading plan as well as the post watershed map and inlet drainage area plan. (SLDO Section 140-17.F.(6 & 7))
- 23. Proposed grading between the two contours (elevation 394) along Road "A" and near the northwest corner of BMP 2 should be revised to allow for a minimum 1% slope to the grate elevation at Inlet 21.
- 24. Proposed contours should be shown on the south side of Road "D".
- 25. Contour 396 appears to be missing between the southwest building corner on lot 1 and contour 395. Grading should be revised as necessary.
- 26. Grading of a 3:1 slope shown towards the rear of the building on lot 6 should be revised on the plans to establish positive drainage away from the dwelling within the yard area.
- 27. Plan grading shows contour 399 at EW-1 and the storm sewer schedule shows an invert elevation of 398. Plan grading (including but not limited to contour 398 near EW-1, etc.) should be reviewed for consistency with the storm sewer schedule on sheet 14, and grading should be revised on the plans where necessary.
- 28. Rip rap aprons should be shown on the plans, identified and labeled on the grading, E&SC, PCSM and post watershed plans and be consistent with the information and dimensions shown in the table on the detail sheet.

Page 9

- 29. Length and width dimensions for rip rap aprons should scale on the plans to the dimensions shown in the rip rap apron table on the detail sheet. Also, grading shown on the plans for the rip rap aprons should be revised to show 0% slope across the apron and be consistent with the rip rap apron detail (which should show a 0% slope across the apron).
- 30. Top and bottom of curb elevations should be labeled at ends of returns and centrally along returns of all roads on the grading plan. (SLDO Section 140-17.J.(2)(i))
- 31. Existing and proposed ground elevations should be labeled on the profiles. (SLDO Section 140-17.J.(1)(a))
- 32. Plan/profile information for Highland Park Road, showing the area of the proposed intersection in detail, should be included in the plan set for review. Information pertaining to required/available sight distance looking left/right from the proposed intersection along Highland Park Road should be included; and plan should identify removal of any obstructions within the required line of sight.
- 33. Sanitary sewer, storm drainage, and water service facilities; vertical separation distances at utility crossings, and encasements; inverts of pipes at crossing locations should be labeled on the profiles. (SLDO Section 140-17.J.(1)(e))
- 34. Rim elevations should be labeled as rim (not grate) on the profiles, and top of wall elevations for endwalls and headwalls should be labeled on the profiles. (SLDO Section 140-17.J.(1)(g))
- 35. Stationing of sanitary sewer laterals and inverts for same should be labeled on the profiles. (SLDO Section 140-17.J.(1)(j))
- 36. Proposed centerline grades should be labeled on the road profiles.
- 37. Inlet box types and manhole sizes should be labeled for all structures on the profiles.
- 38. All storm sewer pipe runs (including but not limited to OS1 to I-22) should be shown and labeled on the profiles.
- 39. BMP identifications, labels and elevations for the top, bottom and emergency spillway should be shown and labeled on the grading, E&SC, PCSM and post watershed plans.
- 40. Anti-seep collars should be shown and labeled on the grading, E&SC, PCSM and post watershed plans.
- 41. Road cross-section details on construction details (sheet 7) should be labeled with beginning and ending stations for all proposed roads and the cross-section stationing should correspond with the plans for clarity during construction. Additionally, and if curb is proposed where sidewalk is not proposed, an additional detail should be added to the construction details (sheet 7).
- 42. 2 of the 3 road cross-section details should be revised to show 6 inches of 3A (not 2A) modified stone subbase.
- 43. Road cross-section details should include an underdrain with a note stating roadway underdrain as deemed necessary by Township Engineer.
- 44. After completion of the bituminous paving, Class BM-1 asphalt shall be applied to the joint between the curb and bituminous paving for a distance of one foot from the curb toward the center of the road to seal the joint between the curb and bituminous paving. (SLDO Section 140-35.C.) A detail and note should be added to the construction details (sheet 7).
- 45. Site specific details with spot elevations and slopes should be provided for each ADA ramp.
- 46. A 5-foot curb taper detail and a signpost detail should be added to the construction details (sheet 7).
- 47. All signage must be installed on standard PENNDOT breakaway posts, in accordance with PENNDOT specifications. All sign plates must be installed using high visibility/reflective materials and may not use contractor grade materials. The latter 2 notes should be added to the signage details on sheet 7.
- 48. A note should be added to the detail sheet referencing all materials and construction shall meet the latest ADA, MUTCD and PENNDOT requirements.
- 49. Sequence of construction on the E&SC plan appears to be missing BMP 1 and should be reviewed/revised as necessary on E&SC detail sheet 12 and the PCSM plan (sheet 13).
- 50. Storm sewer structures should be identified (by label) on the E&SC plan.
- 51. A tree protection detail is shown on the E&SC detail sheet (sheet 12). The legend on the E&SC plan (sheet 10) should include tree protection, and tree protection fencing should be shown on the plan.
- 52. Sediment basin, riser and concrete base, emergency spillway, baffles and cleanout stake details (including tables with sizes, materials, dimensions, elevations, etc.) should be provided on the E&SC details and shown/labeled on the plan.
- 53. An erosion control blanket detail is shown on the E&SC details (sheet 12). Areas requiring erosion control blanket should include hatching on the E&SC plan along with the hatch pattern identified in the legend.
- 54. Proposed swale along the north side of Road A (starting near the Highland Park Road intersection) should be labeled on the E&SC plan, added to the vegetated channel table on the detail sheet, and swale capacity calculations should be provided in the stormwater report. Additionally, erosion control measures for the

Page 10

concentrated flow from the swale (which ends approximately 100 feet northwest of HW-1) should be addressed on the plans.

- 55. Rock filter detail on E&SC detail sheet 12 should show a flow arrow in the plan view.
- 56. Emergency spillways discharging over embankment fill shall be constructed of reinforced concrete checker blocks to protect the berm against erosion. The checker block lining shall extend to the toe of the fill slope on the outside of the berm, and shall extend to an elevation three feet below the spillway crest on the inside of the berm. (SMO Section 134-20.D.) a detail should be added to E&SC detail sheet 12.
- 57. If it is determined that a watercourse exists in the area of the site, where a development site is traversed by watercourses, drainage easements shall be provided conforming to the line of such watercourses. The width of the easement shall be adequate to provide for the unimpeded flow of stormwater runoff from the 100-year storm event. However, in no case shall the easement be less than 30 feet in width. (SMO Section 134-11.P.)
- 58. If it is determined that a watercourse exists in the area of BMP 3, whenever a watercourse is located within a development site, it shall remain open in the natural state and location and shall not be piped, impeded, or altered (except for road crossings). It is the responsibility of the developer to stabilize existing eroded stream/channel banks. (SMO Section 134-11.W.)
- 59. A minimum of one concrete anti-seep collar shall be required. Precast collars shall have a minimum thickness of eight inches. Collars may not be installed within two feet of pipe joints. Maximum collar spacing is 14 times the design projection around the perimeter. (SMO Section 134-20.D.) A note for the two feet of separation between the pipe joints and collar should be added to the detail shown on PCSM detail sheet 14. As the preferred option by contractors, a precast concrete option should be included for the anti-seep collar detail. Calculations for the anti-seep collars should be added to the SWM report, and location of the collars (per calculation) should be shown along with dimensions labeled on a detail on PCSM detail sheet 14. Additionally, the anti-seep collar detail should be added to the E&SC detail sheet (sheet 11 or sheet 12).
- 60. Minimum bottom width for the cut-off trench shall be eight feet (labeled and dimensioned as 4 feet on the plan) but wide enough to permit operation of compaction equipment. The cut-off trench shall extend up both abutments to the riser crest elevation. Compaction requirements shall be the same as those for the embankment. The trench shall be kept free from standing water during the backfilling operations. (SMO Section 134-19.J.(11)) A cut-off trench portion of the BMP cross section detail on the PCSM details (sheet 14) should be revised accordingly.
- 61. When varying pipe sizes enter an inlet or manhole, the elevation of the crown of all pipes (including but not limited to pipes P-OS1 and P-28) should be matched. (SLDO Section 140-38.C.(2)(n)) Profile sheets should be revised per ordinance requirements.
- 62. Storm sewer inlets may not be located on top of or within 10 feet of water and sanitary sewer services and/or mains, unless approval is received from the Township, and from the Authority or utility having jurisdiction over same. (SLDO Section 140-38.C.(2)(r))
- 63. If the vertical drop of an excavation or fill slope is greater than five feet, then the maximum slope shall not exceed four horizontal to one vertical. (SLDO Section 140-39.B.) The grading at many locations along the outside of the berms (3:1 on the plans) for BMPs 2 and 3 should be revised to comply with the 4:1 slope requirement in the ordinance, unless a waiver is requested in writing and approved by the Township.
- 64. Adequate provision shall be made to prevent surface water from damaging the cut face of excavation and the sloping surfaces of fills. (SLDO Section 140-39.D.) Erosion control blankets/mats/netting should be included on the E&SC plan, where required.
- 65. Details and notes for HDPE pipe bedding/backfill requirements, based on pipe manufacturer's specifications and minimum Township requirements (if more stringent than pipe manufacturer's specifications) should be added to the plan details, along with a note stating no stone bedding or stone backfill shall be used along the basin discharge pipes. Basin discharge pipes shall be installed with earthen backfill only.
- 66. Cleanouts should be shown and labeled on the plans and details for the underdrains in BMPs 2 and 3.
- 67. A type alt 'M' box is shown in the storm sewer schedule on sheet 14. A detail should be added to the PCSM detail sheet.
- 68. Pipe size (including not limited to EW-3) and material (RCP) on the endwall/headwall detail are inconsistent with the storm sewer schedule on sheet 14. Details should be revised for consistency.
- 69. Bicycle safe grate and ladder rungs details should be added to the PCSM detail sheet.
- 70. Design Engineer should address the erosion concern stemming from the 3.5-foot drop in elevation from the BMP 1 inflow (invert elevation 397.51 per storm sewer schedule on sheet 14) to the bottom elevation (394.00) for BMP 1 shown in the infiltration basin detail on sheet 14, pond data in the stormwater report, and contours on the grading plan.

Page 11

- 71. Existing contours should be labeled on the Pre and Post Watershed Maps and Inlet Drainage Area Plan.
- 72. Drainage areas, soils description with hydraulic soil groups, soils, soil boundary line, time of concentration and flow path information and runoff coefficients should be shown and labeled on the Pre and Post Watershed Maps and Inlet Drainage Area Plan. Also, the above-mentioned information should be labeled for HW-1 on the Inlet Drainage Area Plan.
- 73. Post Watershed Map should include the required stage/storage charts for each of the stormwater facilities. (SLDO Section 140-17.G.)
- 74. Spot elevations and break marks along the time of concentration flow path for the different types of flows should be shown and labeled on the Pre and Post Watershed Maps and Inlet Drainage Area Plan.
- 75. Point of analysis (P.O.A.) should be labeled on the Pre and Post Watershed Maps.
- 76. Time of concentration flow paths for the Pre and Post developed conditions should be carried out to the P.O.A. The northernmost point of the predeveloped drainage area for the bypass should be evaluated to the P.O.A. to determine if a longer a longer time of concentration should be utilized for the predeveloped conditions.
- 77. Break points for some of the Post Watershed drainage area boundary lines on sheet 17 are indiscernible, and the line type should be revised for clarity.
- 78. Proposed setback line labels and dimensions should be removed from the Post Watershed Map for clarity.
- 79. Inlet drainage area boundary lines on sheet 18 are indiscernible in some locations and should be made clearly visible.

PCSM Report

- 80. Page numbers in the stormwater management report's table of contents do not appear on the pages within the report. The pages within the report should be clarified for consistency with the table of contents.
- 81. Appendix D (Soils Testing) in the table of contents is missing from the stormwater report. A 0.25 in/hr exfiltration factor (with a safety factor of 2 per the infiltration and soil testing summary results shown in a table and six (6) probe locations shown and labeled on the PCSM plan) is shown in the pond reports and utilized in the basin routings for BMPs 2 and 3. The stormwater report identifies HSG 'D' soils and proposed infiltration basins. Soils report and onsite testing, per Stormwater Management Ordinance requirements to verify soil permeability in the location of the proposed infiltration basins, should be included in the stormwater report.
- 82. BMP 1 is proposed to replace an existing detention basin in the location of proposed Road "A". The location of BMP 1 is proposed one (1) foot below and slightly east of the current detention basin's location alongside proposed Road "A". Subsoil profile conditions in the proposed location of BMP 1 should be evaluated for the presence of any limiting factors (SHWT, bedrock, etc.), included in a soils report and submitted to the township for review.
- 83. Areas shown for Inlets 16 and 17 on the inlet report page in the stormwater report appear to be inconsistent with the inlet boundary lines shown on the Inlet Drainage Area Plan (sheet 18). Areas and calculations in the inlet report should be reviewed/revised (as necessary) for consistency with inlet areas represented on the Inlet Drainage Area Plan. The waiver request letter requesting relief from SALDO Sec.140-38.C.(2)(m) should be revised (if necessary) to reflect the appropriate inlet number(s). Additionally, and per the inlet report page in the stormwater report, the capacity of Inlet 27 exceeds the maximum surface flow of 4.0 cfs. An upstream inlet to intercept excessive surface flow is recommended.
- 84. Time of concentration shown in the stormwater report for the predeveloped condition to BMP 1 is 7 minutes (calculated by using an overland flow 85 feet at 8.0%) and is inconsistent with the time of concentration flow path line depicted on the Pre Watershed Map (sheet 16). The stormwater report should be revised to show overland flow, shallow concentrated flow and pipe flow for the predeveloped condition to BMP 1 and be consistent with the Pre Watershed Map. All time of concentration flow paths on the Pre and Post Watershed Maps and Inlet Drainage Area Plan should be reviewed and revised as necessary for similar inconsistencies as the above-mentioned.
- 85. A schematic layout page representing the pre and post developed nodes, junctions and ponds applicable to the Hydraflow hydrographs in the stormwater report should be provided in the report.
- 86. A schematic layout page representing the post developed Hydraflow storm sewer analysis should be provided in the stormwater report.
- 87. Curb inlets shall be located at intervals along the curbline to control the maximum amount of encroachment of runoff on the roadway pavement so that same does not exceed 1/2 of the traveled lane width during the design storm event. (SLDO Section 140-38.C.(2)(a)) The inlet report page in the stormwater report shows runoff bypassing inlets. A curb spread analysis should be provided to verify compliance with ordinance requirements.

Page 12

- 88. Storm drains shall be designed to produce a minimum velocity of 3.0 feet per second when flowing full. (SLDO Section 140-38.C.(2)(i)) Multiple velocities shown on the pipe/node report page in the stormwater report are less than 3.0 feet per second and should be reviewed/revised to comply with ordinance requirements.
- 89. Inlets shall be located to intercept concentrated runoff prior to discharge over public/private rights-of-way, sidewalks, streets, and driveways. (SLDO Section 140-38.C.(2)(I)) Two additional inlets (prior to crossing the sidewalk) near Inlets 27 and 16 along Road A are recommended to intercept concentrated runoff from the swales behind lots 10 thru 13 and lots 19 thru 26, respectively.
- 90. With consideration given to the BMP 1 discharge pipe, the Design Engineer should provide a routing to the depression at Inlet 22 (adjacent to the rear of the dwelling on lot 1) to verify the 100-year storm event will not impact the dwelling. Additional inlet(s) upslope from Inlet 22 is/are recommended, and a spot elevation between the top of curb (elevation 396.5) at Road "A" contour 396 and southwest building corner (elevation 396.46) should be labeled on the plans.
- 91. Drainage area to the existing 15-inch CMP that discharges near the rear lot line of T.P. 15-1-126 should be shown on the predeveloped drainage plan. Calculations for the peak flow and volume during the 1 through 100-year storm events should be provided in the stormwater report, and the peak flow and volume from proposed EW-6 (replacing the 15-inch CMP) for the 1 through 100-year storm events should be shown in a comparison table in the stormwater report to show compliance with Ordinance requirements.
- 92. Installation of the proposed culvert (between HW-1 and EW-2) under Road A restricts flow such that the 100-year storm will back up (potentially off the property onto TMP #15-1-129). As the elevation of the proposed road is higher than the grade at the upstream property line, runoff will back up onto private property (in the event of a large storm event or blockage of the culvert) before cresting the road. Design of the culvert/road crossing should be re-evaluated to reduce the possibility of runoff backing up onto adjoining private property.
- 93. Additional comments are reserved pending completion of plan revisions and submission of required information.



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.

TOWNSHIP USE:	
TOWNSHIP USE: Appeal #:	2025-005
Date Files:	5-13-25
Receipted l	By: <u>15</u>

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.

			CGP	
D. 1			Initials	
Date: _	5/9/2	2025		
1.	Applic	ant: Name:Villaç	ge of Quiet Acres, Inc.	
	ь.	Mailing Address:	1590 Canary Road	
			Quakertown, PA 18951	
	c.	Phone Number:	Email:	
	d.	State whether the	Applicant is: (Check one or more if applicable)	
		Owne	or of Legal Title or of Equitable Title at with the Permission of Legal Title	
2.		ant's Attorney: (if a		
	a.	Attorney's and Fire	m Name: Christen G. Pionzio, Esq., Hamburg Rubin Mullin Maxwel	I & Lupin
	ь.	Mailing Address:	1684 S. Broad Street, Suite 230	
			Lansdale, PA 19446	
	c,	Phone Number: 21	15-661-0400 Fax No.: 215-661-0315	
	d.	Email Address: Cl	Pionzio@hrmml.com	

250280

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

3.	Property In	formation:			
	a. Pre	sent Zoning Use Classification:	MHP District		
	b. Tax	Parcel Number:15-001	-127 & 15-001-131	- 41	
	c. Lo	ation: (with reference to nearby	intersections or prominen	t features):
	¥1	Highland Park Road/Pheasar	nt Hill Road/Orchard Ro	ad	
25					
4.	Present Use	See attached.			
5.	Proposed U	se:(if different) See attac	ched.		
6.	Classificati	on of Appeal: (Check one or mor	re if applicable)		
	B. C. D.	Request for a Variance (Zoning exception (Zoning exception (Zonterpretation of Law Appeal from action of the Zoning Other (Please specify)	Zoning Ordinance §160-10	19	ondence)
7.	Cite Zoning	Ordinance sections applicable t	o, and summarize, relief re	(use separ	ate paper if necessary)
	See a	tached.	<		
8.	Have any p	revious appeals been filed regard	ling this property:	Yes	
-	a. If y	es, please explain:			
		-	-		
	b. Pri	or Appeal Number:			
` '	hereby certi	fy that the above information is	true and correct to the b	est of my	(our) knowledge,
Name:	(G. Pionzio, Esquire		_Date: _	5/9/2025
Name:	Christen Attorney	for Applicant		Date:	

VILLAGE OF QUIET ACRES, INC.

<u>HILLTOWN TOWNSHIP</u> ZONING HEARING BOARD APPLICATION SUPPLEMENT

Applicant/Property

Applicant owns Quiet Acres Manufactured Housing Community ("Quiet Acres"), which consists of approximately 35.6 acres upon which 115 units are located. It is situated along Orchard Road and Pheasant Hill Road and identified as tax parcel number 15-001-133 ("Quiet Acres Parcel"). There is only one means of access for 65 of the 115 units located on the original, western side of the Quiet Acres Parcel, and the roadways are not well-suited for emergency vehicle access.

The subject property, which is also owned by the Applicant, consists of 2 parcels identified as tax parcel numbers 15-001-127 and 15-001-131 (collectively, the "Property"). It totals approximately 20.337 net acres along the south side of Highland Park Road within Hilltown Township's MHP Mobile Home Park District ("MHP District").

The Property was subject to a Rezoning Petition, filed in August 2023, to rezone it from the CR-2 District to the MHP District, which was approved by the Hilltown Township Board of Supervisors on December 11, 2023. Presently, Quiet Acres and the Property are the only property zoned MHP District in the Township. Adding the Property to Quiet Acres adds a secondary access to the existing development and permits emergency vehicles to access the entire community.

The Proposal

Applicant is proposing to develop the Property as an extension of Quiet Acres -- an age-qualified (55 years and older) community with twenty-nine (29) manufactured homes, as well as 11.78 acres of open space ("Proposal"). The Proposal is permitted by-right as a B-6 mobile home park use within the MHP District. The Proposal will be served by public water and public sanitary sewer facilities provided by Hilltown Township Water and Sewer Authority (HTWSA).

Requested Zoning Relief

The Proposal requires the removal of 4.647 acres of the existing 6.581 acres of woodlands (as defined in the Ordinance) on the Property. The Applicant hired Rockwell Associates, in particular, John Rockwell Hosbach, Jr., a registered consulting arborist and urban forester, to examine the trees in the woodlands to be removed. Although total number of trees equates to 385 trees, 261 of them are dead or dying. Based on Mr. Hosbach's determination, 124 trees that are in fair condition are being removed.

Per the Ordinance, 4.647 acres equates to 70.61% of the woodlands where the Ordinance permits removal of 20%. However, based on Mr. Hosbach's evaluation, the removal of healthy trees within the woodlands equates to 22.8%.

Applicant requests a variance from Article V, **Section 160-28.C** to permit more than the maximum 20% of disturbance to the existing wooded area on the Property in the MHP District.

Reforestation

Applicant will reforest approximately 2.706 acres with 351 trees on the Property to compensate for the additional disturbance to woodland areas. This far exceeds the removal of the 124 healthy trees.

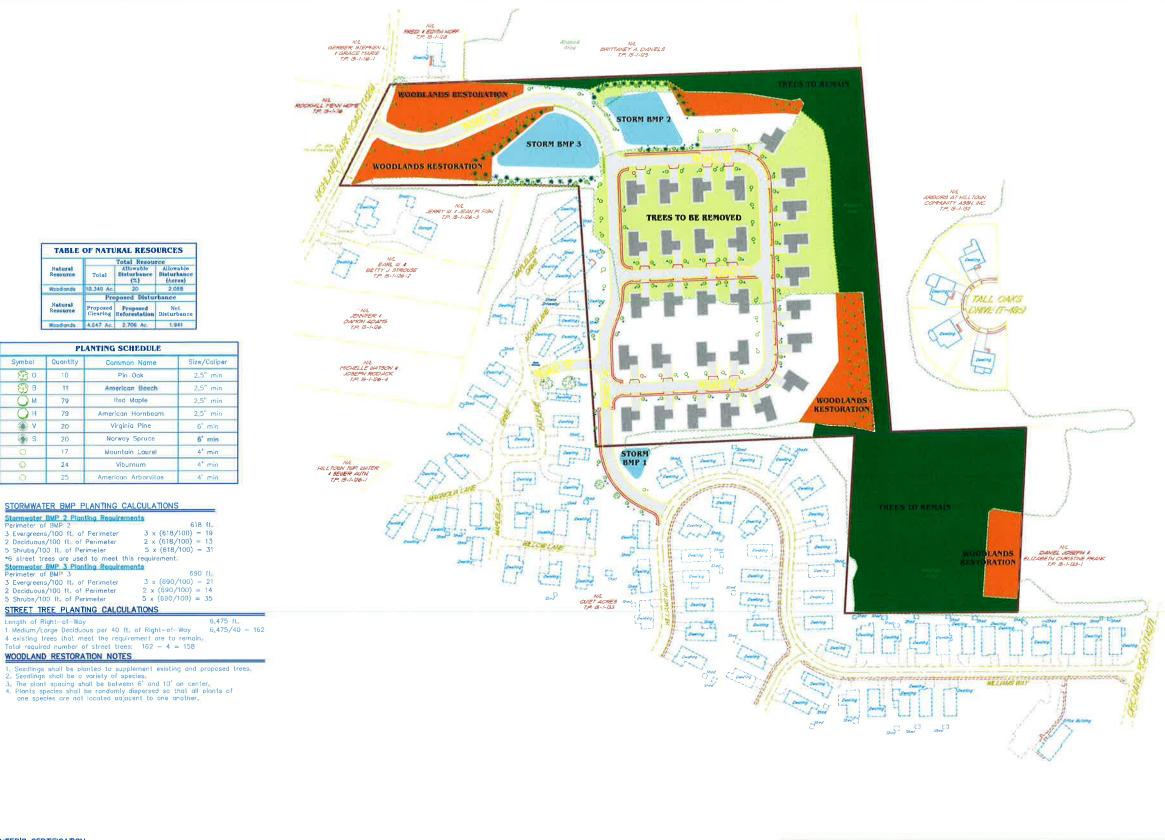
Entitlement to Requested Zoning Relief

At the hearing, Applicant will establish entitlement to the Requested Zoning Relief by presenting credible testimony/exhibits and satisfying Section 910.2 of the Pennsylvania Municipalities Planning Code ("MPC") and Chapter 160, Article IX, Section 160-104 [Zoning Hearing Board/Variances] of the Ordinance. Specifically, Applicant will establish that:

- (1) There are unique physical circumstances or conditions peculiar to the Property and the unnecessary hardship is due to such conditions and not the circumstances or conditions created under the Ordinance;
- (2) Because of such unique physical circumstances and conditions, there is no possibility that the Property can be developed in strict conformity with the Ordinance and the authorization of a variance is necessary to enable the reasonable use of the Property;
- (3) Applicant did not create the unnecessary hardship necessitating the Requested Zoning Relief;
- (4) The Requested Zoning Relief will not (a) alter the essential character of the neighborhood or district in which the Property is located; (b) substantially or permanently impair the appropriate use or development of adjacent property; or (c) be detrimental to the public welfare; and
- (5) The Requested Zoning Relief is the minimum relief needed to facilitate the Proposal.

The Proposal will not substantially or permanently impair the appropriate use or development of adjacent properties in the neighborhood nor be detrimental to the public health, safety or welfare of the Township. In fact, the Proposal presents a unique opportunity to resolve the inadequate access to the older section of Quiet Acres, and improve the safety of the Hilltown Township residents who live there. Specifically, the Proposal will create a second means of egress for the existing 65 homes on the adjacent Quiet Acres Parcel and will allow large emergency vehicles to safely access the rear section of Quiet Acres that is currently very isolated. Additionally, the proposed development of manufactured housing will negate any claims that the Township does not provide its fair share of this type of housing.

The removal of the woodlands on the Property, therefore, is necessary to enable the reasonable use of the Property and effectuate the purpose of the rezoning—to solve the emergency access/safety issue of the residents and dispel any fair share arguments.



ENGINEER'S CERTIFICATION

TABLE OF NATURAL RESOURCES Total Resourc

Woodlords 4,547 Ac. 2,706 Ac. 1,941

PLANTING SCHEDULE

American Beech

Red Maple

Virginia Pine

Norway Spruce

Viburnum

1. Seedlings shall be planted to supplement existing and proposed trees.
2. Seedlings shall be a variety of species.
3. The plant spacing shall be between 6' and 10' on center.
4. Plants spacies shall be randomly dispersed so that all plants of one species are not located adjacent to one another.

Symbol Quantity

₹ S

11

79

79

20

20

24

3 Evergreens/100 ft of Perimeter 2 Deciduous/100 ft of Perimeter

5 Shrubs/100 (t. of Perimeter

STORMWATER BMP PLANTING CALCULATIONS Stormwater BMP 2 Planting Regularments
Perimeter of BMP 2

5 Shrubs/100 (t. of Perimeter 5 x (618/**
*6 street trees are used to meet this requirement.

Stormwater BMP 3 Planting Requirements Perimeter of BMP 3 3 Evergreens/100 ft. of Perimeter 2 Deciduous/100 ft. of Perimeter

STREET TREE PLANTING CALCULATIONS

WOODLAND RESTORATION NOTES

Total Disturbance Disturbance (%) (Aures)

0.340 Ac. 20 2.068

roposed Proposed Net learing Reforestation Disturba

Size/Caliper

2.5" min

2,5" min

2.5" min

6' min

4" min

4" min

3 x (618/100) = 19 2 x (618/100) = 13 5 x (618/100) = 31

 $3 \times (690/100) = 21$ $2 \times (690/100) = 14$ $5 \times (690/100) = 35$

Registered Engineer Registration No.____

VILLAGE OF QUIET ACRES Office (215) 536-7005 Fax (215) 536-8581 Engineering,

516 W. Broad Street Quakertown, PA 18951

PROFESSIONAL ENGINEERING & SURVEYING

ATE: 29 Jan 25 Village of Quiet Acres ind 1590 Canary Road Quakertown, PA 18951 Zoning Hearing Plan NO. DATE

SYMBOLS

O 63

000

Existing Tree Line
Proposed Tree Line

- Proposed Woodland Restoration

- Proposed Driveway/Road/Walks

- Trees To Be Removed

- Trees To Remain

- Proposed Building

Existing Features
Proposed Features

- Deciduous Tree

- Evergreen Tree

- Shrub

Min. Lot Area Min. Lot Width at Selback Min. Site Area Min. Front Yard Min. Rear Yard Min. Unit Spacing

Max Density Mox Bldg Height Min Open Space Ratio

ZONING REQUIREMENTS (Single Wide Mobile Home Unite)
Zoning District — Mirl (Mobile Home Park)
Min. Lot Area — 7,500 SF
Min. Ste Width at Setback — 60 Feet
Min. Ste Area — 20 Acres
Min. Front Yard — 20 Feet
Min. Rear Yard — 30 Feet
Min. Little Spacing — 30 Feet

Min. Off-Street Parking Spaces - 2 Per Mobile Home Unit GRAPHIC SCALE

(IN FEET)

- 30 Feet - 0.27 Both Individual Lot

& Developmer
- 4.5 DU/Acre
- 35 Feet
- 0.30



Via Email Delivery

Quiet Acres Development - Urban Forest Review

Date: March 17, 2025

To: Mr. Eric Williams, P.E., P.L.S.

Milford Builders Inc. 1590 Canary Road Quakertown, PA 18951 From: John Rockwell Hosbach

Reference: Quiet Acres Development Review

Dear Mr. Williams,

As per our agreement, I have been commissioned to provide an unbiased review of the subject project and its relation to the trees that inhabit the property. The said property is located in Hilltown Township.

Project Intent

The said project includes three project targets.

- 4.647 acres of clearing for the proposed improvements (20% clearing is permissible)
- 2.706 acres of land to be reforested / mitigated through replanting.
- Remaining woodlands to be preserved / managed.

Assignment

Our assignment was to perform fixed plot sampling within the existing canopy to capture data as it pertains to the subject trees to be removed with the LOD, stand stocking per acre and representation of tree size and specimen value. After concluding our field study, this report represents our findings.

In addition, we were asked to opine on the subject woodlands to remain along with the reforestation efforts.

Methodologies

Although an array of forest sampling techniques is available to foresters and arborist, the use of fixed sampling plots (FPs) is very accurate in determining land density. Sampling is a widely accepted and utilized inventory tool for tracts of land that exceed one acre or more.



Via Email Delivery

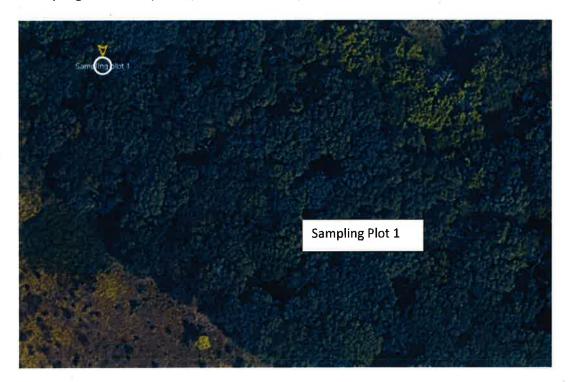
Tree by tree inventories are expensive, challenging to capture data in high density areas (loss of position) and do not provide much more information. Sampling is utilized and promoted by the USFS, DEPT of AG, PA Bureau of Forestry, TREE FARM SYSTEM, private forestry and public outreach.

We utilized 100x100 sampling plots. Size and number of plots used in a forest inventory will vary depending on the desired sampling intensity, average tree size, and spacing of trees within the stand. We utilized 100 X100 sampling plots in the areas with the most consistent tree coverage for a solid average.

Tools utilized.

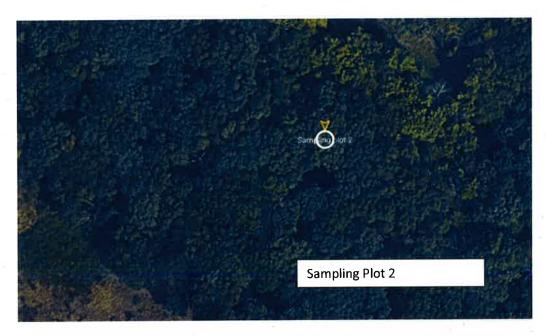
Biltmore stick
Prism
Chain
Clinometer
Tally Sheet (attached)

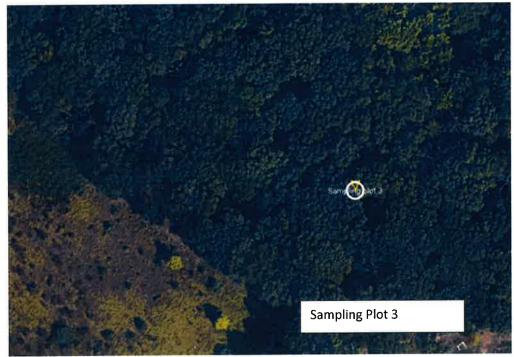
We performed sampling on 3 fixed plots. (see attached tally data)





Via Email Delivery







Via Email Delivery



Link - KML Export Quiet Acres .kml

Observations

On March 6th, 2025, we completed sampling the designated areas which included capturing data of all trees 10" inches or greater in DBH at 4.5 feet above grade within woodlands at each sampling point.

The proposed Quiet Acres Development woodland to be removed is comprised of three predominant tree types,

- Quercus rubra Red oak
- Hickory Carya sp.
- Red maple Acer Rubrum

			SUMMARY		
			Total Trees:	58	
Species Detail:		%			
Red Oak	36	62.1%			
Hickory	12	20.7%	Average Trees per Plot:	19	
Red Maple	7	12.1%			
Elm	2	3.4%	Average dbh:	19"	
Ash	1	1.7%			И
			Average Condition:	Poor	



Via Email Delivery

The subject forest observed represents a Red Oak - Mixed Hardwood Forest / Dry red oak and hickory type. Invasive species observed in the understory of the entire site include the following woody plants:

The average size of the trees within the LOD was 19". The overhead canopy reveled a unhealthy and poorly structure tree palate. Bacterial leaf scorch was one of the tribulations with the dead tips of the parent branching and decline.

Summaries

See attached matrix

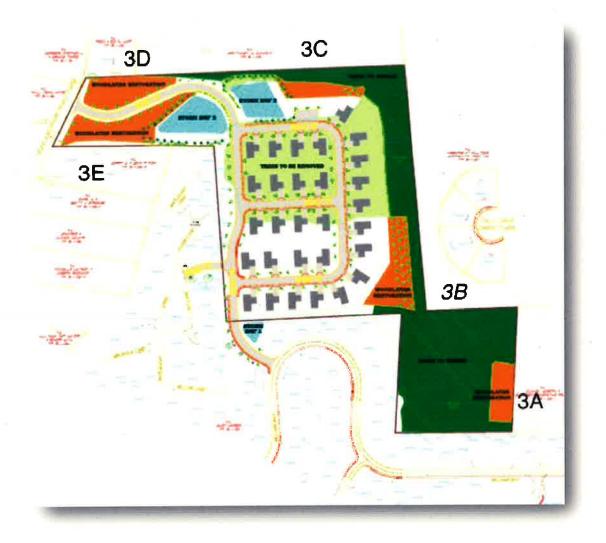
Rare plants observed	None
Healthy woodland layering affect	Degrading canopy – high deer browse with minimal regeneration
Wildlife value	Low due
Interior woodland value	Non observed
Average trees per plot	19 trees
Average trees per acre	82.76 (83 Rounded) Trees over 10" in DBH
Total trees	(4.647 acres) 385 trees (Poor/dead 68% = 261 trees) (124 fair condition trees require compensation) Applicant is reforesting 2.706 acres with 351 trees which exceeds the 124 trees that were in fair condition
Average size of trees to be removed	19"
Tree Condition average	Poor
General health rating based on	Poor - as it relates to woodland class trees
Longevity, defects, structure Dominate species	Red oak, Hickory, maple
Diversity	Low and vulnerable



Via Email Delivery

Reforestation

As stated, the objective of your firm to reforest areas to remain is very moral for both the privacy factor and also and ecological /wildlife benefits. To capture canopy, longevity and also to create a dense naturalized green structure, we are recomendeing the following.





Via Email Delivery

Areas of Woodland Restoration noted as 3A-3E on attached plan.

3A: Install 75 Whips (4-5') @ 15' OC.

15 - Hackberry
15 - Shagbark Hickory
15 - Chinquapin Oak
10 - Willow Oak
10 - Red Maple
10 - Chestnut oak

3B: Install 55 Whips (4-5') @ 15' OC.

10 - Hackberry
5 - Shagbark Hickory
10 - Chinquapin Oak
10 - Willow Oak
10 - Red Maple
10 - Chestnut oak

Recommend revising the Plant Schedule to allow for evergreen buffer screening for homes at Tall Oaks Drive cul de sac that border perimeter of woodland. Install 31 trees

11 - Norway Spruce	
5 - Willow Oak	
10 - Red Maple	
5 – Chestnut oak	

3C: Install 45 Whips (4-5') @ 15' OC

5 - Hackberry
10 – Chinquapin Oak
10 - Willow Oak
10 - Red Maple
10 – Chestnut oak



Via Email Delivery

3D: Install 70 Whips (4-5') @ 15' OC

10 - Hackberry	
10 - Shagbark Hickory	
10 - Chinquapin Oak	
10 - Willow Oak	
10 - Red Maple	
10 – Chestnut oak	
10 - River Birch	

3E: Install 75 Whips (4-5') @ 15' OC

15- Hackberry	
10 - Shagbark Hickory	
10 - Chinquapin Oak	
20 - Willow Oak	
10 - Red Maple	
10 - Chestnut oak	

Considerations:

RE PLANTING SCHEDULE/RECOMMENDED SUBSTITUTIONS.

Recommendations for balance of proposed tree installations:

- . Pin Oak (descending branches) to Willow Oak (ascending branches)
- . American Beech (Beech leaf disease) to black gum "wildfire" (tolerant of various soils)
- . American Hornbeam (sensitive to heat/drought) to London Plane (low maintenance street trees)
- . Virginia Pine (relatively short lifespan, disease) to Norway Spruce (longer lifespan)

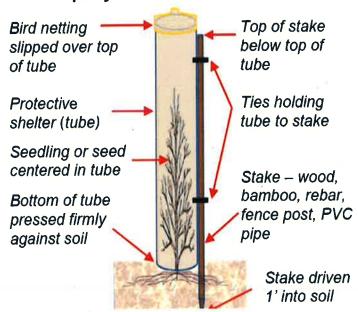


Via Email Delivery

Whip Tube Detail



Properly Installed Tree Shelter



ASOAIRCA
Registered Consulting Arburist*
610-731-7969 | John@rockwellurbanforestry.com
Consultants | Urban Foresters | Planners | Forense Automat

rackwellarbanforestry.com



Via Email Delivery

Woodlands to Remain

The areas to be preserved and to remain should be managed for the following best management practices.

- Invasive management -
- Healthy stocking levels 85-150 trees per acre as denoted by current conditions
- Hazard tree removals.

In the areas where trees are to remain, a number of invasive trees and understory species were noted.

- Ash in decline/dead due to Emerald Ash Borer (EAB) recommend dropping for safety.
- Recommend removal of hazard/at risk trees that are within striking distance to proposed structures.

Understory invasives - Multiflora Rose (Rosa multiflora), Amur Honeysuckle (Lonicera maackii), Wild grape vine (Vitis spp.), Poison Ivy (Toxicodendron radicans) Burning Bush (Euonymus alatus).

I have provided a Quiet Acres Manual which should be implemented. This includes invasive control, cutting, thinning, restocking. This manual should be adopted by the mobile Home Management.



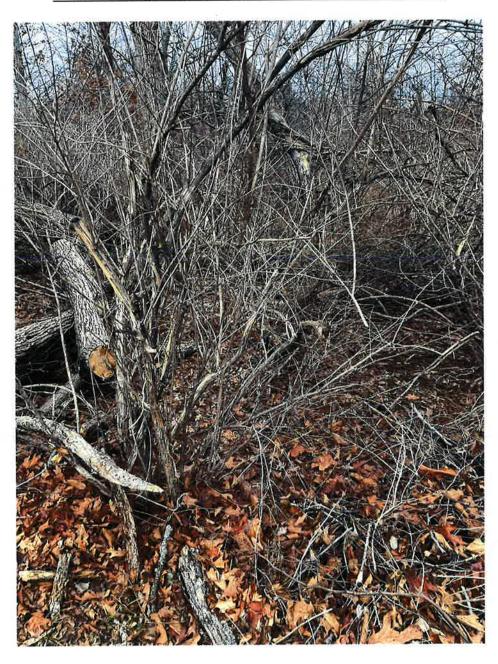






Via Email Delivery

Invasive management required in areas to remain woodlands





Via Email Delivery

Woodland structure to remain.







Via Email Delivery

CERTIFICATION OF PERFORMANCE

I, John Rockwell Hosbach, Jr., certify that:

- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than 25 years.

ASCENSION OF THE PROPERTY OF T

John Rockwell Hosbach Jr., RCA, Urban Forester | Principal

tohn Rockwell Forback

MARY C. EBERLE JOHN B. RICE DIANNE C. MAGEE * DALE EDWARD CAYA DAVID P. CARO • DANIEL J. PACI • † JONATHAN J. REISS ◊ GREGORY E. GRIM † PETER NELSON * PATRICK M. ARMSTRONG MATTHEW E. HOOVER KELLY L. EBERLE * COLBY S. GRIM MICHAEL K. MARTIN JOEL STEINMAN MITCHELL H. BAYLARIAN WILLIAM D. OETINGER LINDSAY R. NORTON DAVID A. KEIGHTLY, JR. ERIK S. ALLGOOD

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104 S. SIXTH STREET P.O. BOX 215 PERKASIE, PA. 18944-0215 (215) 257-6811 FAX (215) 257-5374

> (215) 536-1200 Fax (215) 538-9588

(215) 348-2199 FAX (215) 348-2520

- * ALSO ADMITTED IN NEW JERSEY
- ♦ ALSO ADMITTED IN NEW YORK
- † MASTERS IN TAXATION
- ◆ ALSO A CERTIFIED PUBLIC ACCOUNTANT

May 19, 2025

Mr. Stephen C. Yates 735 Minsi Trail Perkasie, PA 18944 Mr. D. Brooke Rush 732 Creamery Road Perkasie, PA 18944 Mr. Matthew Knox 720 Upper Stump Road Chalfont, PA 18914

Re: Hilltown Township Zoning Hearing Board

Garlan Properties, LP; Appeal No. 2023-011 – Extension Request

Dear Gentlemen:

Please be advised that the above hearing has been scheduled for Wednesday, June 18, 2025 at 7:00 p.m. Enclosed herewith is a copy of the Notice which was forwarded for publication.

The applicant, as well as all adjoining property owners, have been notified of the hearing.

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

Very truly yours,

Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/kbs Enclosure

NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Wednesday June 18, 2025, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2023-011 of Garlan Properties, LP for the properties located at 1283 Route 113, 1281 Route 113 and 1279 Route 113, Hilltown Township and otherwise identified as Bucks County Tax Parcel Nos. 15-019-040, 15-019-041 and 15-019-042. The subject parcels are located in the VC (Village Center) Zoning District. Applicant seeks approval of a six (6) month extension of the variances previously granted by the Zoning Hearing Board in Appeal 2023-011, pursuant to Section 160-106 of the Hilltown Township Zoning Ordinance.

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 May 8, 2025

To: Board of Supervisors

From: Caitlin M. Mest, EIT, BCO, CFM, CZO

RE: 1283, 1281, & 1279 Route 113 – Variance

Applicant: Garlan Properties, LP

Affected Property: 1283 Route 113 - TMP # 15-019-042 - Parcel C

1281 Route 113 - TMP # 15-019-041 - Parcel B 1279 Route 113 - TMP # 15-019-040 - Parcel A

Zoning District(s): VC – Village Center

Requested Action: Applicant is requesting to amend the ZHB decision, Appeal no.

2023-011, to include an extension to the timeframe of the decision

an additional six (6) months.

Summary: Unless otherwise specified by the ZHB, a special exception or

variance shall expire if the applicant fails to obtain any and all permits within 12 months of the date of the Board's order, unless extended for good cause by the ZHB. Appeal 2023-011 will expire on May, 20, 2025 if an extension is not granted by the ZHB. The applicant is requesting a six (6) month extension of the decision to

obtain the required all permits.

Requested Variance: §160-106. Expiration of special exception or variance.

cc: File



Date: 5-5-25

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.

TOWNSHIP USE:
Appeal #: 2003 - 011
Date Files: <u>5-5-25</u>
Receipted 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.

1.	Applicant:
	a. Name:Garlan Properties, LP
	b. Mailing Address: 1281 Route 113
	Blooming Glen PA 18911
	c. Phone Number: 215-933-9794 Email: drleahgarlan@gmail.com
	d. State whether the Applicant is: (Check one or more if applicable)
	 Owner of Legal Title and Applicant with permission of legal owner Owner of Equitable Title Tenant with the Permission of Legal Title
2.	Applicant's Attorney: (if any)
	a. Attorney's and Firm Name: Caroline A. Edwards, Esq., Law Offices of Caroline Achey Edward
	b. Mailing Address: 9 W. Centre Ave., PO Box 1586
	Newtown PA 18940
	c. Phone Number: 215-504-8840 Fax No.: 215-504-8844
	d. Email Address: caedwards@caedwardsesq.com

230366

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

3.	Property Information:			
	 a. Present Zoning Use Classification: VC-Village Center District b. Tax Parcel Number: 15-019-042 (Parcel A), 15-019-041 (Parcel B) and 15-019-040 (Parcel C) 			
	c. Location: (with reference to nearby intersections or prominent features):			
	Intersection of Route 113 and Blooming Glen Road, with all three properties having			
	frontage on the south side of Route 113.			
4.	Present Use: See attached sheet			
5.	Proposed Use:(if different) See attached sheet			
6.	Classification of Appeal: (Check one or more if applicable)			
	 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) Extension of variances under ZO 160-106 			
7.	Cite Zoning Ordinance sections applicable to, and summarize, relief request: (use separate paper if necessary) See attached sheet.			
8.	Have any previous appeals been filed regarding this property: X Yes No a. If yes, please explain: Application to Zoning Hearing Board by a prior owner related to use			
	of Parcel B was granted in 2007. Variances granted for parking lot in 2024			
	2006-014; 2023-011. b. Prior Appeal Number:			
	hereby certify that the above information is true and correct to the best of my (our) knowledge, ation of belief.			
Name;	Date: 5-5-25			
Nama	Garlan Properties, LP by Johanna Leah Garlan for its General Partner, Garlan Properties GP LLC Date: 5-5-25 Date: 5-5-25			

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. Commercial Properties: 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
- 6. The required filing fee, (listed below), is not returnable once the Appeal is accepted.

Application to Zoning Hearing Board	<u> FEE</u>
A. Residential Use	\$950.00
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
E. Court Ordered Remand Hearing	50% of Original Fee
F. Legal Non-Profit Corporation	25% of Non-Residential Use Fee

GARLAN PROPERTIES, LP

<u>APPLICATION TO THE HILLTOWN TOWNSHIP ZONING HEARING BOARD</u>

1279, 1281 and 1283 ROUTE 113

TAX PARCEL NOS. 15-019-040, 15-019-041 AND 15-019-042

ADDITIONAL PAGES TO ZONING HEARING BOARD APPLICATION – REQUEST FOR EXTENSION OF VARIANCES GRANTED UNDER APPEAL 2023-011

1. Applicant and Property Owner information

a. Tax Parcel 15-019-042 located at 1283 Route 113 (Parcel A)

Owner: Garlan Investments, LP

Garlan Investments, LP is a Pennsylvania limited partnership under common ownership with the Applicant, Garlan Properties, LP. Garlan Investments, LP has authorized Garlan Properties, LP to submit this application to the Zoning Hearing Board involving Parcel A.

b. Tax Parcel 15-019-041 located at 1281 Route 113 (Parcel B)

Owner: Garlan Properties, LP

Garlan Properties, LP is a Pennsylvania limited partnership under common ownership with the legal owner of Parcel A. Garlan Properties, LP is the Applicant.

c. Tax Parcel 15-019-040 located at 1279 Route 113 (Parcel C)

Owners: Joseph R. and Margaret E. Garlan

Joseph and Margaret Garlan are the parents of Johanna Leah Garlan, the principal of the limited partnerships that own Parcel A and Parcel B. Joseph and Margaret Garlan have authorized Garlan Properties, LP to submit this application to the Zoning Hearing Board involving Parcel C.

4. Present Uses.

Tax Parcel 15-019-042 located at 1283 Route 113 (Parcel A)

Parcel A contains a three story brick building and is located at the corner of Route 113 and Blooming Glen Road in the village of Blooming Glen. The building was built in 1890 and was originally used as a hotel. At some point, the building was converted to a four (4) unit apartment building, and has been used continuously as a four (4) unit apartment building since its conversion.

Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board For Extension of Variances granted under Appeal 2023-011 Additional Pages
Page 2 of 4

Tax Parcel 15-019-041 located at 1281 Route 113 (Parcel B)

Parcel B contains a two story "L-shaped" brick building with frontage on Route 113 in the Village of Blooming Glen. The building was built in 1910 and in the first half of the 1900s Applicant believes the building was used as a commercial garage. At some point, the second floor of the building was converted to two 2-bedroom apartments, with the first floor remaining as a commercial use.

The first floor is presently being used for chiropractic offices, which is a permitted use as medical offices in the VC-Village Center Zoning District. The second floor apartment uses have continued without interruption.

Tax Parcel 15-019-040 located at 1279 Route 113 (Parcel C)

Parcel C contains a two story single family detached dwelling with frontage on Route 113. The home was constructed in 1885 and, to the best of Applicant's knowledge, has been used continuously as a single family dwelling since its construction.

The Applicant seeks to reconfigure the existing parking area that serves all three properties. The parking area reconfiguration will improve circulation, parking efficiency, and access, and the parking area will be upgraded and repaved. No changes are being proposed to the uses of the property, the building footprints, or the property lines.

The Zoning Hearing Board granted variances under Appeal No. 2023-011 on May 20, 2024 to permit the reconfiguration of the parking area.

7. Cite Zoning Ordinances applicable to, and summarize, relief request.

The Applicant seeks approval of a six (6) month extension of the variances granted by the Zoning Hearing Board in Appeal 2023-011, pursuant to Section 160-106 of the Hilltown Township Zoning Ordinance.

The Applicant believes that the variances should be extended as requested, and that the following facts and circumstances constitute good cause for the extension:

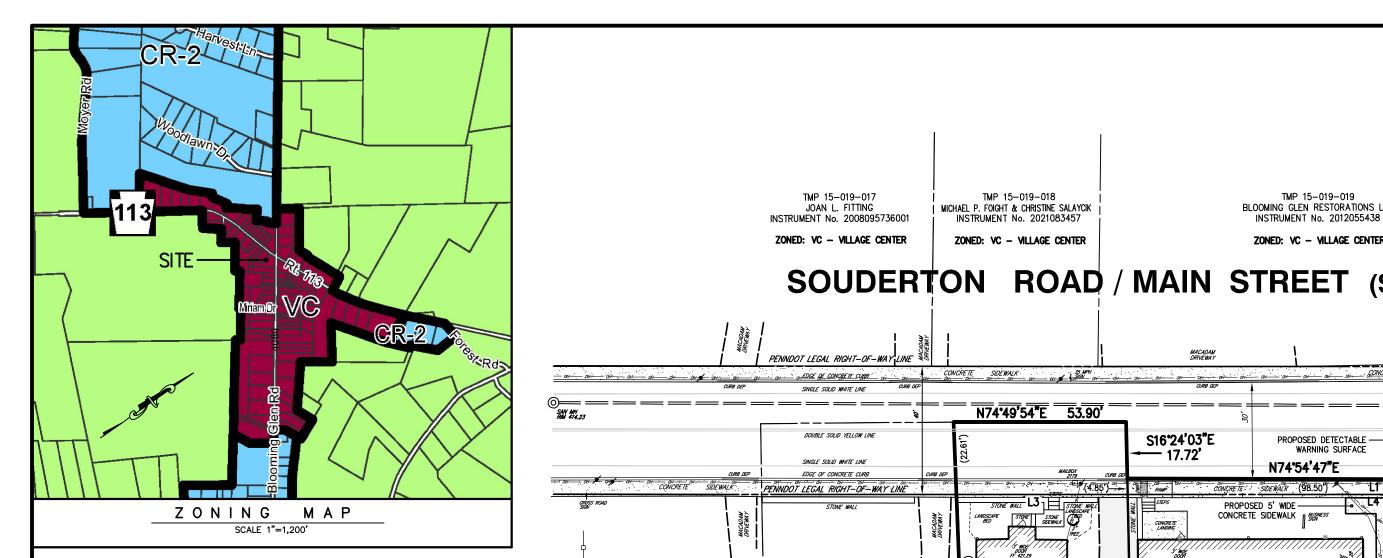
- 1. The Hilltown Township Zoning Hearing Board issued an Order granting variances in Appeal No. 2023-011 dated May 20, 2024, and mailed on May 21, 2024.
- 2. The variances were requested by Garlan to allow the improvement and reconfiguration of the parking area on the Property. The variances requested, and granted, were for increased impervious surface ratios on the Property.

Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board For Extension of Variances granted under Appeal 2023-011 Additional Pages
Page 3 of 4

- 3. In addition to the improvement and reconfiguration of the paved areas, Garlan also presented evidence regarding stormwater management issues at the Property, and Garlan's intention to install stormwater management improvements to address those issues.
- 4. The Zoning Hearing Board Decision contained the following relevant Findings of Fact:
 - a. Finding 45. "Stormwater management in and around the Lots has been a persistent issue for neighboring property owners."
 - b. Finding 46. "The existing parking area is deteriorating as a result of water runoff and has a number of potholes, which present safety concerns for patients, staff, and tenants."
- 5. Section 160-106 of the Hilltown Township Zoning Ordinance states:
 - "Unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain any and all permits within 12 months of the date of the Board's order, unless extended for good cause by the Zoning Hearing Board."
- 6. After the expiration of the appeal period following the Zoning Hearing Board Decision granting the variances, Garlan retained an engineer to design the stormwater management system to be installed on the Property.
- 7. The stormwater management improvements are subject to multiple permitting requirements, as follows (collectively, the "Permits"):
 - a. Hilltown Township Stormwater Management Plan permit ("Township Permit").
 - b. Bucks County Conservation District Chapter 102 and/or NPDES Permit for Earth Disturbance ("BCCD Permit").
 - c. Pennsylvania Department of Transportation (PennDOT) approval of the storm sewer connection to the existing storm sewer system at the intersection of Route 113 and Blooming Glen Road, and minor road encroachment permit ("PennDOT Permit").
- 8. The Permit Applications required the preparation of applications and supporting documentation, including stormwater management design plans, results of onsite soil tests, erosion control plans, grading permit plans, a post-construction stormwater report, detail plans and documentation of work details.

Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board For Extension of Variances granted under Appeal 2023-011 Additional Pages
Page 4 of 4

- 9. The Township Permit Application and the BCCD Permit Application were both submitted on April 4, 2025, and the PennDOT Permit Application was submitted on April 8, 2025.
- 10. None of the Permits has been issued as of the date of this Application. This extension request is being made to prevent the expiration of the variances if the Permits have not been issued by May 20, 2025.
- 11. Garlan has taken all steps within Garlan's control to secure the Permits required for the stormwater management system to be constructed on the Property, and is now awaiting responses from the permitting agencies who have jurisdiction over the construction of the stormwater management system.
- 12. Condition 2 of the Decision and Order of the Zoning Hearing Board requires a shared parking agreement to be entered into by the owners of the Property prior to the start of construction. The shared parking agreement must be binding on all future owners, successors and assigns.
- 13. Garlan has prepared the proposed shared parking agreement. The Zoning Hearing Board Solicitor has reviewed the shared parking agreement and confirmed that it meets the requirements of Condition 2. The shared parking agreement will be recorded by Garlan prior to the start of construction.
- 14. The intent of Section 160-106 of the Zoning Ordinance is to prevent an owner who has received zoning relief from "sitting on his rights" for an indefinite period of time. As set forth above, Garlan has taken all possible steps to secure the Permits and satisfy the conditions of the Decision and Order. An extension of the variances will recognize that the efforts made to obtain the required Permits and address the requirements of the approval constitute good cause, and will not violate the intent of the Ordinance.
- 15. There is no police power or public policy reason for requiring the expiration of the variances under the circumstances set forth above.
- 16. This Application is not a request for a variance. It is an Application for extension of previously-granted variances pursuant to Section 160-106 of the Hilltown Township Zoning Ordinance, and the finding to be made by the Zoning Hearing Board is "good cause" as set forth in the Zoning Ordinance.



GENERAL NOTES

- PROPERTY BOUNDARY SURVEYED AND COMPUTED BY URWILER & WALTER, INC. IN JULY 2022. PROPERTY LINE BEARINGS HAVE BEEN ROTATED TO STATE PLANE
- 2. TOTAL TRACT AREA: 1.378 ACRES (GROSS).
- TOPOGRAPHY SURVEY PERFORMED BY URWILER & WALTER, INC. IN JULY 2022.
- BENCHMARK: �
- ELEVATION: 415.69 DESCRIPTION: SANITARY SEWER MANHOLE RIM LOCATION: INTERSECTION OF SOUDERTON ROAD (S.R. 0113) AND BLOOMING GLEN ROAD (S.R. 4089) DATUM: NAVD 88 VERTICAL DATUM
- PENNDOT LEGAL RIGHT-OF-WAY FOR SOUDERTON ROAD (S.R. 0113) TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS FORM 989 RIGHT-OF-WAY RECORD - WIDTH OF RIGHT-OF-WAY FORTY FEET (40'). 6. PENNDOT LEGAL RIGHT-OF-WAY FOR BLOOMING GLEN ROAD (S.R. 4089) TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS FORM 989 RIGHT-OF-WAY RECORD - WIDTH OF RIGHT-OF-WAY THIRTY THREE FEET (33'). 7 PARCELS "A", "B" AND "C" SERVICED BY EXISTING PUBLIC SANITARY SEWER.
- ALL TRAFFIC ISLES AND PARKING SPACES OTHER THAN THE FOUR RESIDENTIAL SPACES AND THEIR ACCESS DRIVES ON PARCEL "C" SHALL BE BE CONTAINED IN A JOINT EASEMENT FOR THE BENEFIT OF PARCEL "A", PARCEL "B" AND PARCEL
- ALL AREAS OTHER THAN EXISTING BUILDINGS, WALKWAYS, MACADAM AND UTILITY PADS SHALL BE MAINTAINED AS BUFFERS, LAWN AND LANDSCAPING.
- AT THE CONCLUSION OF THE PARKING LOT CONSTRUCTION, BUT PRIOR TO THE RELEASE OF FINANCIAL SECURITY, THE APPLICANT SHALL SUBMIT A SURVEYED AS-BUILT PLAN, PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR, TO DOCUMENT THAT ALL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN GENERAL ACCORDANACE WITH REQUIREMENTS OF THE APPROVED PLAN. AT A MINIMUM, AS-BUILT PLAN MUST INCLUDE LOCATIONS/ELEVATIONS OF ALL STORMWATER MANAGEMENT FACILITIES, ACCESS DRIVEWAY/PARKING LOTS, WALKWAYS, ADA ACCESSIBLE RAMPS/PATHS, LIGHTING, LANDSCAPING, AND GENERAL SITE GRADING.

			PEN	ND	OT LEGAL	RIGHT-	-OF-WAY		
CURVE	LENGTH	R/	ADIUS	DE	LTA ANGLE	TANGENT	CHORD DIREC	TION	CHORD LENGTH
C1	11.08'	2	28.00'		22*40'43"	5.61'	S86*15'09"W		11.01'
C2	8.72'	2	28.00'		17 ' 50'57"	4.40'	N62°14'26"W	1	8.69'
C3	49.51	52	20.00'		5 ° 27 ' 19"	24.77	N72°04'36"E		49.49'
			LINE	- -	BEAF	RING	LENGTH		
			L1		N74 ° 48	3'15"E	178.54		
			L2		S52*49	'31 " E	119.27'		
	L3		N74 ° 48	3'15"E	53.49'				
			L4		N74 * 48	3'15 " E	98.55'		
			L5		N74 ° 48	3'15"E	26.50'		

PROPOSED 15' WIDE PARKING BUFFER EASEMENT											
CURVE	LENGTH	R/	ADIUS	DE	ELTA ANGLE	TANGENT	CHORD DIREC	NOIT	CHORD LENGTH		
C4	23.71'	1	5.00'		90'32'57"	15.14'	N27*49'44"[-	21.31'		
			LINE	-	BEAR	RING	LENGTH				
			L6		N17 * 26	'45"W	33.39'				
			L7		N72 ' 33	315"E	15.00'				
			L8		S17*26	'45"E	33.39'				
			L9		S73 ° 06	'12"W	1.90'				
			L10		S52 ' 07	'42"E	91.02'				
			L11		N37 ' 09	' 47 " E	226.01']			
			L12		S52*50	'13"E	15.00']			
			L13		S37*09	'47"W	241.20'				

LEGEND TRACT BOUNDARY LINE PARCEL LINE ULTIMATE RIGHT-OF-WAY LINE LEGAL RIGHT-OF-WAY LINE ADJOINING PROPERTY LINE EXISTING SANITARY SEWER EXISTING SANITARY SEWER LATERAL —— ss —— ss —— ss —— EXISTING STORM SEWER EXISTING WATER LINE — w — w — w — EXISTING WATER SERVICE LATERAL EXISTING EDGE OF MACADAM _____ EXISTING UTILITY POLE EXISTING WELL EXISTING TREE

PROPOSED EDGE OF MACADAM

PROPOSED STORM SEWER

HILLTOWN TOWNSHIP ZONING HEARING BOARD In Re: Garlan Properties, LP

TMP 15-019-019

INSTRUMENT No. 2012055438

ZONED: VC - VILLAGE CENTER

PROPOSED DETECTABLE
WARNING SURFACE

CONCRETE: SIDEWALK (98.50°) L1" (4.67°)

PROPOSED 5' WIDE CONCRETE SIDEWALK

(ADA ACCECIBLE

N74°54'47"E

PROPOSED 5' WIDE CONCRETE SIDEWALK

EXISTING BUILDING

(2 STORY)

(4,972 SF.)

PARCEL "B"

MEDICAL OFFICES AND

PROPOSED J CONCRETE WHEEL

BLOOMING GLEN RESTORATIONS LLC

TMP 15-019-017

JOAN L. FITTING

INSTRUMENT No. 2008095736001

ZONED: VC - VILLAGE CENTER

DOUBLE SOLID YELLOW LINE

SINGLE SOLID WHITE LINE

TMP 15-019-039

KEVIN WALSH INSTRUMENT No. 2021002261

ZONED: VC - VILLAGE CENTER

(RESIDENTIAL USE)

EXISTING BUILDING

TMP 15-019-018

MICHAEL P. FOIGHT & CHRISTINE SALAYCIK

ZONED: VC - VILLAGE CENTER

' / '3' WIDE/ / / DOOR FF 421.29

EXISTING BUILDING 2 STORY (1,087 SF.)

PARCEL "C

RESIDENTIAL:

USE
/ S MOE
/ FF, 490,17, /

2" TRIPLE ARBORVITAE

PROPOSED MACADAM

LIMIT OF MACADAM

CONCRETE SIDEWALK

SOUDERTON ROAD / MAIN STREET (S. R. 0113)

S16°24'03"E

Appeal No. 2023-011 **DECISION AND ORDER**

AND NOW, this ^{20th} day of May , 2024 the Hilltown Township Zoning Hearing Board hereby grants the zoning relief requested conditioned as follows

1. The impervious surface coverage on Lot A shall not exceed 39%;

- 2. Prior to the start of construction, the owners of Lots A, B, and C shall enter into and record in the Office of the Recorder of Deeds for Bucks County, a shared parking agreement which shall permit parking across the three Lots. The shared parking agreement shall be binding on all future owners, successors, and assigns;
- 3. The improvements shall be done in substantial conformity with Plan submitted by Applicant, as may be amended to comply with this Board's Decision and Order, and the testimony presented before the Board; and
- 4. Applicant shall comply with all other Township, County, and State laws and/or regulations with respect to construction and use.
- The Hilltown Township Zoning Hearing Board hereby deems the foregoing conditions as necessary and warranted under the terms of the Hilltown Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code

PROPERTY AREA CALCULATIONS

PARCEL "A" AREA CALCULATION

27,218 S.F. (0.625 ACRES) BASED ON GROSS SITE

16,848 S.F. (0.387 ACRES) BASED ON GROSS SITE

26,749 S.F. (0.614 ACRES) BASED ON NET SITE TO PENNDOT LEGAL R.O.W.

PARCEL "B" AREA CALCULATION 15,953 S.F, (0.366 ACRES) BASED ON GROSS SITE

15,484 S.F. (0.355 ACRES) BASED ON NET SITE TO PENNDOT LEGAL R.O.W. PARCEL "C" AREA CALCULATION

15,635 S.F. (0.359 ACRES) BASED ON NET SITE TO PENNDOT LEGAL R.O.W.

EXISTING IMPERVIOUS SURFACES (WITHIN NET SITE TO PENNDOT LEGAL R.O.W.)

TOTAL EXISTING

PARCEL A	
EXISTING IMPERVIOUS SURFACES	
EXISTING MACADAM	— 4,026 SF.
EXISTING BUILDING———	—— 2,640 SF.
EXISTING CONCRETE	—— 1,227 SF.
EXISTING STONE————	0 SF.
TOTAL EXISTING	= 7,893 SF.

POST CONSTRUCTION IMPERVIOUS SURFACE -

PARCE	L 'B'		
EXISTING	IMPERVIOUS SURFACES		
EXISTING	MACADAM -	— 8,102 SF.	
EXISTING	BUILDING —	— 4, 972 SF.	
EXISTING	CONCRETE -	—— 366 SF.	
EXISTING	STONE	—— 449 SF.	

POST CONSTRUCTION – 13,297 S.F. IMPERVIOUS SURFACE -

PARCEL 'C'			
EXISTING IMPERVIOUS SURFACES			
EXISTING MACADAM —	2,733	SF.	
EXISTING BUILDINGS —	1,832	SF.	
EXISTING CONCRETE————	499	SF.	
EXISTING STONE————	1,833	SF.	
TOTAL EXISTING =	6,897	SF.	
POST CONSTRUCTION			

POST CONSTRUCTION IMPERVIOUS SURFACE -

-7,367 SF.

= 13,889 SF.

COMBINED PARCELS

IMPERVIOUS SURFACE -

PARCELS "A", "B" AND "C" WITHIN NET SITE TO PENNDOT LEGAL R.O.W. —— 28,679 S.F. — 31,069 S.F.

PARCEL "A" PROPERTY DATA & PARKING REQUIREMENTS

EXISTING USE - B(5) CONVERSION	
NUMBER OF 2 BEDROOM APARTMENTS	3
NUMBER OF 1 BEDROOM APARTMENT	1
TOTAL APARTMENTS	——— 4

PARKING REQUIRED 4 APARTMENTS X 2 SPACES/APARTMENT——— 8 SPACES PARKING SPILLOVER 4 APARTMENTS X 0.5—— 2 SPACES TOTAL PARKING REQUIRED—————————10 SPACES

PARCEL "B" PROPERTY DATA & PARKING REQUIREMENTS

EXISTING USE - B(5) CONVERSION AND D(1) MEDICAL OFFICE (2) 2 BEDROOM APARTMENTS B(5)

MEDICAL OFFICE - 2 DOCTORS AND 5 MEDICAL STAFF D(1) PARKING REQUIRED FOR EXISTING USES

2 APARTMENTS X 2 SPACES/APARTMENT-- 4 SPACES PARKING SPILLOVER 2 APARTMENTS X 0.5— -1 SPACES -8 SPACES 2 DOCTORS X 4 SPACES/DOCTOR— 5 MEDICAL STAFF X 1 SPACE/STAFF--5 SPACES TOTAL PARKING REQUIRED FOR EXISTING USES--18 SPACES

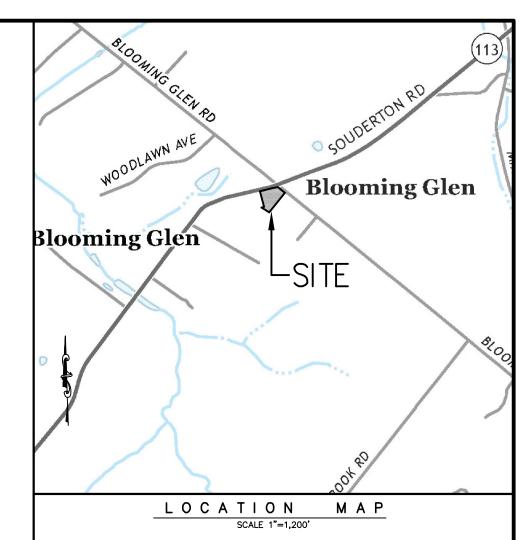
PARCEL"C" PROPERTY DATA

EXISTING USE - B(1) SINGLE FAMILY DETACHED DWELLING

PARKING SPACES PER DWELLING UNIT— 2 SPACES REQUIRED PARKING SPILLOVER——— 2 SPACES TOTAL PARKING REQUIRED 4 SPACES

TOTAL PARKING CALCULATION

TOTAL PARKING REQUIRED FOR COMBINED PARCELS = 32 SPACES TOTAL PARKING PROVIDED FOR COMBINED PARCELS = 32 SPACES



OWNERS OF RECORD

GARLAN INVEST LP PO BOX 27 BLOOMING GLEN, PA 18911 TAX PARCEL No. 15-019-042 INSTRUMENT No. 2015016908

PO BOX 27 BLOOMING GLEN, PA 18911 TAX PARCEL No. 15-019-041 DEED BOOK 6493, PAGE 0350 INSTRUMENT No. 20100613080001 SITE ADDRESS: 1283 ROUTE 113

SITE ADDRESS: 1281 ROUTE 113

GARLAN PROPERTIES LP

PARCEL "B"

JOSEPH R. & MARGARET E. GARLAN 537 VILLAGE ROAD W PITTSTON, PA 18643

TAX PARCEL No. 15-019-040 INSTRUMENT No. 2013073737 SITE ADDRESS: 1279 ROUTE 113

APPLICANT GARLAN PROPERTIES LP

PO BOX 27 BLOOMING GLEN, PA 18911

TABULATION OF SHEETS

HEE I	<u>DESCRIPTION</u>
	- GRADING PERMIT PLAN
2 ———	- EXISTING FEATURES PLAN
3 ———	- SITE GRADING PLAN
1–7 ———	- EROSION CONTROL PLANS
3 ———	- LANDSCAPE & LIGHTING PLAN
· ———	- LANDSCAPE & LIGHTING DETAIL PLAN
^	– STORM SEWER DETAIL PLAN

GENERAL CONSTRUCTION DETAIL PLAN

TRUCK TURN PATH PLAN

PLANS PREPARED BY SCHOCK GROUP, LLC.

14 — POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (1 OF 3) 15 — CONSTRUCTION NOTES AND DETAILS PLAN (2 OF 3) 16 — CONSTRUCTION NOTES AND DETAILS PLAN (3 OF 3)

ADA ACCESSABLE ROUTE ENLARGEMENT AND DETAIL PLAN



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL (DIAL 811) THREE DAYS PRIOR TO EXCAVATION. REFERENCE NUMBER: 20221671152 – SOUDERTON ROAD (ROUTE 113)
20221671166 – BLOOMING GLEN ROAD

	REVISIONS
DATE	DESCRIPTION
5-1-2025	TWP ENGR. LTR. 4-22-2025

GRADING PERMIT PLAN |TAX PARCELS 15-019-040, 15-019-041 & 15-019-042

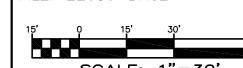
PREPARED FOR

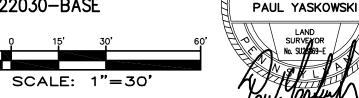
GARLAN PROPERTIES, LP.

SITUATE IN

HILLTOWN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

MARCH 28, 2025 PROJECT No. 22030 FILE: 22030-BASE





REGISTERED /

PROFESSIONAL

SHÉET No. 1 OF 1



PARCEL B ZONING DATA

PARCEL A ZONING DATA

EXISTING USE - B(5) CONVERSION

MINIMUM OPEN SPACE ----

MAXIMUM DENSITY -

MINIMUM SITE AREA -

MINIMUM LOT AREA ----

TMP 15-019-026 ALEXANDRA A. KING

INSTRUMENT No. 2012005473

ZONED: VC - VILLAGE CENTER

SINGLE DASHED WHITE LINE SAN MH

L=25.30'

PARCEL "A"

RESIDENTIAL

PROPOSED 5' WIDE

EDGE OF CONCRETE CURB

DOUBLE SOLID YELLOW LINE

EXISTING USE - B(5) CONVERSION AND D(1) MEDICAL OFFICE

	DT ONDINANCE	LAISTING	FINOFOSED
MINIMUM OPEN SPACE —	NONE-	NONE —	NONE
MAXIMUM DENSITY—	1.8 D.U./ACRE ———	-5.63 D.U.∕AC ∗ —	UNALTERED
DEVELOPMENT PLAN MAXIMUM IMPERVIOUS SURFACE RATIO —	0.65———	0.90*	0.86*2
MINIMUM SITE AREA	50,000 S.F.———	15,484 S.F. *	UNALTERED
MINIMUM LOT AREA —	20,000 S.F. —	15,484 S.F. *	UNALTERED
INDIVIDUAL LOT MAXIMUM IMPERVIOUS SURFACE RATIO	0.65 —	0.90*	0.86*2
MAXIMUM HEIGHT-	35 FEET	LESS THAN 35'-	-UNALTERED
BUFFER - RESIDENTIAL/NON RESIDENTIAL SEPERATION-	TYPE 1 @ 35 FEET-	NONE -	-UNALTERED
* INDICATES CALCULATION BASED ON NET ② INDICATES A DECREASE OF AN EXISTING		INDOT LEGAL R.O.W.	

DEVELOPMENT PLAN MAXIMUM IMPERVIOUS SURFACE RATIO — 0.26 — 0.29* — 0.3890 * 0

INDIVIDUAL LOT MAXIMUM IMPERVIOUS SURFACE RATIO ------ 0.26 ------- 0.29 *----- 0.3890 *1

* INDICATES CALCULATION BASED ON NET AREA TO EXISTING PENNDOT LEGAL R.O.W.

① INDICATES EXPANSION OF AN EXISTING NONCONFORMITY

BY ORDINANCE

BY ORDINANCE

EXISTING

— NONE ——

- 1.8 D.U./ACRE ------6.5 D.U./ACRE. UNALTERED

-50,000 S.F.——26,749 S.F.**≭**—— UNALTERED — 20,000 S.F. — 26,749 S.F.***** — UNALTERED

— 35 FEET—————LESS THAN 35'——UNALTERED

FXISTING

— NONE

PARCEL C ZONING DATA

EXISTING USE - B(1) SINGLE FAMILY DETACHED DWELLING			
• •	BY ORDINANCE	EXISTING	PROPOSED
MINIMUM OPEN SPACE —	- NONE	- NONE	- NONE
MAXIMUM DENSITY-	– 1.8 D.U./ACRE ——	-2.79 D.U./AC ∗ -	- UNALTERED
DEVELOPMENT PLAN MAXIMUM IMPERVIOUS SURFACE RATIO -	-0.26	0.44*	0.47*①
MINIMUM SITE AREA	-20,000 S.F	-15,635 S.F. *	- UNALTERED
MINIMUM LOT AREA	- 20,000 S.F. ———	-15 , 635 S.F. *	- UNALTERED
INDIVIDUAL LOT MAXIMUM IMPERVIOUS SURFACE RATIO	- 0.26	- 0.44 *	0.47 * ①
MAXIMUM HEIGHT	- 35 FEET	LESS THAN 35'—	-UNALTERED
		INDOF LEGAL BOW	•

* INDICATES CALCULATION BASED ON NET AREA TO EXISTING PENNDOT LEGAL R.O.W. ① INDICATES EXPANSION OF AN EXISTING NONCONFORMITY

PLANNING REPORT

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

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

May 20, 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: May 27, 2025 Board of Supervisors Meeting

Planning/Engineering Agenda Items

File No. 03-000

Dear Supervisors,

The following item is included under the Planning portion of your agenda:

- 1. <u>Indian Valley Camping Land Development</u> At their meeting held on May 19, 2025, the Township Planning Commission approved a motion recommending preliminary and final land development plan approval to the subject application, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated March 21, 2025 from this office, with the following items noted (Item numbering corresponds to review comment numbering in the March 21, 2025 engineering review correspondence):
 - With respect to zoning relief noted in Item #2, the applicant advised that verbal approval was obtained from the Zoning Hearing Board for the two requested variances (building height and steep slope disturbance). A Written Decision memorializing the approval action of the Zoning Hearing Board (and any conditions of approval) must be received.
 - With respect to Item #3, applicant advises that based on their discussions with PennDot, PennDot will
 complete improvements within the right-of-way of Bethlehem Pike (including modifications to the site
 access shown on the plan) as part of the future roundabout construction project associated with the
 Route 309 Connector Project.
 - All waivers listed in Item #4 were recommended for approval by the Planning Commission.
 - With respect to Item #8, the applicant agrees to offer the ultimate right of way of Spur Road along the frontage of the site for dedication to the Township as an easement.
 - All other items are noted as "will comply" by the applicant.

The following item is included under the Engineering portion of your agenda:

1. County Line Plaza Land Development Maintenance Period Completion — 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,

Timothy Fulmer, P.E. Township Engineer

Hilltown Township Board of Supervisors Subject: May 27, 2025 Board of Supervisors Agenda May 20, 2025 Page 2

Enclosure

E: 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)
Tiffany Crivelli, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

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

March 21, 2025

Jon Apple, Chairman (via email) Planning Commission Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject: Indian Valley Camping Land Development

3383 & 3400 Bethlehem Pike

TMP #15-22-5, #15-22-6, & #15-22-6-1

File No. 01-252

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject preliminary land development plan, sheets 1 thru 5, dated March 4, 2025, prepared by Schlosser & Clauss Consulting Engineers, Inc., which was received by the Township on March 6, 2025:

SUBMISSION:

Three parcels (comprised of 6.247 acres, net) currently contain an automotive sales (E11) use, consisting of a three buildings and associated parking/display areas. Parcels are located along the northeast side of Bethlehem Pike (between Bethlehem Pike and Spur Road) within the LI Zoning District. Applicant proposes to construct a new headquarters building at the west side of the existing 7 bay garage building to replace an existing structure on TMP #15-22-1, which is being removed to accommodate construction of a proposed roundabout by PennDot as part of the Route 309 Connector project. Existing parking area and accesses along Bethlehem Pike are also proposed to be revised to accommodate the new building. Site is almost entirely covered with impervious surfaces, excepting a small area of pervious cover (containing a drainage ditch) along the northern property line abutting TMP #15-1-54. Site will be served by public water provided by North Penn Water Authority; and a holding tank for sewage disposal in the short term, until public sewer facilities are available for connection.

DISCUSSION:

- Site capacity calculations were prepared assuming that the three individual tax map parcels have been consolidated into one parcel. A deed of consolidation should be filed with Bucks County Courthouse prior to, or concurrent with, land development plan recordation to effectively merge the individual parcels into one contiguous parcel as assumed by the site capacity calculations.
- 2. Plan identifies that the applicant will be seeking two variances of Zoning Ordinance requirements from the Zoning Hearing Board, as follows:
 - A. Z.O. Section 160-28.B(1), which limits disturbance to slopes between 8% and 15% to 40% of the total area of steep slopes on the parcel. Request indicates that regrading activity in the vicinity of the proposed building and parking improvements will impact in excess 40% of the steep slopes. It is noted that the steep slope area being impacted is already covered in crushed stone, and is not a natural steep sloped area.
 - B. Z.O. Section 160-55, which limits building height to 35 feet.

Variance approval must be received from the Zoning Hearing Board prior to approval of the land development plan; or in the alternate, plan must be revised to comply with all requirements of the Zoning Ordinance.

- 3. Plan identifies modification to the access points along Bethlehem Pike to create defined access points, in lieu of uncontrolled access as currently exists. Modifications to site access should receive approval from PennDot via issuance of a Highway Occupancy Permit, prior to plan recordation.
- 4. A Waiver Request List, dated March 19, 2025 (copy enclosed) was submitted on behalf of the applicant, which requests waivers of the following Ordinance sections:
 - A. SLDO Section 140-19, which requires as-built plans to be submitted at the conclusion of construction activity for all utilities, roads, and stormwater management facilities. Request notes that there are limited stormwater management improvements, and no other improvements are "public". To the extent that building code requirements require as-built plans prior to issuance of an occupancy permit for the new building, this office concurs that no additional as-built plans appear warranted for this project.
 - B. SLDO Sections 140-28.P, 140-35, and 140-36, which require street/drainage improvements, curb, and sidewalk along existing roads within the frontage of the site. Request notes that Bethlehem Pike improvements will be completed by PennDot, and no improvements appear necessary to Spur Road as a result of this project. This office has no objection to the applicant's request, considering that the level of usage of the site is not changing as a result of the current application.
 - C. SLDO Section 140-37, which contains requirements for street trees, parking lot trees, and tree replacement. Request notes that some landscaping is proposed in the vicinity of the new building, with the balance of the site remaining in its current state. Provided the proposed landscaping in the vicinity of the new building is acceptable to the Township, this office has no objection to the applicant's request.
 - D. SLDO Section 140-38 & SMO Section 134-21.F, which contain requirements relative to stormwater management, including analysing existing man-made impervious surface areas as meadow in the predevelopment condition. Request notes that the project results in a reduction in impervious coverage on the site; and PennDot's improvements along Bethlehem Pike will address stormwater management. In light of the present (long term) impervious cover of the site, and noting the reduction in impervious cover associated with the current project, this office has no objection to the applicant's request.
 - E. SLDO Section 140-44, which requires installation of property corners and right of way monumentation. Request notes that existing monumentation along Spur Road are adequate to define the property lines, and no monumentation is proposed along Bethlehem Pike due to the pending PennDot project. As no external property boundaries are being revised as part of the project (other than the elimination of internal property lines if the parcels are consolidated), this office has no objection to the applicant's request.
 - F. SLDO Section 140-48, which requires lighting. Request notes that the project will result in a reduction of lighting from the existing poles; and lighting to the new structure will be added. A lighting plan (illustrating the illumination levels proposed as part of the new building) should be submitted to verify compliance with requirements of Section 160-41 of the Zoning Ordinance.
- Written verification of approval for design of proposed erosion and sediment control measures to be implemented during construction activity should be received from Bucks County Conservation District. (SLDO 140-40)

- 6. The new building is to be served by public water facilities owned by North Penn Water Authority (NPWA). Written confirmation should be received from NPWA relative to the Authority's ability and willingness to serve the site. Design of public water facilities should receive approval from NPWA. Plan should also be reviewed by the servicing fire company (Souderton Station 74) relative to site access and firefighting concerns. (SLDO Section 140-41)
- 7. The new building is proposed to be served by use of a holding tank, as shown on the plan. Use of a holding tank requires approval from Bucks County Department of Health; and a Holding Tank Operation and Maintenance Agreement must be executed between the property owner and Hilltown Township. Sewage Facilities Planning Module was not submitted with the preliminary plan. Sewage Facilities Planning Module, or Planning Exemption, must receive approval from PADEP, unless waived by PADEP, prior to plan recordation. (SLDO Section 140-21 & 140-42)
- 8. Note 7 on sheet 1 states that no right of way is being offered for dedication as part of the project. Dedication of ultimate right of way area along Bethlehem Pike does not appear necessary in light of the PennDot roadway project, and the area of the ultimate right of way being encumbered by existing improvements. Township should determine if the ultimate right of way area along the Spur Road frontage should be offered for dedication as an easement pursuant to Section 140-29.B(1) of the Land Development Ordinance.
- 9. A lighting plan should be submitted, to document compliance with Section 160-41 of the Zoning Ordinance for all new lighting to be installed as part of the project. Plan should note that except for emergency lighting, all lighting shall be extinguished between the hours of 11:00 PM and 7:00 AM, unless subsequently approved by the Board of Supervisors.
- 10. Development/Financial Security Agreement should be executed between the applicant and Township to guarantee completion of required improvements, including, but not limited to, erosion and sediment control measures, stormwater management facilities, landscaping, lighting, and associated improvements. An Opinion of Cost, prepared by a licensed professional engineer, should be submitted to the Township for review. (SLDO Section 140-55)
- 11. If not already accomplished, the applicant proposing land development shall notify all abutting landowners of record, including parcels across public roadways via certified United States first class mail, return receipt requested. Return receipt cards must be supplied to the Township at least 10 days prior to the first meeting of the Planning Commission at which the plans are to be discussed. (SLDO Section 140-17.M.)
- 12. Attached to this correspondence is a preliminary review of engineering/drafting details, which should be satisfactorily addressed.

RECOMMENDATION:

Plan approval should be conditioned upon the above items being resolved in a manner satisfactory to the Township.

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

Very Truly Yours,
Timody A Falmy

Timothy Fulmer, P.E. Township Engineer

TAF Enclosure

cc: David Bartholomew, Jr., Vice Chairperson, Planning Commission (via email)

Eric Nogami, Secretary, Planning Commission (via email)

Robert Sichelstiel, Planning Commission (via email)

Carol Pierce, Planning Commission (via email)

Caleb Torrice, Chairperson, Board of Supervisors (via email)

James Groff, Vice Chairperson, Board of Supervisors (via email)

Joe Metzinger, Supervisor, Board of Supervisors (via email)

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)

Keller Investment Group (via email)

Schlosser & Clauss Consulting Engineers, Inc. (via email)

Telford Borough Authority (via email)

ENGINEERING/DRAFTING DETAILS:

- 1. Bucks County Planning Commission review number should be completed within the certification block on sheet 1, upon issuance of a review memorandum by BCPC.
- 2. A signature line for the owner(s), including the printed name(s) underneath, should be added to the Ownership certification on sheet 1.
- 3. Location map on sheet 1 should be revised to identify zoning district boundaries.
- 4. 100 feet district yard (labeled in the vicinity of TMP #15-22-6-1) should be revised to be measured from the street line (ultimate right of way) of Spur Road, instead of the centerline of Spur Road.
- 5. Proposed Use designation (E11) should be noted on the record plan for the automobile sales use.
- 6. Note 4 (regarding sewer service) should be revised for consistency with the proposed method of sewer service (holding tank) shown on the plan.
- 7. Total gross area of the site (listed in the "Property Information" notes on sheet 1) does not agree with the sum of the gross areas of the individual parcels comprising the site, and should be clarified.
- 8. Aerial Photography Plan, prepared in accordance with Section 140-17.M of the Land Development Ordinance, should be submitted for review.
- 9. Total footprint and floor area of the proposed building (in addition to the existing building areas to remain) should be noted on the plan, for comparison with parking requirements.
- 10. Total number of existing parking spaces (before development) should be tabulated on the plan.
- 11. Erosion and Sediment Control Plan Note 34 on sheet 3 should be revised to clarify the receiving watercourse (Neshaminy Creek).
- 12. Plan should clarify the limits of existing and proposed paving relative to existing stone areas (to remain).
- 13. Additional comments are reserved pending completion of plan revisions, and submission of required information.

March 19, 2025 24043.02

Waiver Request List

This list of waivers for the Keller Investment Group, the applicant for the Indian Valley Camping project located at 3383 Bethlehem Pike and Spur Street, Hilltown Township, as shown on plans prepared by Schlosser and Clauss Consulting Engineers, Inc. and dated March 4, 2025 (not yet revised) is hereby requested.

- 1. From Section 140-19 Requiring an as-built plan. There is very limited stormwater improvements to be provided nor other public improvements that won't be revised by the upcoming PennDOT improvements to Bethlehem Pike.
- 2. From Section 140-28.P Regarding required improvements to the street. Bethlehem Pike improvements are to be completed by PennDOT and Spur Road will not need improving due to this project.
- 3. From Section 140-35 Regarding curb installation. Bethlehem Pike improvements are to be completed by PennDOT and Spur Road will not need improving due to this project.
- 4. From Section 140-36 Regarding sidewalk installation. Bethlehem Pike improvements are to be completed by PennDOT and Spur Road will not need improving due to this project.
- 5. From Section 140-37 Regarding landscaping and street trees. While some landscaping is proposed, the bulk of this site is to remain in its current state due to its use, which is not changing.
- 6. From Section 140-38 Regarding stormwater management. This project will result in a reduction of impervious surface. Additionally, the PennDOT improvements for Bethlehem Pike will address stormwater management as part of that project.
- 7. From Section 140-44 Regarding required monuments and markers. The existing markers along Spur Road provide adequate definition of the property lines and any markers installed along Bethlehem Pike will be lost to the PennDOT project.
- 8. From Section 140-48 Regarding lighting. There will be a reduction of existing lighting from poles and said lighting will be replaced by lighting from the new structure.
- 9. From Section 134-21.F Regarding existing manmade impervious surfaces being considered as meadow. This project will result in a reduction of the existing impervious surface which has been as it is for nearly 50 years. Additionally, the PennDOT improvements for Bethlehem Pike will address stormwater management as part of that project.

ENGINEERIN9 REPORT

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

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

May 20, 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: May 27, 2025 Board of Supervisors Meeting

Planning/Engineering Agenda Items

File No. 03-000

Dear Supervisors,

The following item is included under the Planning portion of your agenda:

- 1. <u>Indian Valley Camping Land Development</u> At their meeting held on May 19, 2025, the Township Planning Commission approved a motion recommending preliminary and final land development plan approval to the subject application, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated March 21, 2025 from this office, with the following items noted (Item numbering corresponds to review comment numbering in the March 21, 2025 engineering review correspondence):
 - With respect to zoning relief noted in Item #2, the applicant advised that verbal approval was obtained from the Zoning Hearing Board for the two requested variances (building height and steep slope disturbance). A Written Decision memorializing the approval action of the Zoning Hearing Board (and any conditions of approval) must be received.
 - With respect to Item #3, applicant advises that based on their discussions with PennDot, PennDot will
 complete improvements within the right-of-way of Bethlehem Pike (including modifications to the site
 access shown on the plan) as part of the future roundabout construction project associated with the
 Route 309 Connector Project.
 - All waivers listed in Item #4 were recommended for approval by the Planning Commission.
 - With respect to Item #8, the applicant agrees to offer the ultimate right of way of Spur Road along the frontage of the site for dedication to the Township as an easement.
 - All other items are noted as "will comply" by the applicant.

The following item is included under the Engineering portion of your agenda:

1. County Line Plaza Land Development Maintenance Period Completion — 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,

Timothy Fulmer, P.E. Township Engineer

Hilltown Township Board of Supervisors Subject: May 27, 2025 Board of Supervisors Agenda May 20, 2025 Page 2

Enclosure

E: 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)
Tiffany Crivelli, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)

NEW BUSINESS



H&K GROUP, INC.

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

May 21,2025

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 c/o Deanna Ferry, Township Manager/Open Records Officer

Re: Request for Extension of Hours of Operation

Rahns Construction Materials Co. - Concrete Batch Plant

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 concrete batch plant and asphalt batch plant at the Chalfont Quarry & Asphalt facility. Based upon paving and concrete pouring requirements 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, concrete and stone orders.

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

Approval to allow the concrete batch plant, 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 June 1, 2025 and June 30, 2025. Please note that this request excludes Holidays.

During the month of April, 2025, the crushing plants (secondary and tertiary) did not operate outside of normal business hours. The asphalt plant operated on seven (7) occasions outside of normal business hours (before 6:30 AM). The concrete plant did not operate outside of normal business hours.

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.

Scott S. Drumbore, P.E.

Director, Engineering & Environmental Services

Month

	K Materials				Int	out							Results			
B-003E	Startup Shutdown	Орег.	Tons	Rap Used	Burner	Burner	AC	Sold BH	Disposed	Total	Tons Per	Rap	Burner	Burner	AC	Dust
April	Time Time	Hours	Produced	in Tons	Fuel	Fuel	Fuel	Baghouse	BH Dust	Dust	Oper.	%/Ton	Fuel/Ton	Fuel/Ton	Fuel/Ton	per Tons
Day	am-pm am-pm				WDLF	LPG					Hour		WDLF	LPG		Produced
1 8	8:14:05AM2:26:41PM	6.21	105	17		203		1.37	0	1.37	17	16%	0.00	1.93	0.000	0.000
2 7	7:02:23AM3:23:01PM	8.34	585	91		698		9.26	0	9.26	70	16%	0.00	1.19	0.000	0.000
3 (0:42:58AN2:21:56PM	3.65	101	16		189		1.66	0	1.66	28	16%	0.00	1.88	0.000	0.000
4 9	9:38:03AM2:41:01PM	5.05	244	39		325		1.26	0	1.26	48	16%	0.00	1.33	0.000	0.000
5 7	7:41:39AM8:17:29AM	0.60	112	17		203		1.5	0	1.5	186	15%	0.00	1.82	0.000	0.000
6										0						
7 7	7:51:55AM1:05:02PM	5.22	114	18		189		2.32	0	2.32	22	15%	0.00	1.66	0.000	0.000
8 7	7:46:11AM3:27:33PM	7.69	603	93		741		7.55	40	47.55	78	15%	0.00	1.23	0.000	0.066
9 7	7;24:23AM2:20:32PM	6.94	865	131		1,004		17.12	40	57.12	125	15%	0.00	1.16	0.000	0.046
10	7:13:49AM2:17:04PM	7.05	1,328	206		1,589		27.17	40	67.17	188	16%	0.00	1.20	0.000	0.030
11 7	7:52:58AML2:59:13PN	5.10	178	27		326		4.62	60	64.62	35	15%	0.00	1.84	0.000	0.338
12						72				0						
13										0						
14 7	7:10:27AM2:40:03PM	7.49	713	109		954		10.63	40	50.63	95	15%	0.00	1.34	0.000	0.056
15 6	6:47:30AM2:54:29PM	8.12	632	97		826		8.08	40	48.08	78	15%	0.00	1.31	0.000	0.063
16	7:58:53AM2:37:20PM	6.64	591	92		701		7.85	60	67.85	89	15%	0.00	1.19	0.000	0.102
17 4	4:07:32AM2:45:34PM		1,321	203		1,523		25.09	60	85.09	#VALUE!	15%	0.00	1.15	0.000	0.045
18 4	4:33:57AM2:44:51PM	10.18	1,149	175		1,325		18.1	60	78.1	113	15%	0.00	1.15	0.000	0.052
19										0						
20										0						0.000
21 6	6:55:06AM2:37:04PM	7.70	906	224		1,023		11.94	0	11.94	118	25%	0.00	1.13	0.000	0.000
	7:06:02AM2:38:14PM		1,106	267		1,200		5.76	0	5.76	147	24%	0.00	1.09	0.000	0.000
	1:20:04/									0					0.000	0.000
24 4	4:37:46AM2:23:25PM	9.76	1,388	345		1,542		20.48	0	20.48	142	25%	0.00	1.11	0.000	0.000
25	5:45:52AM1:59:47PM	8.23	1,201	295		1,489		16.91	0	16.91	146	25%	0.00	1.24	0.000	0.000
26										0						
27										0				4.00	0.000	0.055
28	7:07:31AM2:30:02PM	7.38	1,084	260		1,102		12.64	60	72.64	147	24%	0.00	1.02	0.000	0.055
29	5:33:57AM3:17:52PM	9.73	1,396	336		1,563		26.47	60	86.47	143	24%	0.00	1.12	0.000	0.043
30	5:16:05AM3:24:33PM	10.14	1,323	319		1,527		16.88	60	76.88	130	24%	0.00	1,15	0.000	0.045
31										0						
Totals		159.39	17,042	3,376		20,242	0	255	620	875	107	20%	0	29	0	0.943

DATE	April 1, 20	25										
WEATHER	Sun							THORIZED IGNATURE		Mark L	.ane Sr	
JOB#	B-510M	_	LOCATION		H&K M	aterials						
SALES	952.34											
		PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS CRU	JSHED 2,135	трн	305	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,279	ТРН	170.533	TPH GOAL	
PRETIME START	7:00 AN	STOP TIME	8:00 AM	TOTAL	1		PRETIME START TIME	7:00 AM	STGP TIME	8:00 AM	TOTAL	1
RACE/GOAL START	7/ME 8:00 AN	STOP TIME	4:00 PM	TOTAL	8		RACE/GOAL START TIME	8:00 AM	STOP TIME	4:00 PM	TOTAL	8
BLAST DOW!	N TIME	DOVN TIME	1	ROCK J.	AM DOWN TIME		DOWN TIME	0.5	SU	RGE TUNNEL F	EEDER JAMS_	
ACT. PRODUCTION	N TIME		7				ACT, PRODUCTION TIME			7 1/2		
POST TIME START	7/ME 4:00 PN	STOP TIME	5:00 PM	7 <i>0</i> 7 <i>AL</i>	1		POSTTIME START TIME	4:00 PM	STOP TIME	5:00 PM	TOTAL	1
DAILY MSHA INSPECTION (DONE? YES	o NO	TO	TAL HRS.	10					TO	TAL HRS.	10
		PRIMARY I	courc					7.5	BTIABY ISSU	r.c		
Down to replace bad feeder dri	ve belts and had a			d from the jaw	1.		Down for HP 300 overflow		HIMHTISSE	œs.		
D: 0 I	0.405	467				01	000		. 0 .			
Primary Scale						_	296	_				
									ashed 57's			
Surge Tunnel												
Tertiary Tunnel	1,279	_ /'s_			Processed/V	vashed 10's_		-				
				PC	ORTABLE PE	RODUCTION	!					
JOB #									CRUSHING	SPECIFICS		
NUMBER OF BU	CKETS	TONS PER BUCKET_		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME START	7/ME	STOP TIME		7 <i>0</i> 7 <i>AL</i>	0		NUMBER OF BARS	INSTALLED				
RACE/GOAL START	7/ME	STOP TIME		TOTAL	0							
ROCK JAM DOW	N TIME	DOVN TIME					BELT SCALE					
ACT. PRODUCTION	N TIME		0									
POST TIME START	7/ME	STOP TIME		TOTAL	0							
DAILY MSHA INSPECTION (DONE? O YES	O NO	TO	TAL HRS.	0.00							
ISSUES:												

DATE	April 2, 202 Sun B-510M 1,267.61		LOCATION		H&K Ma	iterials			THORIZED Gnature		Mark L	ane Sr	
		PRIMA	RY							TERTIARY	_		
PRIMARY TOTAL TONS CR	RUSHED 1,958	трн	290	TPH GOAL	400		SECONDARY TO	OTAL TONS CRUSHED_	1,258	трн	167.733	TPH GOAL_	
PRETIME STAR	7 7/ME 7:00 AM	STOP TIME	8:00 AM	707AL	1		PRETIME 5	TART TIME	7:00 AM	STOP TIME	8:00 AM	707AL	1
RACE/GOAL STAR	7 7/ME 8:00 AM	STOP TIME	3:30 PM	TOTAL	7.5		RACE/GOAL 5:	TART TIME	8:00 AM	STOP TIME	4:00 PM	TOTAL	8
BLAST DOV	/N TIME	DOWNTIME	0.75	ROCK J	AM DOVN TIME_			DOWN TIME	0.5	SI	JRGE TUNNEL F	EEDER JAMS_	
ACT, PRODUCTIO	ON TIME		6 3/4				ACT, PRODUC	CTION TIME			7 1/2		
POST TIME STAR	7 7/ME 3:30 PM	STOP TIME	5:00 PM	7 <i>0</i> 7AL	1.5		POST TIME 5	TART TIME	4:00 PM	STGP TIME	5:00 PM	707AL	1
DAILY MSHA INSPECTION	DONE? YES	o NO	TC	TAL HRS.	10						TO	TAL HRS.	10
		57's				1/4"	319		W				
Surge Tunnel													
Tertiary Tunnel	1,258	_ <i>(</i> 's_			Processed/W	ashed 10's _							
				<u>P(</u>	ORTABLE PR	ODUCTION	<u>l</u>						
JOB #	JCKETS	TONS PER BUCKET		TONNAGE			BAR MEASU	URMENTS	START:	CRUSHING	SPECIFICS FINISH:		
PRETIME STAR	7 7 IME	STOP TIME		7 <i>0</i> 7AL	0		NUMBER	OF BARS	INSTALLED				
RACE/GOAL <i>STAR</i>	7 7 IME	STGP TIME		TOTAL	0								
ROCK JAM DOV	/N TIME	DOWN TIME _					BEI	LT SCALE			-		
ACT, PRODUCTIO	ON TIME		0										
POST TIME STAR					0								
DAILY MSHA INSPECTION ISSUES:	DONE? O YES	O NO	TC	TAL HRS.	0.00								

DATE	April 3, 20)25						UTHORIZED				
WEATHER	Clouds	<u> </u>					•	SIGNATURE		Mark L	ane Sr	
JOB#	B-510M	_	LOCATION		H&K Ma	aterials						
SALES_	957.29											
		PRIMA	RY						TERTIARY	,		
PRIMARY TOTAL TON	S CRUSHED 1,242	TPH	276	TPH GOAL	400		SECONDARY TOTAL TO CRUSH		TPH	176.875	TPH GOAL	
	7.00 AN	_	8:00 AM	TOTAL	1		PRETIME START TA	нε 7:00 AM	-		7 <i>0</i> 7.4L	1
RACE/GOAL s	7AR7 7IME 8:00 AN	STOP TIME	3:30 PM	TOTAL	7.5		RACE/GOAL START TA	мε 8:00 AM	STGP TIME	4:00 PM	7 <i>0</i> 7AL	8
BLAST	DOWN TIME	DOWNTIME	3	ROCK JA	AM DOWN TIME		DOWN TIF	ИЕ	SL	IRGE TUNNEL F	EEDER JAMS_	
ACT. PRODU	CTION TIME		4 1/2				ACT, PRODUCTION TIR	ИE		8		
POST TIME S	7AR7 7IME 3:30 PN	STOP TIME	5:00 PM	TOTAL	1.5		POST TIME START TA	4:00 PM	STGP TIME	5:00 PM	7 <i>0</i> 7.4L	1
DAILY MSHA INSPEC	TION DONE? YES	o NO	TO	TAL HRS.	10				_	то	TAL HRS.	10
Down to replace oil line un	der jaw and top off flui	PRIMARY I. ds. Also, early in		belt was cut	from a rock cau	ught in the	Ran with no issues.	<u>J.</u>	RTIARY ISSU	YES .		
skirt board of the stacker.												
Primary Scale	1,242	467's				8's	286	Cor	crete Sand			
2A	-,					_						
Surge Tunnel						10's						
Tertiary Tunnel					Processed/W	-		_				
				PC	ORTABLE PR	RODUCTION						
JOB#_		_					-		CRUSHING	SPECIFICS		
NUMBER (OF BUCKETS	TONS PER BUCKET		TONNAGE			BAR MEASURMEN	r s start	:	FINISH:		
PRETIME S		— - <i>STGP TIME</i>		TOTAL	0		NUMBER OF BA					
RACE/GOAL s	TART TIME	_		TOTAL	0							
ROCK JAM	DOWN TIME	— – DOVNITIME		-			BELT SCA	Æ				
ACT, PRODU	CTION TIME		0							-		
POST TIME &	TART TIME	STOP TIME		7 <i>0</i> 7.41	0							
DAILY MSHA INSPEC	TION DONE? O YES	O NO		TAL HRS.	0.00							
ISSUES:												
Production	Information	1										

DATE_	April	4, 202	5					A11	THORIZED				
WEATHER	CI	ouds							GNATURE		Mark L	ane Sr	
JOB#	B-510N	VI		LOCATION		H&K Ma	aterials						
SALES	1,1	106.10											
			PRIMA	RY						TERTIARY	,		
PRIMARY TOTAL TON	IS CRUSHED 2	2,231	TPH	308	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED			162.25	TPH GOAL	
PRETIME 3	7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7	00 AM	STOP TIME	8:00 AM	TOTAL	1		PRETIME START TIME	7:00 AM	STOP TIME	8:00 AM	TOTAL	1
RACE/GOAL 3	7AR7 7IME 8:	00 AM	STOP TIME	4:00 PM	707AL	8		RACE/GOAL START TIME	8:00 AM	STOP TIME	4:00 PM	707AL	8
BLAST	DOWN TIME		DOVN TIME _	0.75	ROCK JA	AM DOWN TIME_		DOWN TIME		SU	RGE TUNNEL FE	EEDER JAMS_	
ACT, PRODU	JCTION TIME			7 1/4				ACT. PRODUCTION TIME			8		
POST TIME 3	7AR7 7IME 4:	00 PM	STOP TIME _	5:00 PM	707AL	1		POST TIME START TIME	4:00 PM	STGP TIME	5:00 PM	TOTAL	1
DAILY MSHA INSPEC	TION DONE?	YES	o ^{NO}	TO	TAL HRS.	10					TO	TAL HRS.	10
			PRIMARYIS	сенье					7E	BTIABY ISSU	IE C		
Down to replace surge dr	ive belts.		11111-11111111	DUL.				Ran with no issues.					
Primary Scale	2 221		467's				I	254	Con	croto Sand			
2A	2,231						_	254					
Surge Tunnel										asileu 57 s			
Tertiary Tunnel													
Toldary rannor_	1,200					110000000			•				
JOB#					<u>P(</u>	ORTABLE PR	RODUCTION						
JUB #_			TONSPER							CRUSHING			
NUMBER (OF BUCKETS		BUCKET_		TONNAGE			BAR MEASURMENTS			FINISH:_		
PRETIME 3	TART TIME		STOP TIME _		7 <i>0</i> 7AL	0		NUMBER OF BARS	INSTALLED				
RACE/GOAL 3	TART TIME		STOP TIME _		7 <i>0</i> 7 <i>AL</i>	0							
ROCK JAM	DOWN TIME		DOVNTIME _					BELT SCALE			-		
ACT, PRODU	JCTION TIME			0		_							
POST TIME 3			_		7 <i>0</i> 7AL	0							
DAILY MSHA INSPEC	HON DOME? O	YES	0 NO	TO	TAL HRS.	0.00							
	Information												

DATE April 7, 20	25						THORIZED				
WEATHER Clouds							GNATURE		Mark L	ane Sr	
JOB# B-510M		LOCATION		H&K Mat	erials						
SALES 942.34		_									
	PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS CRUSHED 2,444	TPH	326	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED			189	TPH GOAL	
PRETIME START TIME 7:00 AM	STOP TIME	8:00 AM	TOTAL	1		PRETIME <i>START TIME</i>	7:00 AM		8:00 AM	7 <i>0</i> 7.AL	1
RACE/GOAL START TIME 8:00 AM	STOP TIME	4:00 PM	TOTAL	8		RACE/GOAL <i>START TIME</i>	8:00 AM	STOP TIME	4:00 PM	7 <i>0</i> 7.4L	8
BLAST DOWN TIME	- DOVNTIME	0.5	ROCK JA	AM DOWN TIME		DOWN TIME		 SUF	RGE TUNNEL FI	EEDER JAMS	
ACT, PRODUCTION TIME	_	7 1/2				ACT, PRODUCTION TIME			8	_	
POSTTIME START TIME 4:00 PM	STOP TIME	5:00 PM	TOTAL	1		POST TIME START TIME	4:00 PM	STOP TIME	5:00 PM	707AL	1
	o NO		TAL HRS.	10				_	TO	TAL HRS.	10
Down to restart plant. In the afternoon the scalping	PRIMARY IS screen shut do		reas and four	nd no issues. Star	rted back	Ran with no issues.	JE	RTIARY ISSUL	ES		
up.											
Primary Scale 2,444	467's				8's	386	Con	crete Sand_			
2A					_		•	ashed 57's			
Surge Tunnel								_			
Tertiary Tunnel 1,512											
			PC	ORTABLE PRO	DUCTION						
JOB #	_					•		CRUSHING S	PECIFICS		
NUMBER OF BUCKETS	TONS PER BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME START TIME	 <i>STGP TI</i> ME		TOTAL	0		NUMBER OF BARS			_		
RACE/GOAL START TIME	_			0							
ROCK JAM DOWN TIME	DOVNTIME		_			BELT SCALE					
ACT, PRODUCTION TIME		0									
POSTTIME START TIME	STOP TIME		707AL	0							
DAILY MSHA INSPECTION DONE? O YES	• NO		TAL HRS.	0.00							
ISSUES:											

DAILY CRUSHING SHEET

MUST BE SENT IN AT THE END OF THE DAY Primary Fax #: 610-222-3037 Secondary Fax #: 610-222-3618

DATE	April 8, 2	025		Sec	condary Fax #: 610	0-222-3618						
WEATHER	Clouds/S	Sun						THORIZED IGNATURE	i	Mark L	ane Sr	
JOB#	B-510M		LOCATION		H&K Mate	rials						
SALES	1,170.9	14	_									
		PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS	CRUSHED 2,478	TPH	330	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED		TPH	206.13	TPH GOAL	
PRE TIME ST	ART TIME 7:00 AM	M STOP TIME	8:00 AM	TOTAL	1		PRE TIME START TIME	7:00 AM	STOP TIME	8:00 AM	TOTAL	1
RACE/GOAL ST	ART TIME 8:00 AM	STOP TIME	4:00 PM	TOTAL	8		RACE/GOAL START TIME	8:00 AM	STOP TIME	4:00 PM	TOTAL	8
BLAST	DOWN TIME	DOWN TIME	0.5	ROCK JA	M DOWN TIME		DOWN TIME		SUR	RGE TUNNEL F	EEDER JAMS_	
ACT. PRODUC	CTION TIME		7 1/2				ACT. PRODUCTION TIME			8		
POST TIME ST	ART TIME 4:00 PM	STOP TIME	5:00 PM	TOTAL	1		POST TIME START TIME	4:00 PM	STOP TIME	5:00 PM	TOTAL	1
DAILY MSHA INSPECT	ION DONE? . YES	ONO	то	TAL HRS.	10					то	TAL HRS.	10
		PRIMARY IS	SUFS					TF	RTIARY ISSUE	·s		
Down waiting on trucks.		T TUMPUT TO	5025				Ran with no issues.					
Primary Scale	2,478	467's				8's	381	Cond	rete Sand_			
2A						1/4"		Wa	shed 57's			
Surge Tunnel		67's				10's						
Tertiary Tunnel	1,649				Processed/Wash							
				PO	RTABLE PROD	DUCTIO	<u>N</u>					
JOB#		TONS PER							CRUSHING S	PECIFICS		
NUMBER O	F BUCKETS	BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRE TIME ST	ART TIME	STOP TIME		TOTAL	0		NUMBER OF BAR	RS INSTALLED				
RACE/GOAL STA	ART TIME	STOP TIME		TOTAL	0							
ROCK JAM I	DOWN TIME	DOWN TIME					BELT SCALE					
ACT. PRODUC	CTION TIME		0									
POST TIME ST	ART TIME	STOP TIME		TOTAL	0							
DAILY MSHA INSPECT	ION DONE? O YES	O NO	то	TAL HRS.	0.00							
ISSUES:												

DATE Weather	April 9, 202 Sun	25							THORIZED IGNATURE		Mark L	.ane Sr	
JOB#	B-510M		LOCATION		H&K Ma	aterials							
SALES	1,379.81												
		PRIMA	RY							TERTIARY	,		
PRIMARY TOTAL TONS (CRUSHED 1,340	трн	244	TPH GOAL	400		SECONDARY	TOTAL TONS CRUSHED			161.875	TPH GOAL	
PRETIME STA	<i>пт ти</i> ме 7:00 AM	STOP TIME	8:00 AM	7 <i>0</i> 7 <i>AL</i>	1		PRE TIME	START TIME	7:00 AM	STOP TIME	8:00 AM	TOTAL	1
RACE/GOAL 374	RT TIME 8:00 AM	STGP TIME	1:30 PM	TOTAL	5.5		RACE/GOAL	START TIME	8:00 AM	STOP TIME	4:00 PM	TOTAL	8
BLAST DO	OVN TIME	DOWN TIME		ROCK JA	AM DOWN TIME			DOWN TIME		SL	JRGE TUNNEL F	EEDER JAMS_	
ACT, PRODUCT	TION TIME		5 1/2				ACT, PROD	UCTION TIME			8		
POST TIME STA	ят тіме <u>1:30 РМ</u>	STOP TIME	5:00 PM	707AL	3.5		POST TIME	START TIME	4:00 PM	STOP TIME	5:00 PM	TOTAL	1
DAILY MSHA INSPECTIO	ON DONE? YES	o NO	TC	TAL HRS.	10						то	TAL HRS.	10
		PRIMARY	00450						7.5	RTIARY ISSU	uro.		
Later in the day we had to re was out to repair wiring inside						. Electrical	Ran with no is	ssues.					
Primary Scale	1,340					8's_	286	6					
						1/4"_			. W	ashed 57's			
						10's_							
Tertiary Tunnel	1,295	. 7's_			Processed/W	Vashed 10's							
				PC	RTABLE PE	RODUCTION	ļ.						
JOB # NUMBER OF	BUCKETS	TONS PER BUCKET		TONNAGE			BAR MEAS	SURMENTS	START:	CRUSHING			
PRETIME STA	RT TIME	STOP TIME		TOTAL	0		NUMBE	R OF BARS	INSTALLED				
RACE/GOAL 574	RT TIME	STOP TIME		TOTAL	0								
ROCK JAM DO	OVN TIME	DOWN TIME					В	ELT SCALE			_		
ACT, PRODUCT	TION TIME		0										
POST TIME STA	RT TIME	STOP TIME		707AL	0								
DAILY MSHA INSPECTIO	ON DONE? O YES	O NO	TC	TAL HRS.	0.00								
ISSUES:													

WEATHER SUN JOBE B-510M SALES 1,231.56 PRIMARY TOTAL TOINS CRUSHED 1,725 PRETINE 37-ART TAME 3:00 PM STOP TAME 3:30 PM TOTAL TO STOTAL TAME 3:00 PM TOTAL TO STOTAL	SALES PRIMARY TOTAL TONS CRU PRE TIME \$7AR7 RACE/GOAL \$7AR7 BLAST DOWN ACT. PRODUCTION POST TIME \$7AR7 DAILY MSHA INSPECTION D	B-510M 1,231.56 RUSHED 1,725 7 7/ME 7:00 AM 7 7/ME 8:00 AM	PRIMA			H&K Materials				Mark Li	ane Sr	
PRIMARY TOTAL TONS CRUSHED	PRIMARY TOTAL TONS CRU PRETIME START RACE/GOAL START BLAST DOWN ACT. PRODUCTION POST TIME START DAILY MISHA INSPECTION D	1,231.56 RUSHED 1,725 7 7/ME 7:00 AM 7 7/ME 8:00 AM	PRIMA			H&K Materials						
PRIMARY TOTAL TONS CRUSHED 1,725 TFH 230 TFH 60A 400	PRIMARY TOTAL TONS CRU PRETIME START RACE/GOAL START BLAST DOWN ACT. PRODUCTION POST TIME START DAILY MSHA INSPECTION D	RUSHED 1,725 7 7/MZ 7:00 AM 7 7/MZ 8:00 AM	PRIMA	<u>RY</u>								
PRIMARY TOTAL TONS CRUSHED 1,725	PRE TIME START RACE/GOAL START BLAST DOWN ACT. PRODUCTION POST TIME START DAILY MISHA INSPECTION D	7 7/ME 7:00 AM 8:00 AM		RY								
PRIMARY TOTAL PONS CRISSHED 1,725 TPH 230 TPH GOAL 400 TPH G	PRE TIME START RACE/GOAL START BLAST DOWN ACT. PRODUCTION POST TIME START DAILY MISHA INSPECTION D	7 7/ME 7:00 AM 8:00 AM	ТРН						TERTIARY			
RACE/GOAL START TIME 8:00 AM STOP TIME 3:30 PM FORTAL 7.5 BLAST DOVINTIME DOVINTIME DOVINTIME FOOCK JAM DOVINTIME DOVINTIME DOVINTIME DOVINTIME DOVINTIME FOOTAL TIME 4:00 PM TOTAL R. DOVINTIME 7.1/2 POST TIME START TIME 3:30 PM STOP TIME 5:00 PM TOTAL HRS. 10 DAILYMSHA INSPECTION DONE NO NO TOTAL HRS. 10 PRIMARY INSUES ITERITARY INSUES DOWN TO TAKE THE START TIME 8:00 AM STOP TIME 4:00 PM TOTAL HRS. 10 TOTAL HRS. 10 PRIMARY INSUES DOWN TO TAKE THE START TIME 8:00 AM STOP TIME 4:00 PM TOTAL HRS. 10 TOTAL HRS. 10 TOTAL HRS. 10 PRIMARY INSUES DOWN TO TRACE HUMBER OF BUCK IN TIME 4:00 PM STOP TIME 5:00 PM TOTAL HRS. 10 TOTAL HRS. 10 TOTAL HRS. 10 TOTAL HRS. 10 PRIMARY INSUES DOWN TO TRACE HUMBER OF SURGE SAME TIME 4:00 PM STOP TIME 5:00 PM TOTAL HRS. 10 TOTAL H	RACE/GOAL START BLAST DOWN ACT. PRODUCTION POST TIME START DAILY MSHA INSPECTION D	7 7/ME 8:00 AM	_	230	TPH GOAL	400	SECONDARY TOTAL TONS CRUSHED	1,260	TPH	168	TPH GOAL	
BLAST DOWN TIME	BLAST DOWN ACT, PRODUCTION POST TIME <i>START</i> DAILY MSHA INSPECTION D		STOP TIME	8:00 AM	7 <i>0</i> 7 <i>AL</i>	1	PRETIME START TIME	7:00 AM	STOP TIME	8:00 AM	707AL	1
ACT_PRODUCTION TIME	ACT, PRODUCTION POST TIME <i>\$7ART</i> DAILY MSHA INSPECTION D		STOP TIME	3:30 PM	7 <i>0</i> 7AL	7.5	RACE/GOAL START TIME	8:00 AM	STOP TIME	4:00 PM	TOTAL	8
ACT. PRODUCTION TIME	POST TIME <i>START</i> DAILY MSHA INSPECTION D	/N TIME	- DOWN TIME		BOCK J/	AM DOWN TIME	_		-		— EDER JAMS:	
POST TIME \$7ART TIME \$330 PM \$70P TIME \$5:00 PM \$707AL \$1.5 DAILYMSHA INSPECTION DONE? \$VES \$ NO \$ TOTAL HRS. \$10 \$ TOTAL HRS	POST TIME <i>START</i> DAILY MSHA INSPECTION D	ON TIME		7 1/2			ACT, PRODUCTION TIME					
TOTAL HRS. 10 TOTAL HRS.	DAILY MSHA INSPECTION C	7 7/ME 3:30 PM	STOP TIME	5:00 PM	7.07.AL	1.5	POST TIME START TIME	4:00 PM	STOP TIME	5:00 PM	TOTAL	1
PRIMARY ISSUES ing one truck. At the end of the day we got a flat on the jaw discharge belt. Shut down to start clearing out. Primary Scale 1,725 467's 8's 281 Concrete Sand Washed 57's 1/4" Washed 57's 10's 10's 10's 10's 10's 10's 10's 10					TAL HRS	10			•		ΓΔI HRS	10
Down to track number 3 beta		•	-									
2A	g one truck. At the end of	of the day we got a f			ut down to sta	art clearing out.	Down to track number 3 be		HIMHY ISSU	<u> </u>		
2A												
2A	Primary Scale	1,725	467's_			8':	s 281	Cond	crete Sand			
Surge Tunnel	2A						"					
Processed Proc	Surge Tunnel											
TONS PER BUCKETS BUCKET TONNAGE BAR MEASURMENTS START FINISH:	ertiary Tunnel	1,260										
NUMBER OF BUCKETS TONS PER BUCKET TONNAGE BAR MEASURMENTS START: FINISH: PRE TIME START TIME STOP TIME 707AL 0 NUMBER OF BARS INSTALLED RACE/GOAL START TIME STOP TIME 707AL 0 ROCK JAM DOWN TIME DOWN TIME BELT SCALE ACT. PRODUCTION TIME 0 POST TIME START TIME STOP TIME 707AL 0					PC	ORTABLE PRODUCTIO	<u>on</u>					
NUMBER OF BUCKETS BUCKET TONNAGE BAR MEASURMENTS START: FINISH: PRE TIME START TIME STOP TIME 707AL 0 NUMBER OF BARS INSTALLED RACE/GOAL START TIME STOP TIME 707AL 0 ROCK JAM DOWN TIME DOWN TIME BELT SCALE ACT. PRODUCTION TIME 0 POST TIME START TIME STOP TIME 707AL 0	JOB #		-						CRUSHING S	PECIFICS		
RACE/GOAL START TIME STOP TIME TOTAL 0 ROCK JAM DOWN TIME DOWN TIME BELT SCALE ACT. PRODUCTION TIME 0 POST TIME START TIME STOP TIME 707AL 0	NUMBER OF BUO	JCKETS			TONNAGE		BAR MEASURMENTS	START:		FINISH:		
ROCK JAM DOWN TIME DOWN TIME BELT SCALE ACT. PRODUCTION TIME 0 POST TIME START TIME STOP TIME 707AL 0	PRETIME START	7 7/ME	STOP TIME		7 <i>0</i> 7 <i>AL</i>	0	NUMBER OF BARS I	NSTALLED				
ACT. PRODUCTION TIME 0 POST TIME START TIME STOP TIME TOTAL 0	RACE/GOAL START	7 7/ME	STOP TIME		TOTAL	0						
POST TIME	ROCK JAM DOVI	/N TIME	DOWN TIME				BELT SCALE					
	ACT, PRODUCTION	ON TIME		0			_					
DAILY MSHA INSPECTION DONE? O YES O NO TOTAL HRS. 0.00	POSTTIME START											
			STOP TIME		7 <i>0</i> 7AL	0						

			•											
DATE	April	11, 20	25						ΔUT	HORIZED				
WEATHER	Clou	uds/Ra	in							NATURE		Mark L	ane Sr	
JOB#	B-510	M		LOCATION		H&K M	aterials							
SALES	8	57.98						_						
			PRIMA	RY							TERTIARY	,		
PRIMARY TOTAL TONS	CRUSHED	1.279	TPH	269	TPH GOAL	400		SECONDARY TO	TAL TONS CRUSHED	1.631		203.875	TPH GOAL	
PRETIME STA			STOP TIME	8:00 AM	7 <i>0</i> 7AL	1		PRETIME ST.	ART TIME	7:00 AM	-		TOTAL	1
RACE/GOAL 37.4	1 <i>RT TIME</i> 8	:00 AM	STOP TIME	12:45 PM	7 <i>0</i> 7AL	4.75		RACE/GOAL 37 .					707AL	8
BLAST DO	OWN TIME		DOWN TIME		ROCK J	AM DOWN TIME		D	OVN TIME_		- SU	RGE TUNNEL F	EEDER JAMS	
ACT, PRODUC	TION TIME		_	4 3/4				ACT, PRODUC	TION TIME			8		
POSTTIME STA	17 TIME 12	2:45 PM	STOP TIME	5:00 PM	TOTAL	4.25		POST TIME 57.	ART TIME	4:00 PM	STOP TIME	5:00 PM	707AL	1
DAILY MSHA INSPECTIO	ON DONE?	YES	o NO	TC	TAL HRS.	10						ТО	TAL HRS.	10
				201150								150		
Shut down early for schedu	led maintenai	nce.	PRIMARY I	SUES				Ran with n o issu	ues.	JE	RTIARY ISSU	Æ5		
Primary Scale	1,279		467's				8's	338		Con	crete Sand			
2A							1/4"							
Surge Tunnel							10's_							
Tertiary Tunnel	1,631													
					PC	ORTABLE PI	RODUCTION							
JOB #								-			CRUSHING	SPECIFICS		
NUMBER OF	BUCKETS		TONS PER BUCKET		TONNAGE			BAR MEASU	RMENTS	START:		FINISH:		
PRETIME 37.4	IRT TIME		STOPTIME		7 <i>0</i> 7AL	0		NUMBER (OF BARS I					
RACE/GOAL 37.4	IRT TIME		STOP TIME		7 <i>0</i> 7.41	0								
ROCK JAM DO	OWN TIME		DOVNTIME _					BEL	T SCALE_			_		
ACT. PRODUC	TION TIME			0					_			_		
POSTTIME STA	IRT TIME		STOP TIME		TOTAL	0								
DAILY MSHA INSPECTIO	ON DONE? O	YES	O NO	TC	TAL HRS.	0.00								
ISSUES:														

DATE April 14, WEATHER Clouds JOB# B-510M SALES 811.0	Sun	LOCATION		H&K M	aterials			THORIZED GNATURE		Mark L	ane Sr	
	PRIMA	<u>IRY</u>							TERTIARY	_		
PRIMARY TOTAL TONS CRUSHED 2,15	1 трн	307	TPH GOAL	400		SECONDARY	CRUSHED_	1,504	трн	214.857	TPH GOAL_	
PRETIME <i>\$7.487.71ME</i> 7:00 /	M STOP TIME	8:00 AM	7 <i>0</i> 7 <i>AL</i>	1		PRE TIME	START TIME	7:00 AM	STOP TIME	8:00 AM	7 <i>0</i> 7.42	1
RACE/GOAL START TIME 8:00 /	M STOP TIME	4:00 PM	707AL	8		RACE/GOAL	START TIME	8:00 AM	STGP TIME	4:00 PM	7 <i>0</i> 7.42	8
BLAST DOWN TIME	DOVN TIME	1	ROCK J	AM DOWN TIME			DOVNTIME	11	SL	JRGE TUNNEL F	EEDER JAMS_	
ACT, PRODUCTION TIME		7				ACT, PRODI	UCTION TIME			7		
POST TIME START TIME 4:00 F		5:00 PM	TOTAL	1		POST TIME	START TIME	4:00 PM	STOP TIME	5:00 PM	7 <i>0</i> 7.4L	1
DAILY MSHA INSPECTION DONE? YES	o ^{NO}	TO	TAL HRS.	10						TO	TAL HRS.	10
Down for waiting on trucks.	PRIMARY	SSUES				Down to repla	ice 2b transfe		RTIARY ISSI	VES		
Primary Scale 2,151	467's				8's_	273	3	Con	crete Sand			
2A	57's				1/4"_			W	ashed 57's			
Surge Tunnel	67's				10's_							
Tertiary Tunnel 1,504	7's			Processed/V	Vashed 10's_							
			PO	ORTABLE PI	RODUCTION							
JOB #									CRUSHING	SPECIFICS		
NUMBER OF BUCKETS	TONS PER BUCKET		TONNAGE			BAR MEAS	SURMENTS	START:		FINISH:		
PRETIME START TIME	STGP TIME		7 <i>0</i> 7AL	0		NUMBE	R OF BARS	INSTALLED				
RACE/GOAL START TIME	STGP TIME		TOTAL	0								
ROCK JAM DOWN TIME	DOVN TIME					В	ELT SCALE			-		
ACT. PRODUCTION TIME		0										
POST TIME START TIME			TOTAL	0								
DAILY MSHA INSPECTION DONE? O YES	O NO	TO	TAL HRS.	0.00								

DATE	Apı	ril 15, 20	25										
WEATHER		Clouds							THORIZED IGNATURE		Mark L	ane Sr	
JOB#	B-51	ОМ		LOCATION	1	H&K Ma	aterials						
SALES		886.41											
			PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS C	RUSHED_	1,828	трн	305	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,478	ТРН	184.75	TPH GOAL_	
PRETIME STAR	RT TIME	7:00 AM	STOP TIME _	8:00 AM	TOTAL	1		PRETIME START TIME	7:00 AM	STOP TIME	8:00 AM	707AL	1
RACE/GOAL STAA	RT TIME	8:00 AM	STOP TIME	3:00 PM	707AL	7		RACE/GOAL START TIME	8:00 AM	STGP TIME	4:00 PM	707AL	8
BLAST DO	WN TIME		DOWN TIME _	11	ROCK JA	M DOWN TIME_		DOWN TIME		su	RGE TUNNEL F	EEDER JAMS_	
ACT. PRODUCTI	ION TIME			6				ACT, PRODUCTION TIME			8		
POST TIME STAR	_		. –	5:00 PM	707AL	2		POST TIME START TIME	4:00 PM	STOP TIME	5:00 PM	707AL	1
DAILY MSHA INSPECTION	N DONE?	YES	o ^{NO}	TO	OTAL HRS.	10					TO	TAL HRS.	10
wn waiting on trucks and la	late in the	day the scal	<i>PRIMARY IS</i> ping screen sh		ck was blocked	l. Cleared rock f	from punch	Ran with no issues.	JE	RTIARY ISSU	ES		
ite.			ping screen sh	ut down. Top de									
Primary Scale			ping screen sh	ut down. Top de			8's_	323	Con	ocrete Sand			
Primary Scale2A	1,82		467's _ . 57's _	ut down. Top de			8's_		Con	ocrete Sand			
Primary Scale 2A Surge Tunnel	1,82	28	467's _ 57's _ 67's _	ut down. Top de			8's _ 1/4" _ 10's _	323	_ Con _ W	ocrete Sand			
Primary Scale2A	1,82	28	467's _ 57's _ 67's _	ut down. Top de			8's _ 1/4" _ 10's _	323	_ Con _ W	ocrete Sand			
Primary Scale 2A Surge Tunnel	1,82	28	467's _ 57's _ 67's _	ut down. Top de			8's _ 1/4" _ 10's _ /ashed 10's _	323	_ Con _ W	ocrete Sand			
Primary Scale 2A Surge Tunnel	1,82	28	467's_ 57's_ 67's_ 7's_	ut down. Top de		Processed/W	8's _ 1/4" _ 10's _ /ashed 10's _	323	_ Con _ W	ocrete Sand			
Primary Scale 2A Surge Tunnel Tertiary Tunnel	1,82	78	467's_ 57's_ 67's_ 7's_	ut down. Top de	 	Processed/W	8's _ 1/4" _ 10's _ /ashed 10's _	323	_ Con _ W	crete Sand /ashed 57's	SPECIFICS		
Primary Scale2A Surge Tunnel Tertiary Tunnel	1,82 1,47 BUCKETS_	78	467's_ 57's_ 67's_ 7's_ TONS PER BUCKET_	ut down. Top de	PO TONNAGE	Processed/W	8's _ 1/4" _ 10's _ /ashed 10's _	323	Con W	crete Sand /ashed 57's	SPECIFICS FINISH:		
Primary Scale	1,82	78	467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _	ut down. Top de	PO TONNAGE 707AL	Processed/W PRTABLE PR	8's _ 1/4" _ 10's _ /ashed 10's _	323 BAR MEASURMENTS	Con W	crete Sand /ashed 57's	SPECIFICS FINISH:		
Primary Scale	1,82 1,47 BUCKETS RT TIME	78	467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _	ut down. Top de	PO TONNAGE 707AL	Processed/W PRTABLE PR	8's _ 1/4" _ 10's _ /ashed 10's _	323 BAR MEASURMENTS	Con W START:	crete Sand /ashed 57's	SPECIFICS FINISH:		
Primary Scale 2A Surge Tunnel Tertiary Tunnel JOB # NUMBER OF E PRE TIME 3744	1,82 1,47 BUCKETS RT TIME RT TIME	78	467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _	ut down. Top de	PO TONNAGE 707AL	Processed/W PRTABLE PR	8's _ 1/4" _ 10's _ /ashed 10's _	323 BAR MEASURMENTS NUMBER OF BARS	Con W START:	crete Sand /ashed 57's	SPECIFICS FINISH:		
Primary Scale 2A Surge Tunnel Tertiary Tunnel JOB # NUMBER OF E PRE TIME STAIR RACE/GOAL STAIR ROCK JAM DO	1,82 1,47 BUCKETS_ R7 TIME R7 TIME ION TIME	78	467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _ DOWN TIME _	ut down. Top de	PO TONNAGE 707AL	Processed/W PRTABLE PR	8's _ 1/4" _ 10's _ /ashed 10's _	323 BAR MEASURMENTS NUMBER OF BARS	Con W START:	crete Sand /ashed 57's	SPECIFICS FINISH:		

DATE	Apr	il 16, 20	25										
WEATHER	(Clouds							THORIZED GNATURE		Markl	lane Sr	
JOB#	B-51	OM		LOCATION		H&K Ma	aterials						
SALES	1	,345.25											
			PRIMA	RY						TERTIARY	,		
PRIMARY TOTAL TONS	CRUSHED_	2,112	TPH	302	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,366		170.75	TPH GOAL	
PRETIME 57.	ART TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7AL	1		PRETIME START TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7.41	1
RACE/GOAL 57.	ART TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7.41	8
BLAST D	OVN TIME_		DOWN TIME _	1	ROCK JA	AM DOWN TIME_		DOWN TIME		SU	JRGE TUNNEL I	FEEDER JAMS	
ACT, PRODUC	TION TIME_			7				ACT, PRODUCTION TIME			8		
POST TIME 37.	ART TIME	3:00 PM	STOP TIME	4:00 PM	707AL	1		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7.41	1
DAILY MSHA INSPECTI	ON DONE?	YES	o ^{NO}	TO	OTAL HRS.	10					TO	OTAL HRS.	10
			PRIMARY IS	CCHEC					76	BTIARY ISSU	HEC		
Down waiting on trucks.			<u> FNMANTA</u>	10000				Ran with no issues.		niiani issi	<i></i>		
Primary Scale	2,11	2	467's				8's	325	Con	ncrete Sand			
2A							1/4"						
Surge Tunnel							10's						
Tertiary Tunnel	1,36	6				Processed/W							
					PC	ORTABLE PR	ODUCTION						
JOB #										CRUSHING	SPECIFICS		
NUMBER OF	BUCKETS		TONS PER BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME ST.	- ART TIME		STOP TIME		7 <i>0</i> 7 <i>AL</i>	0		NUMBER OF BARS	INSTALLED		-		
RACE/GOAL 37.	ART TIME		STOP TIME		TOTAL	0						-	
ROCK JAM D	OVN TIME_		DOWN TIME					BELT SCALE			_		
ACT, PRODUC	TION TIME			0							_		
POST TIME 37.	ART TIME		STOP TIME		7 <i>0</i> 7AL	0							
DAILY MSHA INSPECTI	ON DONE?	YES	O NO	TO	OTAL HRS.	0.00							
ISSUES:													

DATE	Ap	ril 17, 20	25										
WEATHER		Sun						•	UTHORIZED SIGNATURE		Mark L	ane Sr	
JOB#	B-51	ОМ		LOCATION		H&K Ma	aterials						
SALES		1,826.21	· 										
			PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS	CRUSHED	1,616	трн	249	TPH GOAL	400		SECONDARY TOTAL TO CRUSH	NS ED	TPH	162.286	TPH GOAL_	
PRETIME ST.	ART TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRETIME START TA	Hε 6:00 AM	STGP TIME	7:00 AM	TOTAL	1
RACE/GOAL 57	ART TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7AL	8		RACE/GOAL START TA	7:00 AM	STOP TIME	3:00 PM	707AL	8
BLAST	OOVN TIME	0.5	DOWN TIME _	1	ROCK J.	AM DOWN TIME_		DOWNTII	ие <u> </u>	_ su	RGE TUNNEL F	FEEDER JAMS_	
ACT. PRODUC	TION TIME			6 1/2				ACT, PRODUCTION TII	ИE		7		
POST TIME 37	ART TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7 <i>AL</i>	1		POST TIME START TA	3:00 PM	STOP TIME	4:00 PM	707AL	1
DAILY MSHA INSPECTI	ION DONE?	YES	o NO	TC	TAL HRS.	10					TC	TAL HRS.	10
n for blast and waiting	on truck. (F	Running one	PRIMARY IS truck)	SUES				Down for blast and had		<i>FRTIARY ISSU</i> Isfer.	YES .		
Primary Scale	1,6	16	467's				8'6	247	Cor	ncrete Sand			
		10					03_	247	_				
2A		10					_	241		Vashed 57's			
2A Surge Tunnel			57's_				1/4"						
Surge Tunnel			57's _ 67's _				1/4"_ 10's_		v				
Surge Tunnel			57's _ 67's _				1/4" 10's ashed 10's		v				
Surge Tunnel			57's _ 67's _ 7's _			Processed/W	1/4" 10's ashed 10's		v				
Surge Tunnel Tertiary Tunnel	1,13	36	. 57's _ 67's _ 7's _		PO	Processed/W	1/4" 10's ashed 10's			Vashed 57's	SPECIFICS		
Surge Tunnel Tertiary Tunnel JOB #	1,13	36	57's _ 67's _ 7's _ TONS PER BUCKET _		<u>P(</u>	Processed/W	1/4" 10's ashed 10's		V V	CRUSHING:	SPECIFICS FINISH:		
Surge Tunnel Tertiary Tunnel JOB #	1,1; FBUCKETS	36	57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _		P(TONNAGE 707AL	Processed/W	1/4" 10's ashed 10's	BAR MEASURMEN	V V	CRUSHING:	SPECIFICS FINISH:		
Surge Tunnel Tertiary Tunnel JOB # NUMBER OF	1,1: BUCKETS ART TIME	36	57's		P(TONNAGE 707AL 707AL	Processed/W	1/4" 10's ashed 10's	BAR MEASURMEN NUMBER OF BA	V V	CRUSHING:	SPECIFICS FINISH:		
Surge Tunnel Tertiary Tunnel JOB # NUMBER OF PRE TIME 57. RACE/GOAL 57.	1,13 F BUCKETS ART TIME ART TIME OOWN TIME	36	57's		P(TONNAGE 707AL 707AL	Processed/W	1/4" 10's ashed 10's	BAR MEASURMEN NUMBER OF BA	S START	CRUSHING:	SPECIFICS FINISH:		
Surge Tunnel Tertiary Tunnel JOB # NUMBER OF PRETIME 37. RACE/GOAL 37. ROCK JAME	1,1; FBUCKETS ART TIME DOWN TIME	36	57's		P(TONNAGE 707AL 707AL	Processed/W	1/4" 10's ashed 10's	BAR MEASURMEN NUMBER OF BA	S START	CRUSHING:	SPECIFICS FINISH:		

DATE_	April 18, 20	25						THORIZED				
WEATHER	Sun							GNATURE		Mark L	ane Sr	
JOB#	B-510M		LOCATION		H&K Ma	aterials						
SALES	1,379.33		•									
		DDIMA	nv.						TEDTIADY			
	4 929	PRIMAI	261		400		SECONDARY TOTAL TONS	1 077	TERTIARY			
	CRUSHED 1,828	. TPH		TPH GOAL_				1,077	-	143.6		4
	7.00 AM	_	7:00 AM	7 <i>0</i> 7AL	1 .		PRETIME START TIME				7 <i>6</i> 7.4L	1
	7:00 AM	_		7 <i>0</i> 7AL _	8		RACE/GOAL <i>START TIME</i>		-		7 <i>0</i> 7.4£	8
		DOWN TIME _	1	ROCK JA	AM DOWN TIME_		DOWN TIME		- SU	RGE TUNNEL F	EEDER JAMS_	
ACT, PRODU			7				ACT. PRODUCTION TIME			7 1/2		
	3:00 PM	_		707AL	1		POSTTIME <i>START TIME</i>	3:00 PM	STOP TIME		TOTAL	1
DAILY MSHA INSPECT	ION DONE? YES	o ^{NO}	TC	TAL HRS.	10					ТО	TAL HRS.	10
		PRIMARY IS	SUES					<u>JE</u>	RTIARY ISSU	ES		
Down for a goonie, a flat a	nd waiting on trucks. (Ru	inning one truc	k)				Down for clean ouit under	transfer belts	s. (Normal ope	rator out.)		
Primary Scale	1,828	467's_				8's_	237	Con	crete Sand			
2A		57's_				1/4"_		W	ashed 57's			
Surge Tunnel						10's_						
Tertiary Tunnel	1,077				Processed/M	ashed 10's						
				PC	ORTABLE PR	RODUCTION	[
JOB #									CRUSHING S	SPECIFICS		
NUMBER O	FBUCKETS	TONS PER BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME \$1	ART TIME	STOP TIME		TOTAL	0		NUMBER OF BARS	INSTALLED				
RACE/GOAL 57	ART TIME	STOP TIME		7 <i>0</i> 7AL	0							
ROCK JAM I	DOWN TIME	DOWN TIME					BELT SCALE					
ACT. PRODU	CTION TIME		0									
POST TIME \$1	ART TIME	STOP TIME		TOTAL	0							
DAILY MSHA INSPECT	ION DONE? O YES	O NO _		TAL HRS.	0.00							
ISSUES:												

DATE	April 21, 20	25							HORIZED				
WEATHER	Sun								GNATURE		Mark L	.ane Sr	
JOB#	B-510M	_	LOCATION		H&K Ma	aterials							
SALES	1,847.38												
		PRIMA	RY							TERTIARY			
PRIMARY TOTAL TON:	SCRUSHED 1,977	TPH	282	TPH GOAL	400		SECONDARY TO	OTAL TONS CRUSHED	1,203		160.4	TPH GOAL	
	7.ART TIME 6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7AL	1		PRETIME S	- TART TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7AL	1
RACE/GOAL 57	7.00 AM	STOP TIME	2:45 PM	7 <i>0</i> 7AL	7.75		RACE/GOAL s:	TART TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7AL	8
	DOWN TIME	- DOVNTIME	0.75	ROCK JA	AM DOWN TIME			- DOWN TIME	0.5	SU	RGE TUNNEL F	EEDER JAMS	
ACT, PRODU	CTION TIME	_	7				ACT, PRODUC	CTION TIME			7 1/2	_	
POST TIME \$	7.ART TIME 2:45 PM	STOP TIME	4:00 PM	TOTAL	1.25		POST TIME 5:	TART TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
		o NO		TAL HRS.	10			_				TAL HRS.	10
Down to check surge belt t	that stopped. Also waitin	PRIMARY IS ig on trucks.	SSUES				Down to clear of	out the numb		RTIARY ISSU	YES .		
Primary Scale	1,977	467's_				8's	263		Con	crete Sand			
2A		57's_				1/4"			W	ashed 57's			
Surge Tunnel													
Tertiary Tunnel	1,203					ashed 10's							
				PC	ORTABLE PR	RODUCTION	<u> </u>						
JOB#_		_								CRUSHING	SPECIFICS		
NUMBER O	F BUCKETS	TONS PER BUCKET		TONNAGE			BAR MEASU	JRMENTS	START:		FINISH:		
PRETIME 5	TART TIME	- STOP TIME		7 <i>0</i> 7AL	0		NUMBER	OF BARS					
RACE/GOAL 57	TART TIME	_			0								
ROCK JAMI	DOWN TIME	DOVNTIME		-			BEI	LT SCALE					
ACT, PRODU	CTION TIME	_	0					_					
POST TIME 5	TART TIME	STOP TIME		TOTAL	0								
DAILY MSHA INSPECT	TION DONE? O YES	• NO		TAL HRS.	0.00								
ISSUES:													
D 1 1													

DATE	Apr	il 22, 20	25							THORIZED				
WEATHER		Sun								GNATURE		Mark L	ane Sr	
JOB#	B-510	DM		LOCATION		H&K M	aterials							
SALES	1	,763.88												
			PRIMA	RY							TERTIARY			
PRIMARY TOTAL TONS	CRUSHED_	1,737	ТРН	267	TPH GOAL	400		SECONDARY	TOTAL TONS CRUSHED	1,048	TPH	144.552	TPH GOAL	
PRETIME STA	RT TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRE TIME	START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL 574	RT TIME	7:00 AM	STGP TIME _	3:00 PM	707AL	8		RACE/GOAL	START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DO	OWN TIME_		DOWN TIME _	1.5	ROCK JA	AM DOWN TIME			DOWN TIME	0.75	SUI	RGE TUNNEL F	EEDER JAMS_	
ACT, PRODUCT	TION TIME_			6 1/2				ACT, PRODU	JCTION TIME			7 1/4		
POST TIME \$7.4	RT TIME	3:00 PM	STOP TIME _	4:00 PM	TOTAL	1		POST TIME	START TIME	3:00 PM	STGP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTIO	ON DONE?	YES	o ^{NO}	TO	TAL HRS.	10						то	TAL HRS.	10
Down to repair slack adjuste	er and cjan	ge bearing o	n the surge be	ett. Down waiting	on trucks. (Ri	unning one truc	k half day.)	Down to clear	r out transfer	belts from v	vet material.			
Primary Scale	1,73	7					8's_	259)					
2A			57's_				1/4"_			W	ashed 57's			
Surge Tunnel			67's _				10's_							
Tertiary Tunnel	1,04	8	7's_			Processed/V	/ashed 10's_							
					PC	ORTABLE P	RODUCTION	<u> </u>						
JOB #			TONS PER								CRUSHING:	SPECIFICS		
NUMBER OF	BUCKETS_				TONNAGE			BAR MEAS	SURMENTS	START:		FINISH:		
PRETIME STA	RT TIME		STOP TIME _		TOTAL	0		NUMBEI	R OF BARS	INSTALLED				
RACE/GOAL 374	RT TIME		STOP TIME _		767AL	0								
ROCK JAM DO	OWN TIME		DOWN TIME _					ВІ	ELT SCALE			-		
ACT, PRODUCT	TION TIME_			0										
POST TIME STA	_		_		7 <i>0</i> 7AL	0								
DAILY MSHA INSPECTIO	IN DONE? (YES	O NO	TO	TAL HRS.	0.00								

DATE	Apr	il 23, 20	25										
WEATHER		Sun							THORIZED IGNATURE		Mark l	Lane Sr	
JOB#	B-51	OM		LOCATION		H&K M	aterials						
SALES	1	,617.72	· 	-									
			PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS (CRUSHED_	2,076	TPH	297	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,198	TPH	159.733	TPH GOAL_	
PRETIME 574	IRT TIME	6:00 AM	STOP TIME _	7:00 AM	TOTAL	1		PRETIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL 37.4	IRT TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7AL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DO	OVN TIME_		DOWN TIME _	1	ROCK JA	M DOWN TIME		DOWN TIME	0.5	sui	RGE TUNNEL I	FEEDER JAMS_	
ACT, PRODUCT	TION TIME_			7				ACT, PRODUCTION TIME			7 1/2		
POST TIME STA	RT TIME	3:00 PM	STOP TIME _	4:00 PM	7 <i>0</i> 7AL	1		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7AL	1
DAILY MSHA INSPECTIO	ON DONE?	YES	o ^{NO}	TO	TAL HRS.	10					TO	TAL HRS.	10
			PRIMARY I	SSUES					TE	RTIARY ISSU	NES		
Down waiting on trucks.								Down for HP overflow. Ch					
Primary Scale	2,07	'6	467's_				8's_	320	Con	crete Sand			
2A			57's_				1/4"_		W	ashed 57's			
Surge Tunnel			67's_				10's_						
Tertiary Tunnel	1,19	18	7's_			Processed/M	ashed 10's_						
					PC	DRTARI F PI	RODUCTION						
JOB #						MINDEET	1000011011	•		CRUSHING :	SPECIFICS		
NUMBER OF	BUCKETS		TONS PER BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH		
PRETIME STA	RT TIME		STOP TIME		TOTAL	0		NUMBER OF BARS	INSTALLED		•		
RACE/GOAL 37.4	IRT TIME					0						-	
ROCK JAM DO	OVN TIME_		DOWNTIME					BELT SCALE					
ACT. PRODUCT	TION TIME			0									
POST TIME \$74	RT TIME		STOP TIME		7 <i>0</i> 7AL	0							
DAILY MSHA INSPECTIO	ON DONE?	o YES	O NO	TO	TAL HRS.	0.00							
ISSUES:													

DATE	April 24, 20	25					A.117	THORIZED				
WEATHER	Sun							GNATURE		Mark L	ane Sr	
JOB#	B-510M		LOCATION		H&K Ma	terials						
SALES	1,376.56											
		PRIMAR	RY						TERTIARY			
PRIMARY TOTAL TONS	CRUSHED 1,314	TPH	219	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,129		155.724	TPH GOAL	
PRETIME ST	ART TIME 6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRETIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL 57	ART TIME 7:00 AM	STGP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST	0.5 OOWN TIME	DOWN TIME	1.5	ROCK JA	AM DOWN TIME		DOVN TIME	0.75	SU	RGE TUNNEL F	EEDER JAMS	
ACT. PRODUC	TION TIME		6				ACT, PRODUCTION TIME			7 1/4		
POST TIME ST	<i>аят тіме</i> 3:00 РМ	STOP TIME	4:00 PM	707AL	1		POSTTIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	ION DONE? YES	o NO	TC	TAL HRS.	10					то	TAL HRS.	10
·	1,314	467's _ 57's _	g one truck.)			8's_	Down for blast. Pushing in	Con				
Tertiary Tunnel					Processed/Wa	_						
JOB #				PC	ORTABLE PRO	ODUCTION			CRUSHING:	enecieice		
		TONS PER										
NUMBER OF	BUCKETS	BUCKET_		TONNAGE_			BAR MEASURMENTS					
PRETIME 57	ART TIME	STOP TIME _		7 <i>0</i> 7 <i>AL</i>	0		NUMBER OF BARS	INSTALLED				
RACE/GOAL 37	ART TIME	STOP TIME _		7 <i>0</i> 7AL	0							
ROCK JAME	OOVN TIME	DOWN TIME _					BELT SCALE			-		
ACT, PRODUC	CTION TIME		0									
POST TIME ST		STOP TIME _		7 <i>0</i> 7 <i>AL</i>	0							
DAILY MSHA INSPECTI	ION DONE? O YES	O NO	TC	TAL HRS.	0.00							
	I											

DAILY CRUSHING SHEET

MUST BE SENT IN AT THE END OF THE DAY Primary Fax #: 610-222-3037 Secondary Fax #: 610-222-3618

April 25, 2025

DATE	April 25, 20)25		Se	condary Fax #: 6	10-222-3618						
WEATHER	Sun							THORIZED	λ	1ark L	ane Sr	
JOB#	B-510M		LOCATION		H&K Mat	erials						
SALES	1,698.84											
		PRIMA	RY						ERTIARY			
PRIMARY TOTAL TONS	CRUSHED	TPH	0	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,087	TPH	155.29	TPH GOAL	
PRE TIME \$77	ART TIME 6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL STA	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST D	DOWN TIME	DOWN TIME		ROCK J	AM DOWN TIME		DOWN TIME	1	SURC	GE TUNNEL F	EEDER JAMS_	
ACT. PRODUC	CTION TIME		8				ACT. PRODUCTION TIME			7		
POST TIME STA		_		TOTAL	1		POST TIME START TIME	3:00 PM	STOP TIME		TOTAL	11
DAILY MSHA INSPECTI	ION DONE? YES	ONO	TO	TAL HRS.	10					то	TAL HRS.	10
		PRIMARY IS	SUES						RTIARY ISSUES			
Maintenance							Down to clean out transfer	belts under the	product scree	en.		
Primary Scale		467's				8's	261	Conc	rete Sand_			
									shed 57's			
Surge Tunnel												
Tertiary Tunnel	1,087				Processed/Was							
				PC	RTABLE PRO	DUCTIO	N					
JOB#		_		_			_		CRUSHING SP	PECIFICS		
NUMBER OF	F BUCKETS	TONS PER BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRE TIME STA	ART TIME	STOP TIME		TOTAL	0		NUMBER OF BAI	RS INSTALLED				
RACE/GOAL STA	ART TIME	STOP TIME		TOTAL	0							
ROCK JAM D	OOWN TIME	DOWN TIME					BELT SCALE					
ACT. PRODUC	CTION TIME		0									
POST TIME STA	ART TIME	STOP TIME		TOTAL	0							
DAILY MSHA INSPECT	ION DONE? O YES	O NO	TO	TAL HRS.	0.00							
ISSUES:												

DAILY CRUSHING SHEET

MUST BE SENT IN AT THE END OF THE DAY Primary Fax #: 610-222-3037 Secondary Fax #: 610-222-3618

DATE	Ар	ril 28, 20	25		Se	econdary Fax #	: 610-222-3618		JTHORIZED				
WEATHER		Sun							BIGNATURE		Mark L	.aneSr	
JOB#	B-51	IOM		LOCATION		H&K M	aterials						
SALES	,	1,696.05	· 	-									
			PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS	CRUSHED	1,767	TPH	272	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED		TPH	181.38	TPH GOAL	
PRE TIME ST	ART TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL ST	ART TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST	DOWN TIME		DOWN TIME	1.5	ROCK J	AM DOWN TIME		DOWN TIME		SUF	RGE TUNNEL F	EEDER JAMS_	
ACT. PRODUC	CTION TIME			6 1/2				ACT. PRODUCTION TIME			8		
POST TIME ST		3:00 PM	_	4:00 PM	TOTAL	1		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	ION DONE?	YES	ONO	то	TAL HRS.	10					то	TAL HRS.	10
Down to remove a flat from	the scalpin	g screen chu	te and waiting o	on trucks.				Ran with no issues.					
Primary Scale	1,7	67	467's_				8's_	374	Cond	crete Sand			
2A			57's_				1/4"		_ Wa	ashed 57's			
Surge Tunnel			67's_				10's		_				
Tertiary Tunnel	1,4	51	7's_			Processed/W	ashed 10's		_				
					PC	ORTABLE PE	RODUCTION	<u>u</u>					
JOB#										CRUSHING S	SPECIFICS		
NUMBER O	F BUCKETS		TONS PER BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRE TIME STA	ART TIME		STOP TIME		TOTAL	0		NUMBER OF BA	RS INSTALLED				
RACE/GOAL ST	ART TIME		STOP TIME		TOTAL	0							
ROCK JAM I	DOWN TIME		DOWN TIME					BELT SCALE	<u> </u>				
ACT. PRODUC	CTION TIME			0									
POST TIME STA			STOP TIME		TOTAL	0							
DAILY MSHA INSPECT	ION DONE?	O YES	O NO	то	TAL HRS.	0.00							
ISSUES:													

DATE	April 29, 20	25				A11	THORIZED				
WEATHER	Sun						GNATURE		Mark	Lane Sr	
JOB#	B-510M		LOCATION		H&K Materials						
SALES	1,718.98										
		PRIMA	RY					TERTIARY			
PRIMARY TOTAL TONS	CRUSHED 2,281	трн	326	TPH GOAL	400	SECONDARY TOTAL TONS CRUSHED	1,361	TPH	170.125	TPH GOAL	
PRETIME 57	ART TIME 6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7.41	1	PRETIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL 57	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7.41	8	RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7.4L	8
BLAST	DOWN TIME	DOWN TIME	1	ROCK JA	M DOWN TIME	DOWN TIME		SL	IRGE TUNNEL I	FEEDER JAMS	
ACT, PRODUC	CTION TIME		7			ACT, PRODUCTION TIME			8		
POST TIME 57	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7.41	1	POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7.41	1
DAILY MSHA INSPECT	ION DONE? YES	o NO _	 TO	TAL HRS.	10				TO	OTAL HRS.	10
	goonies and waiting for	<i>PRIMARY I</i> s trucks.	SSUES			Ran with no issues.	JE	RTIARY ISSU	IES		
wn to hammer a couple		467's _ . 57's _ . 67's _			1/4" 10's	296	_ Con _ W	crete Sand			
Primary Scale 2A Surge Tunnel	goonies and waiting for 2,281	467's _ . 57's _ . 67's _			1/4" 10's	296	_ Con _ W	crete Sand			
Primary Scale 2A Surge Tunnel	goonies and waiting for 2,281	467's _ . 57's _ . 67's _			1/4" 10's	296	_ Con _ W	crete Sand 'ashed 57's			
Primary Scale 2A Surge Tunnel	goonies and waiting for 2,281	trucks. 467's _ 57's _ 67's _ 7's _			1/4" 10's Processed/Washed 10's	296	_ Con _ W	crete Sand			
Primary Scale 2A Surge Tunnel Tertiary Tunnel	goonies and waiting for 2,281	467's_ 57's_ 67's_ 7's_		PO	1/4" 10's Processed/Washed 10's	296	Con W	crete Sand 'ashed 57's	SPECIFICS		
Primary Scale 2A Surge Tunnel Tertiary Tunnel	goonies and waiting for 2,281 1,361 FBUCKETS	467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _		PO	1/4" 10's Processed/Washed 10's	296	Con W	crete Sand ashed 57's	SPECIFICS FINISH:		
Primary Scale 2A Surge Tunnel Tertiary Tunnel NUMBER O	2,281 1,361 FBUCKETS	467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ 870P TIME _		PO TONNAGE	1/4" 10's Processed/Washed 10's PRTABLE PRODUCTION	296	Con W	crete Sand ashed 57's	SPECIFICS FINISH:		
Primary Scale	2,281 1,361 FBUCKETS ART TIME	467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ 870P TIME _		PO TONNAGE 707AL	1/4" 10's Processed/Washed 10's RTABLE PRODUCTION	296	Con W START:	crete Sand 'ashed 57's CRUSHING:	SPECIFICS FINISH:		
Primary Scale	goonies and waiting for 2,281 1,361 FBUCKETS FART TIME FART TIME	trucks. 467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _		PO TONNAGE 707AL	1/4" 10's Processed/Washed 10's RTABLE PRODUCTION	296 BAR MEASURMENTS NUMBER OF BARS	Con W START:	crete Sand 'ashed 57's CRUSHING:	SPECIFICS FINISH:		
Primary Scale	goonies and waiting for 2,281 1,361 FBUCKETS FART TIME DOWN TIME CTION TIME	trucks. 467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _		PO TONNAGE 707AL	1/4" 10's Processed/Washed 10's RTABLE PRODUCTION	296 BAR MEASURMENTS NUMBER OF BARS	Con W START:	crete Sand 'ashed 57's CRUSHING:	SPECIFICS FINISH:		

DATE_	April 30,	2025					A117	THORIZED				
WEATHER	Sur	1						GNATURE		Mark L	ane Sr	
JOB#	B-510M		LOCATION		H&K Mate	erials						
SALES	1,269	.68										
		PRIMA	RY						TERTIARY	,		
PRIMARY TOTAL TON	s CRUSHED 1,48	3 трн	247	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,049		161.385	TPH GOAL	
PRETIME S	ART TIME 6:00 A	M STOP TIME	7:00 AM	TOTAL	1		PRETIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL s	7:00 A	AM STOP TIME	3:00 PM	7 <i>0</i> 7AL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST	DOWN TIME	DOWN TIME	2	- ROCK JA	M DOVN TIME		DOWN TIME	1.5	SU		EEDER JAMS	
ACT. PRODU	CTION TIME		6				ACT, PRODUCTION TIME			6 1/2		
POSTTIME S	3:00 F	PM STOP TIME	4:00 PM	TOTAL	1		POSTTIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	TION DONE? YES	o NO	TO	OTAL HRS.	10					TO	TAL HRS.	10
Down waiting on trucks at	end of shot. (Runnir	PRIMARY IS	SUES				Down in the morning to cha		<i>RTIARY ISSU</i> d arit screen			
Primary Scale_	1,483	467's				8's_	221	Con	crete Sand			
2A						1/4"						
Surge Tunnel						10's						
Tertiary Tunnel	1,049				Processed/Was	hed 10's						
				<u>P0</u>	RTABLE PROI	DUCTION						
JOB #		TONS PER							CRUSHING :	SPECIFICS		
NUMBER 0	F BUCKETS			TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME S	TART TIME	STOP TIME _		707AL	0		NUMBER OF BARS	INSTALLED				
RACE/GOAL 53	ART TIME	STOP TIME		707AL	0							
ROCK JAM	DOWN TIME	DOWN TIME		_			BELT SCALE					
ACT, PRODU	CTION TIME		0									
POST TIME S	TART TIME	STOP TIME		707AL	0							
DAILY MSHA INSPECT	TION DONE? O YES	O NO	TO	OTAL HRS.	0.00							
ISSUES:	l=6											