AGENDA HILLTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING Monday, August 25, 2025

Next Ordinance # 2025-002 Next Resolution # 2025-014

Ne	ext Resolution # 2025-014		
M	eeting Called to Order: Pledge of Allegiance:		
	 CT JCG JAM DF CEE JDW WA 		
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 the July 28, 2025, Board of Supervisors Meeting		
	b. Bills List: August 12, 2025c. Bills List: August 26, 2025		
	As Written: With Corrections:		
	CT: JCG: JAM:		
4.	Confirmed Appointment:		
	a. Police Officer Swearing In Ceremony, Isaac Fries		
5.	Legal Solicitor's Report:		
	a. Zoning Hearing Board 2025-009 Charles A. Drischer 629 Schoolhouse Rd Requesting Variance and Special Exception		
6.	Planning:		

a. Cablevision Lightpath, LLC Land Development Capital Contribution

7. Engineering:

- a. Johnson Subdivision (Schultz Rd.) Completion Status
- b. HTWSA Well No. 1 Revision Approval

8. Parks & Recreation Recommendations:

- a. Requesting permission to discuss this issue with Chief Englehart
- b. Requesting the township provide the schedule for all athletic fields and other park usage to the Parks and Recreation Board, and that this schedule also be made available to the public online
- c. Requesting that the township create an official email address for the Parks and Recreation Board accessible by the chair or other members of the board as needed
- Requesting a pumpkin painting station at the Trunk or Treat event, with a budget of up to \$1000 for pumpkins and supplies

9. Unfinished Business:

- a. None
- 10. New Business:
 - a. PPL Grant of Right of Way
 - b. Hilltown Township Water and Sewer Authority Amendment to General Utility Easement Agreement
 - c. Deep Run Lease Agreement, Civic Park and Blooming Glen Park
 - d. Motion to approve Ordinance 2025-001
 - e. Motion to authorize Township professional staff to draft a Zoning Ordinance Amendment

11. Manager Update:

- a. Clifford Mungavin, Chal-Brit EMS Chief
- b. Fire Meeting Update
- 12. Supervisor's Comments:
- 13. Public Comment:
- 14. Press Conference:

15. Adjournment:	m·
15 Adiournment	l'ime:
1.J. Aulouiiiiiciii.	I IIIIC.

MINUTES from July 28, 2025 BOS MTG.

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

The regular scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Torrice at 7:01 PM and opened with the Pledge of Allegiance. Also present were Vice Charman James Groff, Supervisor Joseph Metzinger, Township Manager Deanna Ferry, Township Solicitor Jack Wuerstle, and Township Engineer Timothy Fulmer.

1. ANNOUNCEMENTS:

- a. <u>Executive Session</u>- Chairman Torrice announced that an Executive Session took place prior to the start of tonight's meeting to discuss legal and personnel matters.
- 2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
- 3. <u>CONSENT AGENDA:</u>
 - a. Minutes of the June 23, 2025, Board of Supervisors Meeting
 - b. Bills List: July 15, 2025
 - c. Bills List: July 29, 2025

Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously, to approve items 'a' through 'c' on the consent agenda.

- 4. CONFIRMED APPOINTMENT: None
- 5. LEGAL: None
- 6. <u>PLANNING</u>.
 - a. Reserve at Orchard Hill (Schreiner Tract) Subdivision: Township Engineer Fulmer noted this project consists of 25 townhome units with road access through the existing Orchard Hill Subdivision, and went before the Planning Commission for their consideration at their last meeting. Mr. Fulmer introduced Mr. Nate Fox, Counsel for the applicant, who discussed waiver requests from Mr. Wynn's review letter. Discussion ensued regarding the waivers and fee in lieu allocations. A motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff for preliminary and final approval of the subject application conditioned upon the resolution of all items within the letter from Mr. Wynn dated July 9, 2025 including a tree replacement fee of \$95.00 per tree to be placed into escrow, excluding the fee for street improvements, and taking the \$67,125.00 for public dedication to be put towards recreational use at Telegraph Field.

Prior to a vote, Chairman Torrice asked for public comment. Anthony and Maureen Narisi came to the podium to discuss concerns regarding their easement, which encompasses a temporary easement of 7,700 sq. ft. that includes a portion of the cul-de-sac in a neighboring development. Discussion ensued and upon a recommendation from Solicitor Wuerstle, a motion was made to recess by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously at 7:35pm. A motion was made to re-adjourn by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously at 7:51pm. Upon readjournment, Chairman Torrice advised the Narisi Family that he Board will not be holding up the application due to questions regarding a neighboring easement

Page 2 Board of Supervisors July 28, 2025

but will be reaching out to have a meeting regarding options for the easement. Mr. Chuck Calezza came to the podium for public comment next with questions regarding Mr. Wynn's review letter from July 9, 2025, specifically with respect to undue hardship on the applicant. Discussion ensued regarding his concerns. Ms. Terry Shmoland was the final member of the public to share public comment and thanked the Board for taking the neighbor's opinions into consideration with their decision.

Following public comment, the motion was approved unanimously.

- b. Cablevision Lightpath, LLC Land Development: Township Engineer Fulmer advised that the Board of Supervisors recently granted conditional use approval for this project with an identical plan, before introducing Mr. Mease, of Mease Engineering, to discuss the project more. Mr. Mease had a few items in Mr. Fulmer's review letter to discuss with the Board prior to a vote, and discussion ensued. A motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and passed unanimously to approve the preliminary and final land development plan, conditioned upon all items contained in Mr. Wynn's letter dated June 24, 2025, adding the agreement to a capital contribution of street improvements to exclude Orchard Road, and allowing for 12 feet of open space upon approval from Sellersville Fire Department, additionally cost estimated for fees in lieu of will be determined at a later date.
- c. <u>Jasinski Subdivision</u>: Township Engineer Fulmer advised that this project is a 10-lot subdivision which was recommended for preliminary approval at the most recent Planning Commission meeting. There was no public comment. A motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and passed unanimously, for preliminary approval for the proposed tenant single family detached dwelling plan on Hyland Park Road conditioned upon the resolution of all items contained in Mr. Wynn's letter dated July 10, 2025.
- d. Solar Atmospheres Land Development: Township Engineer Fulmer advised that this project is an expansion of an existing manufacturing use on Clearview Road in the LI district and was also approved by the Planning Commission at their last meeting. Representatives from Solar Atmosphere were present to answer the Board's questions and discuss what the business does. There was no public comment. A motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and passed unanimously to approve preliminary and final land development for the subject application contingent upon the resolution of all items within the letter from Mr. Wynn dated June 24, 2025 including the aerial view of the property, parking lot set back, and cartway overlay and sidewalk with a fee in lieu to be determined at a later date.

7. <u>ENGINEERING:</u>

a. Telford Hauling (Waste Management) Land Development Work Hours Request:
Township Engineer Fulmer advised that the Telford Hauling Facility is currently under
construction and informed the Board that they have put in a request for extended hours to
complete the stormwater and sewer pipe laying during hours that the road is less busy.
Mr. Kevin Pack, Project Engineer with Diversified Engineering, was present to give more
information on the request and answer Supervisor questions. Discussion ensued regarding

Page 3 Board of Supervisors July 28, 2025

parameters to extended work hours and limitations on future requests. A motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and approved unanimously, to approve extended hours for Telford Hauling, limited to 5:00pm to 12:00 midnight with machinery stopping at 9:00pm, Monday through Friday, with no work of any kind permitted on Sundays or Holidays, Saturday work hours will be limited to 9:00am to 7:00pm, with any construction work requiring Township oversight having a rate of reimbursement of one and a half times the standard rate for those Township professionals, all subject to minimal complaints to the Township.

8. PARKS & RECREATION RECOMMENDATIONS:

a. Hilltown Civic Park:

- i) Water Line Should be run to the Park
- ii) Water bottle filling station should be installed
- iii) Water should be run through the snack bar
- iv) Gray water tank should be evaluated and replaced if necessary

Chairman Torrice opened the floor to Parks and Recreation Chairman Steve Kendra, who was in attendance to answer any questions regarding these recommendations. For line item 'a' Vice Chairman Groff advised that the water authority would be able to get a water line to the outside of the building. While no cost estimates were provided by the Parks and Recreation Board to the Board of Supervisors, there was no objection to putting in a water bottle filling station, have water accessibility run into the snack bar, or to evaluate the gray water tank.

- b. Requesting an exception to the 'no alcohol' policy for Hilltown Fire Department fundraiser: Chairman Torrice requested the Hilltown Fire Department provide insurance information for their event to help ease concerns from the Township regarding liability. Mr. Jim Foote, President of the Hilltown Fire Company, came to the podium to discuss the request and their coverage for the event.
- c. Requesting an RFP for field improvements at Civic Park, including a new scoreboard with a long chain or Bluetooth, lighting, batting practice cage, warm up pitching areas, netting, and dugouts: Mr. Kendra advised the Parks and Recreation Board was still waiting for Deep Run to get back to them with quotes for these items.
- d. Requesting a staff member for Parks & Recreation be hired by the Township: Mr. Kendra advised the Supervisors that the Parks & Recreation Board would like a part-time staff member to assist with getting quotes and doing administrative work to aid the Board in providing recommendations to the Board of Supervisors, noting that they are only volunteers. Vice-Chairman Groff stated he did not feel we are there yet, to which Chairman Torrice agreed. Supervisor Metzinger noted he didn't feel it would be a massive lift on existing administrative staff to support the Parks and Recreation Board, to which Chairman Torrice again agreed. Dr. Ferry agreed that simple requests are not a huge lift, and noted that she does put her time into helping the Board get what they need for their meetings, providing updates on parks, in addition to Mr. Thomas Hess contributing his time to the Board as well.

Page 4 Board of Supervisors July 28, 2025

Chairman Torrice also wished to address trash at the Tot lot open space in the Longleaf Development, which Mr. Kendra explained that he would want to move a trash can from Forest Road Park to the Longleaf open space lot. Chairman Torrice said it wouldn't be a problem to do that.

Chairman Torrice then advised that the next meeting for Parks and Recreation would be next Thursday night at 7:00pm at Berry Brow open space.

9. UNFINISHED BUSINESS: None

10. NEW BUSINESS:

a. Motion to approve H&K Extended Hours Request for August, 2025: Township Manager Ferry advised that H&K was seeking approval for the extended hours of 6:30pm – 6:30am, from August 1, 2025 thru August 31, 2025, excluding Holidays. A motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously to approve the extension of hours for Chalfont Asphalt and Quarry to operate between the hours of 6:30pm – 6:30am, Monday through Saturday, between August 1 and August 31, 2025, excluding holidays.

11. MANAGER UPDATE:

- a. <u>Budget Update 2025 Quarter Two (2)</u>: Dr. Ferry presented on the status of the 2025 budget following the close of quarter two in the Township's fiscal year. Notably, interest has exceeded estimates in most of the accounts, expenses are mostly on target for the year, and revenue is continuing to come in primarily through the continued collection of taxes.
- 12. <u>SUPERVISOR'S COMMENTS</u>: Chairman Torrice commented on a job well done by Public Works on road improvements.
- 13. <u>PUBLIC COMMENT</u>: Mr. Glenn Wimmer came forward to discuss the Target Shooting Ordinance, noting it's a bit of a gray area in Hilltown. Mr. Wuerstle noted that he would bring Dr. Ferry up on speed on the issue and what's been done in the past in the Township and that we would reach out shortly.
- 14. PRESS CONFERENCE: None
- 15. <u>ADJOURMENT:</u> Upon a motion from Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously, the July 28, 2025, Hilltown Township Board of Supervisors meeting was adjourned at 9:18 PM.

Respectfully submitted,

Deanna Ferry, DPA Township Manager

(*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Board of Supervisors at a public meeting).

SOLICITOR'S REPORT



HILLTOWN TOWNSHIP

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

www.hilltown.org

MEMORANDUM

August 12, 2025

To:

Board of Supervisors

From:

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

RE:

629 Schoolhouse Rd – Variances and Special Exception

Applicant:

Charles A. Drischer (Owner)

Affected Property:

629 Schoolhouse Rd - TMP # 15-001-097

Zoning District(s):

LI – Light Industrial

Requested Action:

Applicant is requesting a five variances and a special exception to develop a 0.588 acre lot for use H9 (Outdoor/Wholesale Storage)

Summary:

- (1) The proposed non-accessory structures require a 50 ft rear yard setback and a 30 ft side yard setback; whereas, the applicant
- proposes 15 ft rear and side yard setbacks.
- (2) The applicant proposes to not require a Flood Study; whereas, the zoning ordinance requires the applicant to submit a floodplain identification study for the areas abutting streams and watercourses where the one-hundred-year floodplain has not been delineated by the Flood Insurance Study.
- (3) The applicant proposes a 75% disturbance of steep slopes (8%-15%); whereas, a maximum of 60% disturbance is allowed.
- (4) The applicant proposes a 42% disturbance of steep slopes (15%-25%); whereas, a maximum of 30% disturbance is allowed.
- (5) Applicant requests a variance to permit the proposed use on a non-conforming lot per the Performance Standards Bulk and Area Table which requires a minimum 2 acres.

(6) Applicant requests the special exception for the development of a non-conforming lot which lawfully existed prior to the exactment of the zoning ordinance chapter.

Requested Variance:

ZO §160-23.I(4). Nonresidential Accessory Building.

ZO §160-28.A(2). Floodplain

ZO §160-28.B(1). Eight to 15%.

ZO §160-28.B(2). Fifteen to 25%.

ZO §160-50.A. Minimum lot size.

ZO §160-61.B. Continuation.

File



Via E-mail Only (BuildingandZoning@hilltown.org)

June 12, 2025

Caitlin M. Mest, Zoning Officer Hilltown Township 13 West Creamery Road, Box 260, Hilltown, PA 18927

Re: Zoning Review - 629 Schoolhouse Road, Hilltown, Township T.M.P. I.D. No. 15-001-097 (the "Property")

LI – Light Industrial Zoning District

Ms. Mest:

Enclosed please find a Zoning Plan prepared by Dumack Engineering dated May 29, 2025 (4 Sheets), pertaining to a plan for Outdoor Storage (Use No. H-9) at the above-captioned Property. Prior to submitting a formal Zoning Application, we are hereby requesting a Zoning Opinion as to the attached Plans. Specifically, we request confirmation that the following relief is all that is required for this project:

- 1. **Section 160-23.I.(4).** A Variance to allow accessory buildings (storage containers) to have a rear and side yard setback of 15 feet,
 - **2. Section 160-28.A.(2).** A Variance to not require a Flood Study.
- **3. Section 160-28.B.(1)**. A Variance to permit a 75% disturbance of Steep Slopes (8-15%) instead of the allowable 60%.
- **4. Section 160-28.B.(2).** A Variance to permit a 42% disturbance of Steep Slopes (15-25%) instead of the allowable 30%.
- **5. Section 160-50.A.** A Variance to permit the establishing of the use on a non-conforming lot.
- **6. Section 160-61.B.** A Special Exception to permit the use on a non-conforming lot.

If you require a fee to issue your Zoning Opinion, please let us know and we will have a check delivered to Hilltop Township, as the Fee Schedule indicated that the same is in the discretion of the Zoning Officer. Thank you for your careful attention to this matter. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Andrew P. Griffin, Esquire

APG/vsp Enclosure

cc:

Chuck Discher (via e-mail only)
John Richardson, M.S., P.E. (via e-mail only)



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 #: 2025-009
Date Files: 7-31-25
Receipted By: TC

1000

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.

		CIMIL
Date:	7-31-2025	Initials
1.	Applicant:	
	a. Name: Charles A. Drischer	
	b. Mailing Address:	
	c. Phone Number:	
	d. State whether the Applicant is: (Check one or more if applicable,)
	 Owner of Legal Title Owner of Equitable Title Tenant with the Permission of Legal Title 	
2.	Applicant's Attorney: (if any)	
	a. Attorney's and Firm Name: Andrew P. Griffin, Esquire, C	Curtin & Heefner LLP
	b. Mailing Address:	
	Yardley, PA 19067	
	c. Phone Number:	_
	d. Email Address:	

250473

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

3.	Property Information: 629 Schoolhouse Road, Sellersville, PA 18960					
	a. Present Zoning Use Classification: LI - Light Industrial Zoning District					
	b. Tax Parcel Number: 15-001-097					
	c. Location: (with reference to nearby intersections or prominent features):					
	The Property abuts Schoolhouse Road, between the intersection					
	of Bethlehem Pike to the West and Keystone Drive to the East.					
4.	Present Use: Vacant lot with driveway cut-in, previously strewn with debris and improved with single-family residence					
5.	Proposed Use:(if different) Use No. 9 - Outdoor Storage (Permitted Use)					
	Classification of Appeal: (Check one or more if applicable)					
	X A. Request for a Variance (Zoning Ordinance §160-104.A) X B. Request for Special Exception (Zoning Ordinance §160-104.B) C. Interpretation of Law D. Appeal from action of the Zoning Officer (Attach all related correspondence) E. Other (Please specify)					
7.	Cite Zoning Ordinance sections applicable to, and summarize, relief request: (use separate paper if necessary) Variances: Sections 160-23.1.(4), 160-28.A.(2), 160-28.B.(1) and (2), and 160-50.					
	Variance/Special Exception: Section 160-61.B.					
	See Attached Supplement to Zoning Application.					
8.	Have any previous appeals been filed regarding this property: a. If yes, please explain: Not applicable (N/A).					
	b. Prior Appeal Number: Not applicable (N/A).					
	hereby certify that the above information is true and correct to the best of my (our) knowledge,					
lame:	Date: 7-26-2025					
ame:	Date:					





July 30, 2025

<u>Via Hand-Delivery and E-mail Only</u> (BuildingandZoning@hilltown.org)

Caitlin M. Mest, Zoning Officer Hilltown Township 13 West Creamery Road, Box 260, Hilltown, PA 18927

Re:

Zoning Application - 629 Schoolhouse Road, Hilltown, Township

T.M.P. I.D. No. 15-001-097 (the "Property")

LI – Light Industrial Zoning District

Ms. Mest:

Enclosed please find six (6) copies of a Zoning Hearing Board Application for the above-captioned property (the "<u>Application</u>"), along with a check for the Application Fee in the amount of Two Thousand Dollars (\$2,000.00). Please schedule the Application for the next available date with the Hilltown Township Zoning Hearing Board.

A digital copy of the Application is being e-mailed contemporaneously with the hand-delivery of the hard-copy submission.

Thank you for your careful attention to this matter. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Andrew P. Griffin, Esquire

APG/vsp Enclosure

CC:

Chuck Discher (via e-mail only)

John Richardson, M.S., P.E. (via e-mail only)

HILLTOWN TOWNSHIP ZONING HEARING BOARD

Application for Zoning Variances

Charles A. Drischer 629 Schoolhouse Road, Sellersville, PA 18960 Tax Map Parcel I.D. No. 15-001-097

SUPPLEMENT TO ZONING HEARING BOARD APPLICATION

A. The Property.

The Property is currently vacant, largely wooded, surrounding be a chain-link fence, and has an existing driveway cut-in onto Schoolhouse Road. The Applicant purchased the Property on or about June 4, 2024 in this condition. However, based upon historical images of the Property, it was previously in a state of disrepair, being strewn with construction materials, tarps, broken down

¹ The Base Site Area for the Property is .502 acres (i.e., .588 acres, less the ultimate right-of-way of .086 acres). See Zoning Plan, **Exhibit "E."**

lawn mowers, tires, utility trailers, tractor truck trailers, and other miscellaneous debris. A true and correct copy of Google Street View images of the Property from May 2009, October 2017, and August 2019 are attached hereto, collectively, as **Exhibit "C."** The Property was also previously improved with a single-family detached dwelling of approximately 1,550 sq.ft., which was demolished by the prior owner between 2024 and 2024, as shown by satellite images from the online Bucks County Parcel & Floodplain Viewer. See Exhibit "B."

B. The Proposed Use.

The Applicant proposes to develop the Property with a 10,958 square foot (apprx. .260 acres) stone storage area to lease for the storage of contractor utility trailers, light duty excavation equipment and vehicles, and related materials (the "Proposed Use"). The Applicant intends to target tree service, paving, landscaping, and/or construction companies as tenants for the Property. The Proposed Use will include two (2), 8 feet x 40 feet (320 sq.f.t), Conex storage containers placed in the northwestern corner of the property and room for eighteen (18) parking spaces, which is one (1) more than the seventeen (17) parking spaces required by the Hilltown Township. See Section 160-23.H.(9).(f). A representative photograph of the Conex storage containers is attached hereto as Exhibit "D." The Proposed Use is more particularly described in the Zoning Plan prepared by John Richardson, M.S., P.E., of Dumack Engineering dated May 29, 2025 (4 sheets), which is attached hereto as Exhibit "E." As shown on the Zoning Plan, the Proposed Use will require grading and, ultimately, will be shielded from neighboring properties by a privacy fence and appropriate landscaping.

Pursuant to the Table of Land Use Regulation at Section 160-22 of the Hilltown Township Zoning Ordinance, Section 160-1, et seq., the Proposed Use, which is classified as Use No. H9 – Outdoor/Wholesale Storage, is a permitted use at the Property, subject to the following regulations:

- (a) No part of the street right-of-way, no sidewalk or other areas intended or designated for pedestrian use and no required parking areas may be included within the storage area.
- (b) Explosive, toxic, radioactive or highly flammable materials shall not be permitted under this use type.
- (c) Storage shall occupy an area of no more than 75% of the lot area.
- (d) Storage areas shall not exceed a height of eight feet.
- (e) Storage areas shall be shielded from view from all public streets and residential uses.
- (f) Parking: one off-street parking space for every 500 square feet of gross storage area, plus one space for each company vehicle normally stored on the premises.
- (g) Uses constituting outdoor storage as a primary use shall be restricted to the following accessory uses: I4 Accessory Building; I6 Temporary Structure; I7 Off-Street Parking; I8 Signs; and I14 Commercial Accessory Office, subject to the additional requirements set forth for the above accessory uses.

Section 160-23.H.(9).

The Proposed Use will be compliant with all of the foregoing regulations. However, the Applicant will need five (5) variances and one (1) Special Exception to enable any reasonable use of the Property. The Zoning Officer confirmed that this is all of the relief required by e-mail dated June 20, 2025. A true and correct copy of the June 20, 2025 e-mail from the Zoning Officer is attached hereto as **Exhibit "F."**

This required relief does not emanate from the Applicant's desire to utilize the Property for the Proposed Use. Instead, any reasonable use of the Property, given the existence of steep slopes and the application of the dimensional setback requirements in the Zoning Ordinance to the undersized Property, would require zoning relief. Simply put, the permitted building envelope on the Property, which is almost non-existent, would make it impossible to enjoy the reasonable use and development of the Property without zoning relief.

C. Relief Requested.

To facilitate the Proposed Use of the Property, the Applicant requests relief from the following sections of the Hilltown Township Zoning Ordinance (the "Zoning Ordinance"):

1. Section 160-23.I.(4).

Pursuant to Section 160-23.I., "[a]ccessory uses and structures on the same lot and customarily and incidental to the permitted principal use are permitted by right" in the LI-Light Industrial Zoning District. Section 160-23.H.(9).(g). expressly provides that "accessory buildings" under Section 160-23.I.(4) constitute a customarily and incidental use for Use No. H9 -Outdoor/Wholesale Storage. However, Section 160-23.I.(4). also indicates that these permitted, "accessory buildings" must meet the minimum setbacks for non-residential building and uses within the Zoning District. Pursuant to Section 160-27, the minimum rear yard setback is 50 feet and the minimum side yard setback is 30 feet. The Applicant is requesting variance to allow a 15 foot rear and side yard setback in the northwestern corner of the Property for the placement of the two (2) Conex storage containers. This placement is necessary to also facilitate the outdoor storage area and the space for seventeen (17) parking spaces on the Property. The Property is abutted to the west by an industrial use Alloy & Stainless Fasteners, and it will be appropriately screened with landscaping and a privacy fence, thereby negating the need for additional setbacks. Given the dimensions of the Property, there is nowhere on the Property that the Conex storage containers could be placed that would not require zoning relief.

2. Section 160-28.A.(2).

The Applicant requests a variance from Section 160-28.A.(2) to not require a Flood Study for the Proposed Use of the Property, when the Applicant is otherwise required to submit a floodplain identification study for the areas abutting streams and watercourses where the one-

hundred-year floodplain (one-percent annual chance flood) has not been delineated by the Flood Insurance Study. This requirement is cost prohibitive, the Bucks County GIS Map does not show that the Property is inundated by the Floodplain, and the Proposed Use of the Property will be setback from the stream located to the east of the Property. The Applicant also previously received confirmation from the Bucks County Conservation District ("BCCD") that the plan was adequate for erosion and sediment pollution control pursuant to Chapter 102, Erosion Control, relating to the Pennsylvania Clean Streams Law. A true and correct copy of the BCCD Letter dated November 12, 2024 is attached hereto as **Exhibit "G."**

3. Section 160-28.B.(1).

The Applicant requests a variance from Section 160-28.B.(1). to permit a seventy-five percent (75%) disturbance of steep slopes (8%-15%), when a sixty percent (60%) disturbance of steep slopes (8%-15%) is otherwise permitted. As shown by the Existing Features Plan on Page 2 of the Zoning Plan, the Applicant is limiting the disturbance of steep slopes on the Property. However, because a substantial majority of the Property comprises steep slopes, a a variance from Section 160-28.B.(1). is necessary to permit the reasonable use of the Property.

The Property was previously in a state of disrepair, being strewn with construction materials, tarps, broken down lawn mowers, tires, utility trailers, tractor truck trailers, and other miscellaneous debris. **See Exhibit "C."** The Property was also previously improved with a single-family detached dwelling of approximately 1,550 sq.ft., which was demolished by the prior owner between 2024 and 2024. **See Exhibit "B."** As such, the steep slopes on the Property have already been previously disturbed, and, at least to an extent, are as a result of prior development on the Property. The variance is also necessary to enable the reasonable use of the Property, as the development and use of the Property is not possible without some disturbance of steep slopes.

4. Section 160-28.B.(2).

Similarly, the Applicant requests a variance from Section 160-28.B.(2). to permit a forty-two percent (42%) disturbance of steep slopes (15%-25%), when a thirty percent (30%) disturbance of steep slopes (15%-25%) is otherwise permitted. Again, and as shown by the Existing Features Plan on Page 2 of the Zoning Plan, the Applicant is limiting the disturbance of steep slopes on the Property. However, because a substantial majority of the Property comprises steep slopes, a a variance from Section 160-28.B.(1). is necessary to permit the reasonable use of the Property. See also Subsection 3 of this Application above.

5. Section 160-50.A.

The Applicant requests a variance from Section 160-50.A. to permit the Proposed Use at the Property on a non-conforming lot of .502 acres (i.e., .588 acres, less the ultimate right-of-way of .086 acres), when a minimum lot of 2 acres is otherwise required pursuant to the Table of Performance Standards – Bulk and Area, Section 160, Attachment 3. The Property is non-conforming as to lot size, being .502 acres (i.e., .588 acres, less the ultimate right-of-way of .086 acres), when a minimum lot of 2 acres is otherwise required pursuant to the Table of Performance Standards – Bulk and Area, Section 160, Attachment 3. The Property lawfully existed as a buildable lot prior to the enactment of the Zoning Ordinance, as shown by the historic images provided at **Exhibits "B"** and "C." Specifically, the Property was previously developed with a single-family residence that fell into a state of disrepair, being strewn with construction materials, tarps, broken down lawn mowers, tires, utility trailers, tractor truck trailers, and other miscellaneous debris. The single-family residence was demolished in approximately 2023 or 2024.

See Exhibit "B."

6. Section 160-61.B.

Section 160-61.B. provides, in pertinent part, that "[a] nonconforming lot which lawfully existed prior to the enactment of this chapter . . . may be developed by special exception for uses permitted in the particular district and shall conform to all other requirements specified in this chapter other than lot size[.]" The Property is non-conforming as to lot size, being .502 acres (i.e., .588 acres, less the ultimate right-of-way of .086 acres), when a minimum lot size of 2 acres is otherwise required pursuant to the Table of Performance Standards – Bulk and Area, Section 160, Attachment 3. However, the Property lawfully existed as a buildable lot prior to the enactment of the Zoning Ordinance, as shown by the historic images provided at **Exhibits "B"** and "C." Specifically, the Property was previously developed with a single-family residence that fell into a state of disrepair, being strewn with construction materials, tarps, broken down lawn mowers, tires, utility trailers, tractor truck trailers, and other miscellaneous debris. The single-family residence was demolished in approximately 2023 or 2024. See **Exhibit "B."**

Therefore, the Applicant seeks a Special Exception to allow the permitted use, being Use No. H9 – Outdoor/Wholesale Storage, at the undersized Property. The Applicant also seeks a variance from Section 160-61.B. to the extent the Proposed Use does not conform to the other requirements of the Zoning Ordinance as set forth within the variance requests within this Application. As previously explained, the existence of steep slopes and the application of the dimensional setbacks required by the Zoning Ordinance to the Property, result in a building envelope that renders the Property unusable for all intents and purposes without zoning relief.

EXHIBIT "A"

Deed to the Property

[Attached Behind]

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2024023161 Recorded On 6/12/2024 At 11:52:21 AM

* Total Pages - 5

- * Instrument Type DEED
 - Invoice Number 1382708
- User KLJ

\$3,681.75

- * Grantor COLOR PRINT SCREENING INC
- * Grantee DISCHER, CHARLES A
- * Customer SIMPLIFILE LC E-RECORDING
- * FEES

TOTAL PAID

STATE TRANSFER TAX	\$1,800.00			
RECORDING FEES	\$81.75			
PENNRIDGE SCHOOL	\$900.00			
DISTRICT REALTY TAX				
HILLTOWN TOWNSHIP	\$900.00			

Bucks County UPI Certification On June 11, 2024 By TF

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO: FIRST SERVICE ABSTRACT, INC. 5698 RIDGE ROAD NEW HOPE, PA 18938

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



Daniel J. McPhillips Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
15-001-097- - HILLTOWN TWP

CERTIFIED 06/11/2024 BY TF

Prepared by and Return to:

First Service Abstract, Inc. 6464 Lower York Road, Suite B New Hope, PA 18938

File No. FSA-PA-12402 Parcel No: 15-001-097

Premises:

629 Schoolhouse Road Sellersville, PA 18960

Color Print Screening, Inc., a Pennsylvania Corporation

(hereinafter called the Grantor), of the one part, and

Charles A. Discher

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee,

ALL THAT CERTAIN messuage and lot of land situated in the Township of Hilltown, County of Bucks and State of Pennsylvania. bounded and described as follows, to wit:

BEGINNING at a point a corner in the middle of a public road; thence by land of now or late Jonas L. Fluck, North 24 degrees West (having been set forth erroneously in a prior deed as North 04 degrees West) 7.6 perches to a corner; thence by other lands of now or late Jonas L. Fluck, North 61-1/2 degrees East 12,44 perches to a corner: thence by land of now or late John A. Fluck, South 23-3/4 degrees East 7.6 perches to a corner on the North side of the aforesaid public road: thence along the said public road, and by lands of now or late John A. Fluck. South 61-1/2 degrees West 12.44 perches to the place of beginning.

Tax ID / Parcel No. 15-001-097

Being the same premises which Gregory Hasy by Deed dated 10/25/2022 and recorded 10/27/2022 in Bucks County in Instrument No. 2022064599 conveyed unto Color Print Screening, Inc., in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, its successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantee, his/her/their heirs, that the said Grantor, and its successors, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his/her/their heirs, against the said Grantor, its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

Color Print Screening Inc. a Pennsylvania Corneration
Jenrey Robert Brobst, President
STATE/COMMONWEALTH OF : COUNTY OF day of June , 20 24 , before me, the undersigned Notary Public, personally appeared Jeffrey Robert Brobst, President of Color Print Screening, Inc., as that they as such authorized officer(s), being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the said entity by themselves as authorized officer(s). I hereunto set my hand and official seal. Commonwealth of Pennsylvanta - Notary Seal Bucks County My Commission Expires March 31, 2027 My notary public My notary expires: 3/31/27
The complete post office address of the Grantee/buver:
On behalf of the grantee/buver

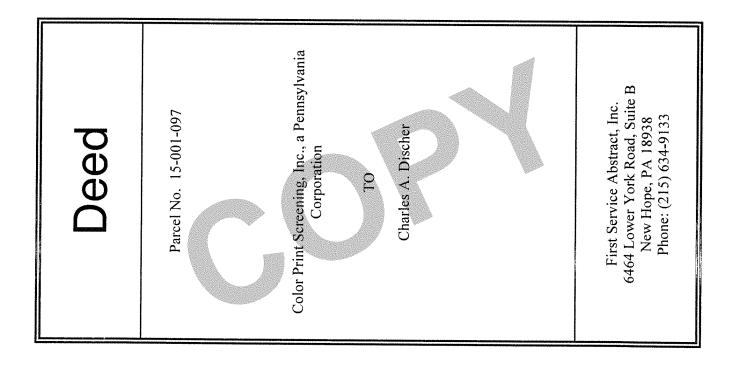


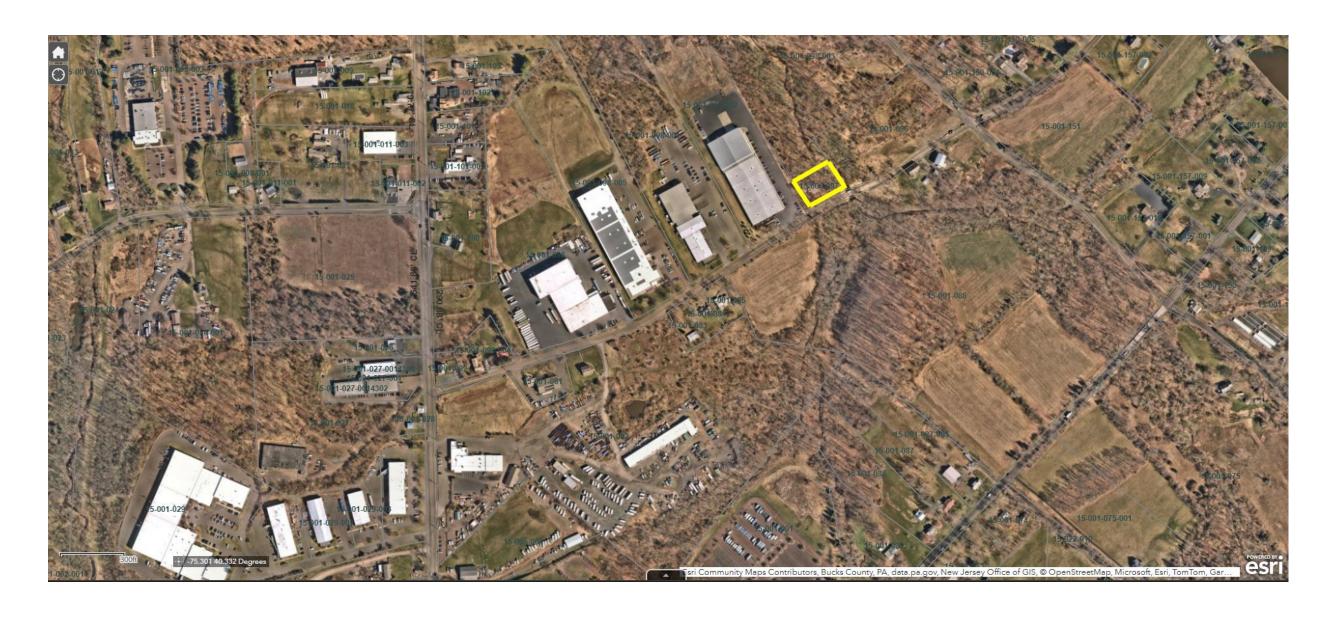
EXHIBIT "B"

Satellite Images Bucks County Parcel & Floodplain Viewer Dated 2023 and 2024

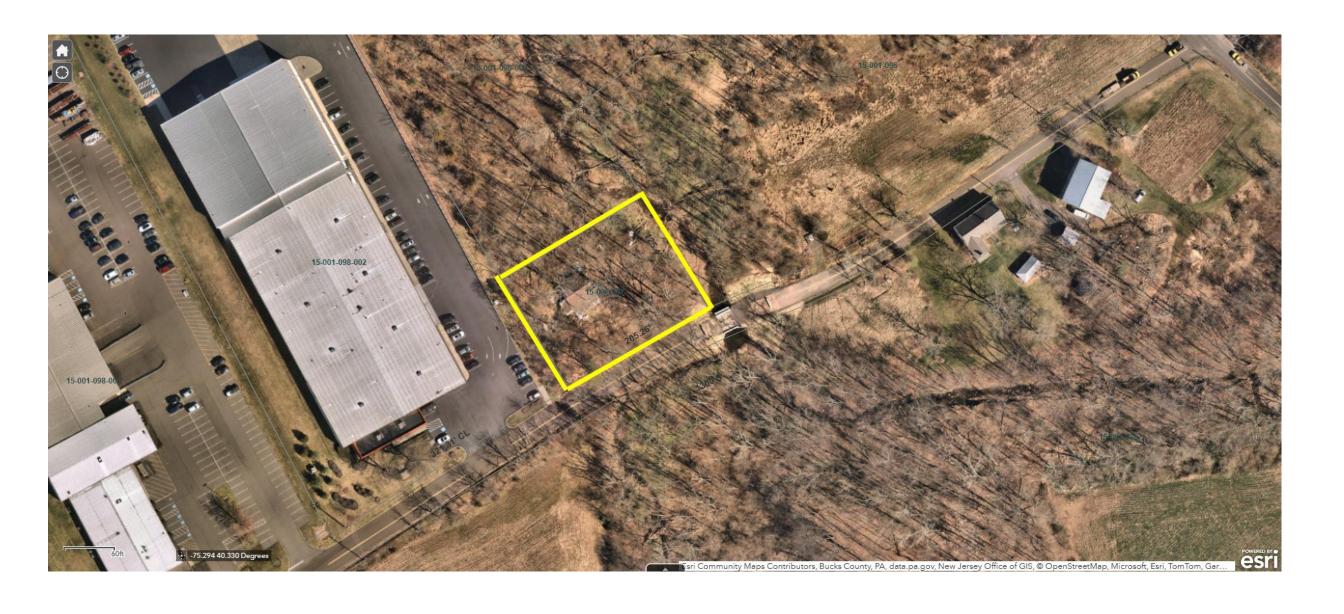
[Attached Behind]

2023 AERIAL IMAGERY (NEAR MAP) (Surrounding Neighborhood)

https://bucksgis.maps.arcgis.com/apps/webappviewer/index.html?id=2eda3020dd9847eaa00d1d6c0764a607

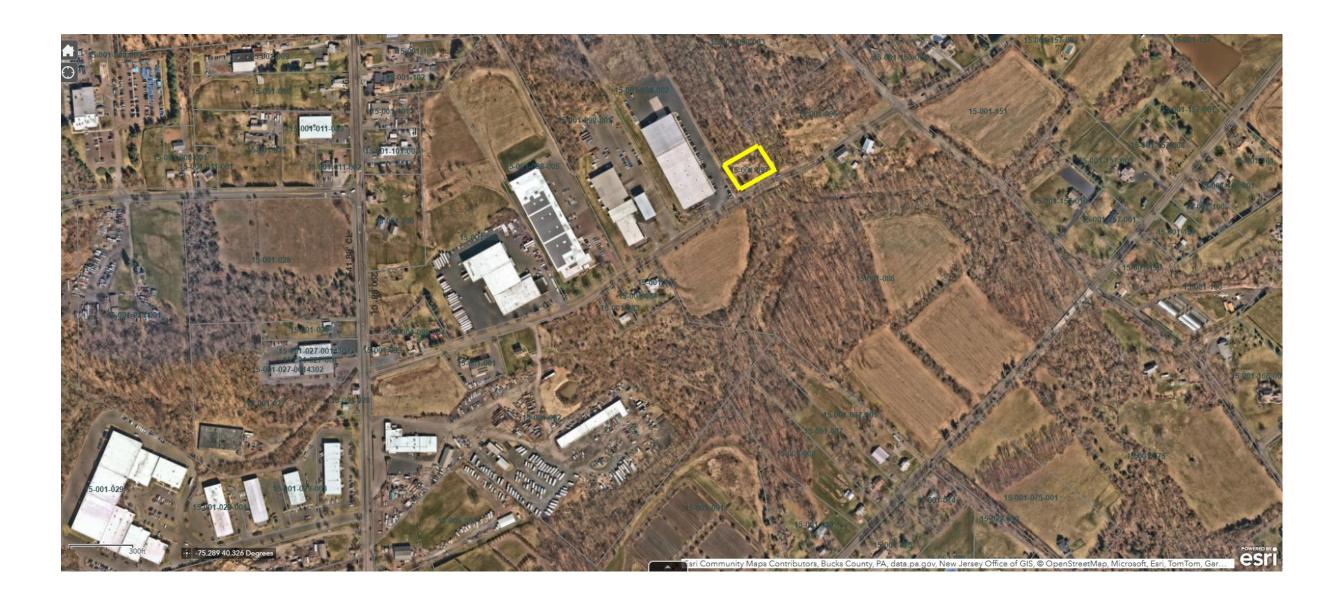


2023 AERIAL IMAGERY (NEAR MAP) (Showing Previously Existing Residence)
https://bucksgis.maps.arcgis.com/apps/webappviewer/index.html?id=2eda3020dd9847eaa00d1d6c0764a607



2024 AERIAL IMAGERY (NEAR MAP) (Surrounding Neighborhood)

https://bucksgis.maps.arcgis.com/apps/webappviewer/index.html?id=2eda3020dd9847eaa00d1d6c0764a607



2024 AERIAL IMAGERY (NEAR MAP) (Showing Demolished Residence)

https://bucksgis.maps.arcgis.com/apps/webappviewer/index.html?id=2eda3020dd9847eaa00d1d6c0764a607



EXHIBIT "C"

Google Street View Images of the Property Dated May 2009, October 2017, and August 2019

[Attached Behind]

Google Maps – Street View Images (May 2009)



Google Maps – Street View Images (October 2017)



Google Maps – Street View Images (August 2019)



EXHIBIT "D"

Image of Representative Conex Storage Container

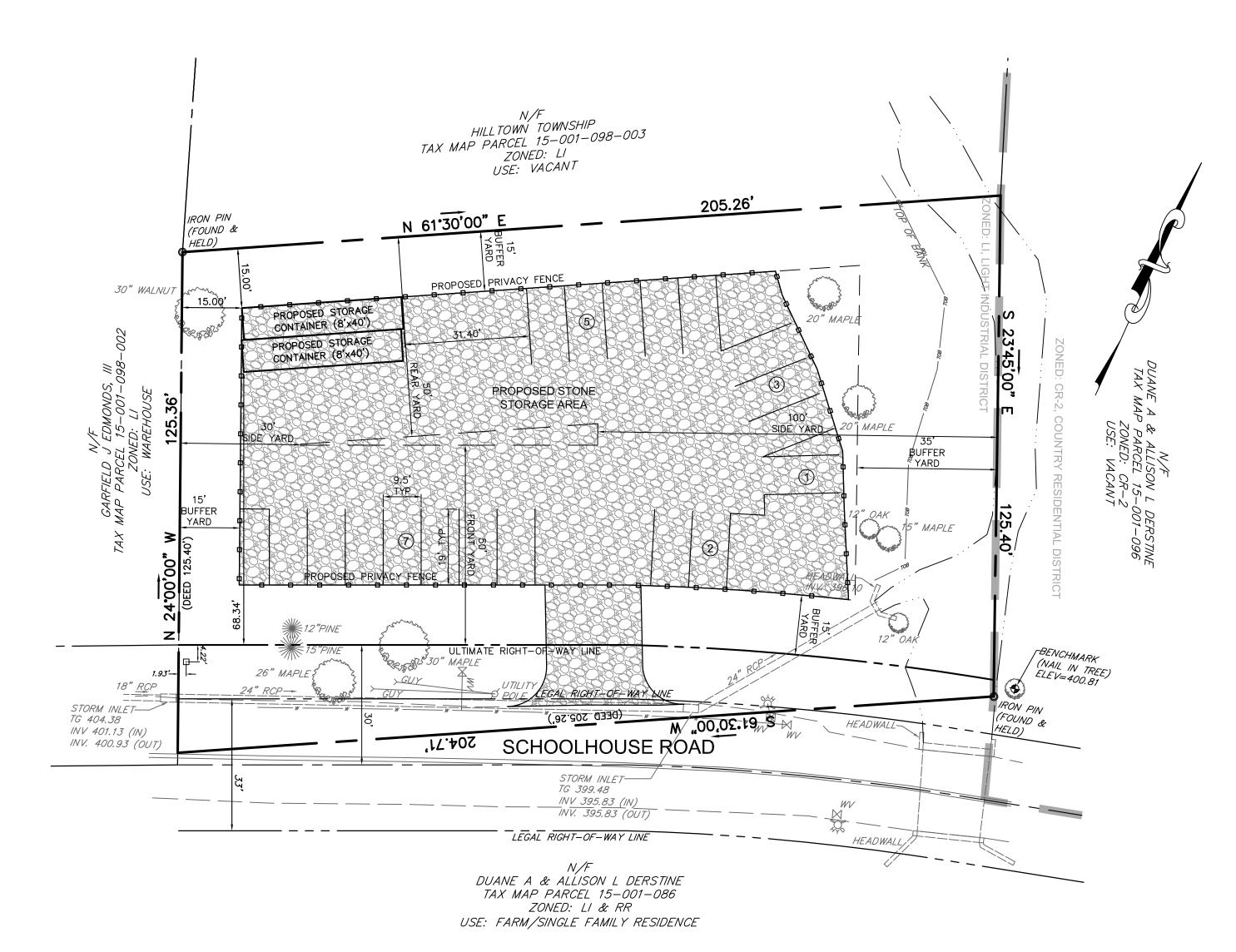
[Attached Behind]



EXHIBIT "E"

Zoning Plan

[Attached Behind]



SITE CAPACITY CALCULATION

1. Certain portions of tracts may not be usable for the activities proposed for the site. These areas shall therefore be subtracted from the site area to determine base site area:

Site area as determined by actual on-site survey.		<u>0.588</u> Ac.
Subtract land within the existing and ultimate right-of-way of existing streets, utility rights-of-way and easements.	-	<u>0.086</u> Ac.
Subtract land which is not contiguous; i.e.,	-	<u>0.000</u> Ac.
A separate parcel which does not abut or adjoin, nor share common boundar	es with, the r	est of the development; and
Land which is cut off from the main parcel (1) by an expressway, arterial, or m 29C of Chapter 140, Subdivision and Land Development, or (2) so that it is iso	•	_
	•	_
29C of Chapter 140, Subdivision and Land Development, or (2) so that it is iso Subtract land which in a previously approved subdivision was reserved for	ated and una	vailable for building purpose

2. Calculate the impervious surface ratio:

(Ir	npervious surface required by Township ordinance within proposed public street right-o	f-way i	not included)
	Buildings		<u>0.000</u> Ac.
	Driveways		<u>0.000</u> Ac.
	Sidewalks		<u>0.000</u> Ac.
	Patios		<u>0.000</u> Ac.
	Stone Storage Area		<u>0.260</u> Ac.
	Other		<u>0.000</u> Ac.
	Equals total impervious surface	=	<u>0.260</u> Ac.
	Divide by base site area less all land area required for proposed public streets	/	<u>0.502</u> Ac.
	Equals impervious surface ratio	=	51.79%
	Maximum allowable impervious surface ratio		60% (0.301 Ac.
	(Table of Performance Standards ^[2])		

3. Calculate maximum number of dwelling units: N/A [Amended 9-26-2011 by Ord. No. 2011-10; 10-24-2022 by Ord. No. 2022-002]

TO PERMIT THE ESTABLISHMENT OF A USE

ON A NON-CONFORMING LOT.

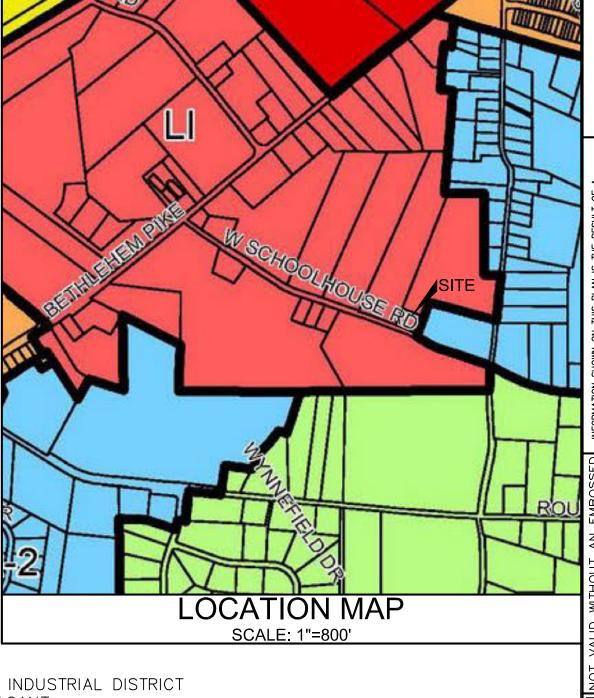
THE FOLLOWING VARIANCES FROM THE HILLTOWN TOWNSHIP ZONING ORDINANCE ARE REQUESTED:

<u>SECTION</u> 160-23.I(4)	VARIANCE TO ALLOW ACCESSORY BUILDINGS (STORAGE CONTAINERS) TO HAVE A REAR YARD AND SIDE YARD SETBACK OF 15 FEET.
160-28.A.(2)	TO NOT REQUIRE A FLOOD STUDY.
160-28.B.(1)	TO PERMIT A 75% DISTURBANCE OF STEEP SLOPES 8-15% INSTEAD OF THE ALLOWABLE 60%.
160-28.B.(2)	TO PERMIT A 42% DISTURBANCE OF STEEP SLOPES 15-25% INSTEAD OF THE ALLOWABLE 30%.

THE FOLLOWING SPECIAL EXCEPTION FROM THE HILLTOWN TOWNSHIP ZONING ORDINANCE IS REQUESTED:

SPECIAL EXCEPTION
TO PERMIT THE DEVELOPMENT OF A
NON-CONFORMING LOT

160-50.A



ZONED: LI, LIGHT INDUSTRIAL DISTRICT EXISTING USE: VACANT

PROPOSED USE: OUTSIDE STORAGE (H-9): ACCESSORY BUILDING

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (TO ULT. ROW)	2.00 AC	0.502 AC* (21,848 SF)	0.502 AC* (21,848 SF)
MINIMUM LOT WIDTH	200 FT	204.68 FT	204.68 FT
MINIMUM FRONT YARD	50 FT	N/A	68.34 FT
MINIMUM SIDE YARD	30 FT	N/A	15 FT
ALONG RESIDENTIAL DISTRICT	100 FT	N/A	N/A
MINIMUM REAR YARD	50 FT	N/A	15 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	60%	N/A	51.79%
MINIMUM BUFFER YARD	15 FT	N/A	15 FT
MAXIMUM STORAGE RATIO	75%	N/A	50.11%

* INDICATES AN EXISTING NON-CONFORMITY

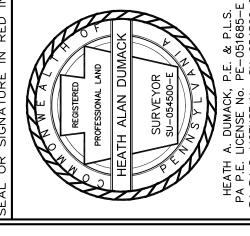
DESCRIPTION	SECTION	
OUTDOOR/WHOLESALE STORAGE ONE (1) OFF-STREET PARKING SPACE FOR EVERY 500 SQUARE FEET OF GROSS STORAGE AREA, PLUS ONE SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES	160-23.H(9)(f)	7,709 SF/500 *1 = 15.4=15 SPACES REQD 2 COMPANY VEHICLES
TOTAL PARKING SPACES REGULAR PARKING SPACES 18		

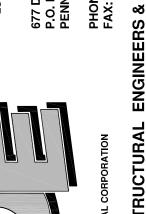
SPACES REQUIRED 17

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT
- 2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0258J, EFFECTIVE DATE
- 3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 5. PARKING SPACE STRIPING SHOWN IS TO SHOW COMPLIANCE FOR REQUIRED PARKING SPACES ONLY; NO PHYSICAL STRIPING IS PROPOSED ON THE

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776





REVISION

EXISTING PARCEL INFO: T.M.P. No. 15-001-097
DEED BOOK: PAGE No. INSTRUMENT No.: 2024023161 CURRENT ZONING: LI

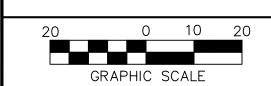
OWNER of RECORD: CHARLES A DISCHER 6324 MILITIA COURT BENSALEM, PA 19020

APPLICANT: SAME AS ABOVE

____w ___w ___w ____

 \bowtie

____x ___x ___x ___x ___x ___x ___x



zoning plan 629 SCHOOLHOUSE ROAD

HILLTOWN TOWNSHIP BUCKS COUNTY, PA

HAD 1"=20' FLAN DATE: MAY 29, 2025

Legend

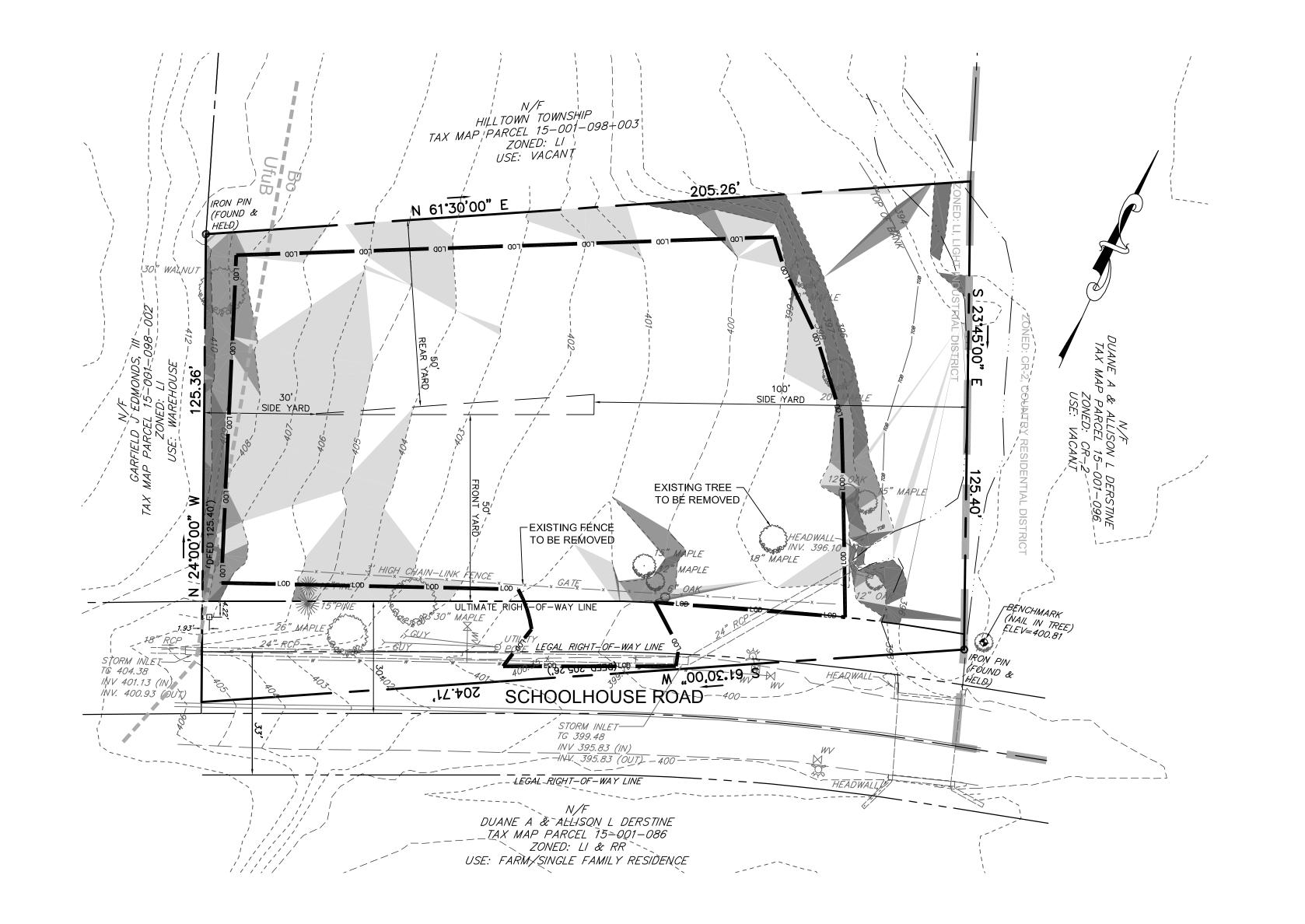
Tract Boundary Line Legal Right—of—Way Existing Sanitary Sewer Existing Water Main Existing Storm Sewer Existing Gas Main Existing Electric Existing Overhead Wires Existing Treeline

Building Setback Line Existing Utility Pole Existing Valve Existing Edge of Paving Existing Fence Zoning Boundary Line

Proposed Fence Edge of Water

Ultimate Right—of—Way

Limit of Disturbance Line



Steep Slope Legend

STEEP SLOPES 8-15%

STEEP SLOPES 15-25%

STEEP SLOPES >25%

NATURAL RESOURCES DISTURBANCE INVENTORY

NATURAL RESOURCE	% OF RESOURCE TO BE PROTECTED	% OF RESOURCE PERMITTED TO BE DISTURBED	TOTAL AREA OF NATURAL RESOURCE (AC.)	TOTAL AREA OF REQUIRED RESOURCE PROTECTION (AC.)	_	ACTUAL AREA OF RESOURCE PROTECTED (%)	ACTUAL AREA OF RESOURCE DISTURBED (AC.)	ACTUAL AREA OF RESOURCE DISTURBED (%)
FLOODPLAINS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
LAKES OR PONDS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
WETLANDS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
STEEP SLOPES:								
8%-15%	60%	40%	0.102	0.061	0.025	25%	0.077	75%
15%-25%	70%	30%	0.025	0.017	0.014	58%	0.010	42%
25% OR MORE	85%	15%	0.028	0.024	0.027	97%	0.001	3%
WOODLAND	40%	60%	0.000	0.000	0.000	0%	0.000	0%
POND SHORE	80%	20%	0.000	0.000	0.000	0%	0.000	0%
LAKE SHORE	70%	20%	0.000	0.000	0.000	0%	0.000	0%

NOTES: *Woodland protection standards are reduced to 40% within the CR-1, LI, HI, PC-1 and PC-2 Districts.

*NATURAL RESOURCE AREAS CONTAIN OVERLAP OF OTHER PROTECTED RESOURCES.

SOIL SYMBOLS/ SERIES	DEPTH TO THE TOP SEASONAL WATER TABLE	DEPTH TO RESTRICTIVE FEAURE	BUILDINGS WITHOUT BASEMENTS	BUILDINGS WITH BASEMENTS	SMALL COMMERCIAL BUILDINGS	LAND CAPABILITY	PRIME FARMLAND	HYDROLOGY CODE
Bo BOWMANSVILLE-KNAUERS SILT LOAMS	0 to 18 Inches	72 TO 99 Inches (LITHIC BEDROCK)	VERY LIMITED DEPTH TO SATURATED ZONE, FLOODING, PONDING	VERY LIMITED DEPTH TO SATURATED ZONE, FLOODING, PONDING	VERY LIMITED DEPTH TO SATURATED ZONE, FLOODING, PONDING	3w/4w	FARMLAND OF STATEWIDE IMPORTANCE	C/D
UfuB URBAN LAND 0 TO 8% SLOPES			NOT RATED	NOT RATED	NOT RATED	8s	NOT PRIME FARMLAND	

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2024–127.
- 2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0258J, EFFECTIVE DATE MARCH 16, 2015.
- 3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- 6. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF UPPER MAKEFIELD TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
- 7. ALL BUILDING WASTE FROM DEMOLITION SHALL BE DISPOSED OF PER PA SOLID WASTE MANAGEMENT ACT OF 1980. WASTE SHALL NOT BE DISPOSED OF ON-SITE. ALL STRUCTURAL FILL IN AND WITHIN 50' OF THE BUILDING AREAS (MATERIAL UNDER CARTWAYS, SLABS, INLETS, ENDWALLS ETC.) SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D1557). ALL OTHER STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D698).
- 8. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC ... THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.

Logond	
Legend	
Tract Boundary Line Legal Right—of—Way	
Existing Contour	
Existing Index Contour	
Existing Sanitary Sewer	SaS SaS SaS
Existing Water Main	www
Existing Storm Sewer	===========
Existing Gas Main	
Existing Electric	— Е — Е — Е —
Existing Overhead Wires	——————————————————————————————————————
Existing Treeline	······
Building Setback Line	
Existing Utility Pole	-0
Existing Valve	\bowtie

1"=20' MAY 29, 2025

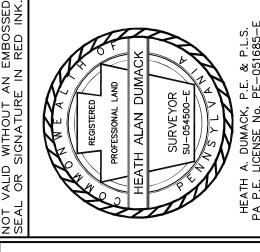
Existing Edge of Paving __________ Existing Fence ____x ____x ____x ____x ____x ____x Soil Boundary Line Zoning Boundary Line Edge of Water Ultimate Right-of-Way Limit of Disturbance Line

SERIAL No. 2025-CALL BEFORE YOU DIG!

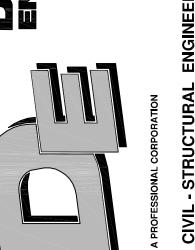
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776







REV. No.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		

EXISTING PARCEL INFO: T.M.P. No. 15-001-097 DEED BOOK: PAGE No. INSTRUMENT No.: 2024023161 CURRENT ZONING: LI

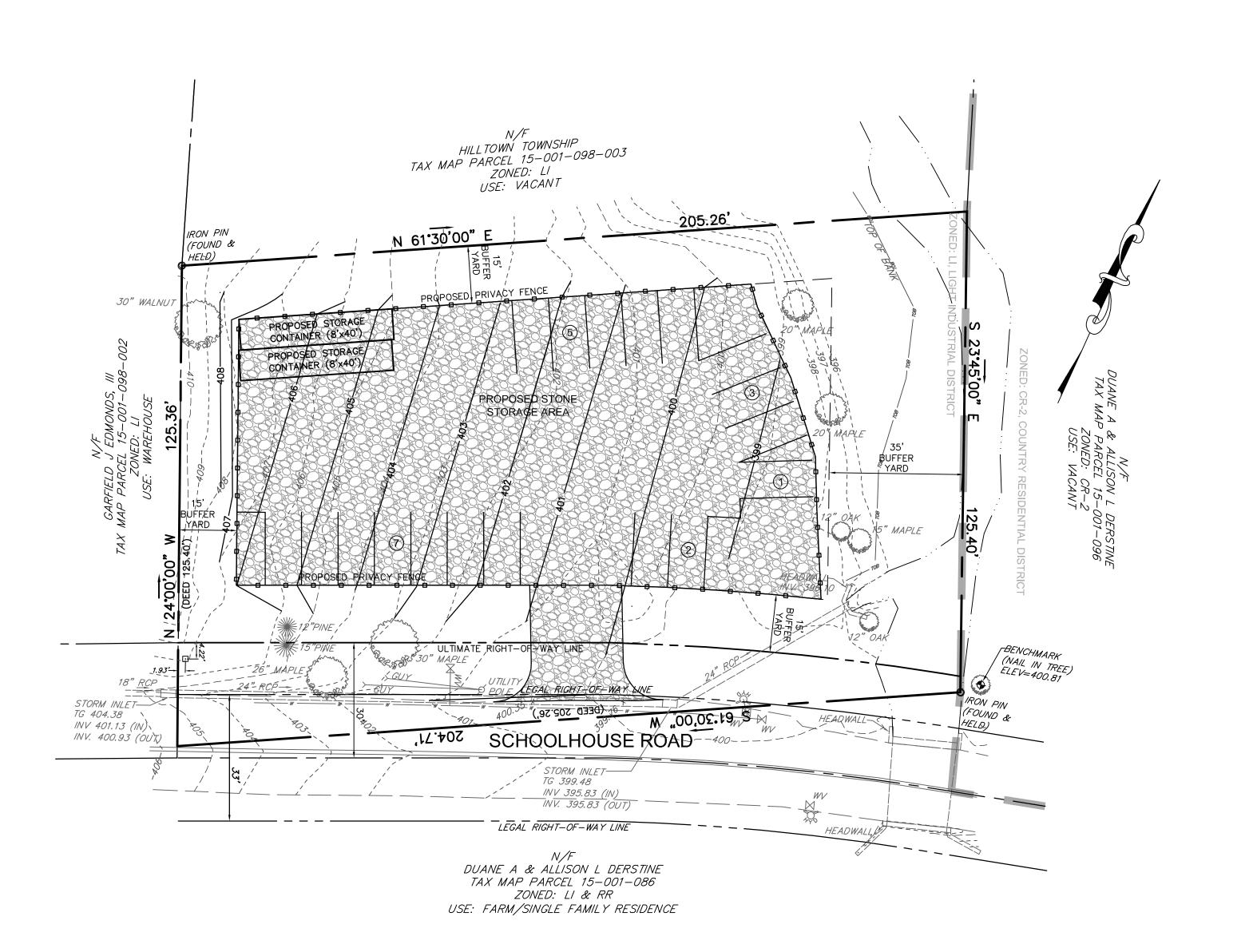
OWNER of RECORD: CHARLES A DISCHER 6324 MILITIA COURT BENSALEM, PA 19020

APPLICANT: SAME AS ABOVE



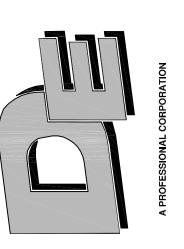
629 SCHOOLHOUSE ROAD HILLTOWN TOWNSHIP

BUCKS COUNTY, PA



SERIAL No. 2025-CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE—STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776



└──		
REV. No.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

EXISTING PARCEL INFO:

T.M.P. No. 15-001-097

DEED BOOK: PAGE No. INSTRUMENT No.: 2024023161

CURRENT ZONING: LI

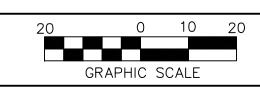
OWNER of RECORD:

CHARLES A DISCHER
6324 MILITIA COURT
BENSALEM, PA 19020

APPLICANT: SAME AS ABOVE

 \bowtie

____x ____x ____x ____x ____x ____x



PRELIMINARY GRADING PLAN 629 SCHOOLHOUSE ROAD

HILLTOWN TOWNSHIP BUCKS COUNTY, PA

1"=20' PLAN DATE: MAY 29, 2025

Legend

Tract Boundary Line Legal Right-of-Way Existing Sanitary Sewer
Existing Water Main
Existing Storm Sewer
Existing Gas Main Existing Electric Existing Overhead Wires Existing Treeline

Building Setback Line Existing Utility Pole Existing Valve Existing Edge of Paving Existing Fence Zoning Boundary Line

Proposed Fence Edge of Water

Ultimate Right-of-Way

SITE PLA	NTING	SCHEDULE					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	TYPE
	196	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	18" HIGH AT MATURITY	PLUGS	PLANTED 12" OC	DE
	114	AMSONIA HUBRICHTII	THREADLEAF BLUESTAR	18" HIGH AT MATURITY	PLUGS	PLANTED 12" OC	1 (6' HE
0	36	ILEX GLABRA	INKBERRY HOLLY	3' HEIGHT MIN	CONT.	FULL TO GROUND	LENGT
\oslash	46	ILEX VERTICILLATA	WINTERBERRY HOLLY	3' HEIGHT MIN	CONT.	FULL TO GROUND	1 (3" C,
Θ	56	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3' HEIGHT MIN	CONT.	FULL TO GROUND	SMALL
**************************************	10	THUJA OCCIDENTALIS	EASTERN ARBORVITAE	6' MIN HEIGHT	В&В	FULL TO GROUND	1 (8' HE PER 50 NATIVE
	19	PINUS STROBUS	EASTERN WHITE PINE	6' MIN HEIGHT	B&B	FULL TO GROUND	5 (3' HE BUFFE DECID BEING
\otimes	3	CERCIS CANADENSIS	EASTERN RED BUD	8' HEIGHT MIN 2.5" CAL MIN	B&B	BRANCHING 4' FROM GROUND	GROUI 10 PLA SHRUE PLANT

DESCRIPTION	CALCUATIONS
EVERGREEN TREES: 1 (6' HEIGHT) EVERGREEN PER 20 FEET OF BUFFER LENGTH	EVERGREEN TREES: 124 LF/20 = 6.2 = 6 EVERGREEN TREES
MEDIUM TO LARGE DECIDUOUS TREES: 1 (3" CAL) MED/LRG DECIDUOUS TREE PER 20 FEET OF BUFFER LENGTH	MEDIUM TO LARGE DECIDUOUS TREES: 124 LF/20 = 6.2 = 6 MED/LRG DECIDUOUS TREES 5 EXISTING, 1 PROPOSED
SMALL DECIDUOUS TREES: 1 (8' HEIGHT/2.5" CAL) SMALL DECIDUOUS TREE PER 50 FEET OF BUFFER LENGTH	SMALL DECIDUOUS TREES: 124 LF/50 = 2.5 = 3 SMALL DECIDUOUS TREES
NATIVE SHRUBS 5 (3' HEIGHT) NATIVE SHRUBS PER 20 FEET OF BUFFER LENGTH; NOT MORE THAN 75 % BEING DECIDUOUS VARIETIES AND NOT LESS THAN 50 % BEING ORNAMENTAL FLOWERING VARIETIES	NATIVE SHRUBS 124 LF/20 * 5 = 31 NATIVE SHRUBS
GROUND-COVERING PLANTS: 10 PLANTS PER EVERY 1 SHRUB; 1 PER SF OF SHRUB BED AREA WITH A MINIMUM OF 10 PLANTS FOR EACH SHRUB	GROUND-COVERING PLANTS: 31 SHRUBS * 10 = 310 GROUND COVER PLANTS

PE 4 BUFFER REQUIREMENTS	
DESCRIPTION	CAL

DESCRIPTION	CALCUATIONS
EVERGREEN TREES: 1 (6' HEIGHT) EVERGREEN PER 20 FEET OF BUFFER LENGTH	EVERGREEN TREES: 508 LF/20 = 25.4 = 25 EVERGREEN TREES 2 EXISTING, 23 PROPOSED
NATIVE SHRUBS 5 (3' HEIGHT) NATIVE SHRUBS PER 20 FEET OF BUFFER LENGTH; NOT MORE THAN 75 % BEING DECIDUOUS VARIETIES AND NOT LESS THAN 50 % BEING ORNAMENTAL FLOWERING VARIETIES	NATIVE SHRUBS 508 LF/5 = 101.6 = 107 NATIVE SHRUBS

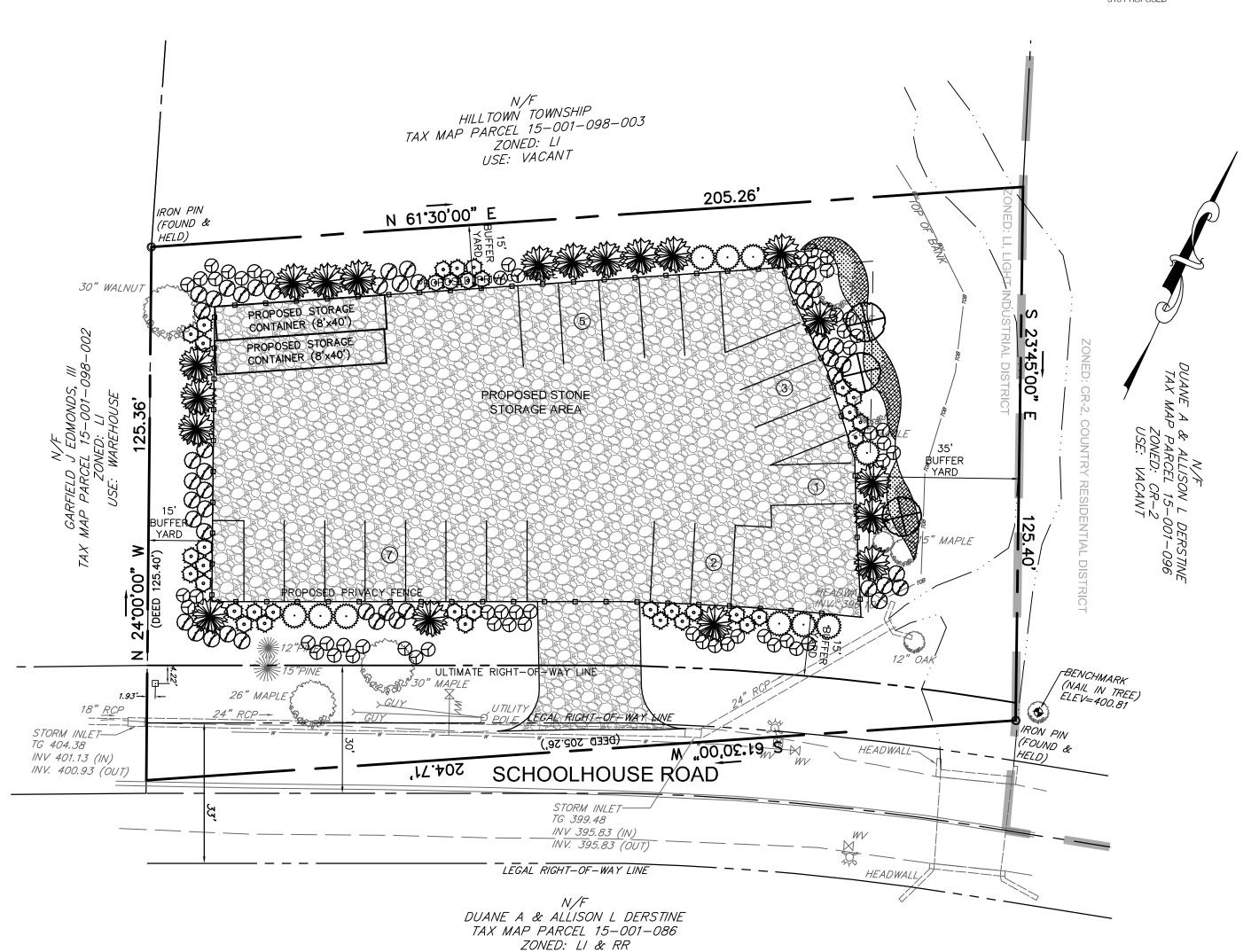
EVERGREEN TREES: TOTAL = 31 REQUIRED 2 EXISTING 29 PROPOSED

MEDIUM TO LARGE DECIDUOUS TREES: TOTAL = 6 REQUIRED 11 EXISTING 0 PROPOSED

SMALL DECIDUOUS TREES: TOTAL = 3 REQUIRED 3 PROPOSED

NATIVE SHRUBS
TOTAL = 138 REQUIRED

GROUND-COVERING PLANTS: TOTAL = 310 REQUIRED 310 PROPOSED



USE: FARM/SINGLE FAMILY RESIDENCE

TYPE 4 - FENCE REQUIREMENTS

Section 160-33.D.(4)(c)

A SOLID FENCE SHALL BE INSTALLED AROUND STORAGE AND MAINTENANCE FACILITIES/ACTIVITIES ON COMMERCIAL AND INDUSTRIAL USES. THE FENCE HEIGHT SHALL BE ADEQUATE TO PROVIDE A COMPLETE VISUAL SCREEN FROM ADJOINING PROPERTIES BUT NOT TO EXCEED EIGHT FEET IN HEIGHT. FENCE DETAILS SHALL BE SUBMITTED WITH THE LANDSCAPE PLAN. ALONG THE EXTERIOR FACE OF THE FENCE, THERE SHALL BE A ROW OF ORNAMENTAL SHRUBS AND/OR EVERGREENS TO OBSCURE THE APPEARANCE OF THE FENCING AFTER A FIVE-YEAR GROWING PERIOD

SERIAL NO. 2025—

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR

CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE—STOP CALL

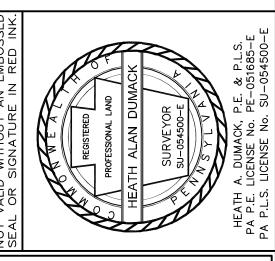
PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

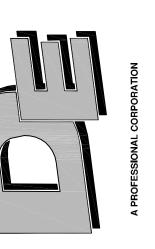
INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A PORCESSIONAL SERVICE RENDERED BY AND IS OWNED BY DUMACK ENGINEERING IS NOT THIS PLAN WITHOUT APPROVAL OF DUMACK ENGINEERING IS NOT PERMITTED. THE REPRODUCTION OF THIS PLAN FOR THE PURPOSE OF CREATING ADDITIONAL COPIES OR REVISING SAID PLAN FOR THIS RESTRICTION SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ENHICS AND A THET OF CORPORATE ASSETS, BOTH OF WHICH SHALL BE PROSECUTED TO THE FULLEST EXTENT OF CURRENT STATUTES.

THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON, ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF DUMACK ENGINEERING IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IT IS INTENDED SHALL BE PARTY.

THIS PROJECT HAS BEEN PREPARED FOR MUNICIPAL PURPOSES. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE VORTIFED BY CONTRACTOR AND OWNER MUST BE VORTIFED BY CONTRACTOR AND OWNER MUST BE VORTIFIED BY CONTRACTOR AND DEVENUE PROCEDING WITH THE WORK.



ENGINEERINE
ESTABLISHED IN 1964
677 DURHAM ROAD
P.O. BOX 487



EXISTING PARCEL INFO:

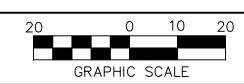
T.M.P. No. 15-001-097
DEED BOOK: PAGE No. INSTRUMENT No.: 2024023161
CURRENT ZONING: LI

OWNER of RECORD:

CHARLES A DISCHER
6324 MILITIA COURT
BENSALEM, PA 19020

APPLICANT: SAME AS ABOVE

 \bowtie



PRELIMINARY LANDSCAPE PLAN 629 SCHOOLHOUSE ROAD

HILLTOWN TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY: CHECKED BY:

DRAWN BY:

HAD

SCALE:

1"=20'
PLAN DATE:

MAY 29, 2025

SHEET No: 4 OF 4

Legend

Edge of Water

Ultimate Right-of-Way

EXHIBIT "F"

E-mail from Zoning Officer dated June 20, 2025

[Attached Behind]



Hello Andrew,

Thank you for providing additional details in your letter dated 6/12/2025 and the plan set (4 sheets) by Dumack Engineering dated 5/29/2025. All outlined expected zoning relief detailed in your letter is correct and I have no additional comments to add. Please file the ZHB application with the Township. All required documents and fees are detailed within the ZHB application. The link is below.

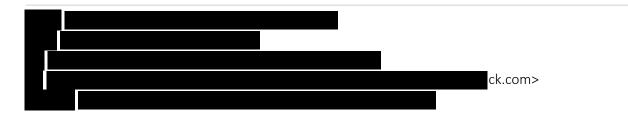
https://www.hilltown.org/media/5623/zoning-hearing-board-application.pdf

If you have any additional questions or concerns, please fee free to reach out.

Thank you,

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

Zoning Officer Hilltown Township 215.453.6000 x214



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

Caitlin,

As we previously discussed, attached please find a correspondence and enclosed Zoning Plan requesting a Zoning Opinion. Thank you.

Sincerely,

Andrew

--



Andrew P. Griffin, Esq.

Senior Associate, Real Estate, Zoning & Land Use and Public Sector Law



www.curtinheefner.com

EXHIBIT "G"

BCCD Letter dated November 12, 2024

[Attached Behind]



BUCKS COUNTY CONSERVATION DISTRICT

4 Fro I RRV ROAD SUBIL 767 10 OVER STOWN PA 1990 2350 4215 245,257

Over 60 Years In Pursuit of Liveronmental Licellence

11/12/2024



SUBJECT: 629 Schoolhouse Road

TMP #: 15-1-97

TOTAL ACRES: 0.588 ACRES T.B.D: 0.298
DATE OF PLAN: 10/03/2024 SHEETS: 1 of 1

LOCATION: 629 Schoolhouse Road Hilltown Township, Bucks County, PA

Dear Sir Madam

This is a review by the Bucks County Conservation District of the erosion and sediment pollution control plan created for the above-mentioned site. Any revisions made to these approved drawings must be submitted to the Conservation District for review and approval.

The plan submitted appears to be <u>ADEQUATE</u> for erosion and sediment pollution control and meets the minimum requirements of the Pennsylvania Department of Environmental Protection (Pa.DEP) Rules and Regulations, Chapter 102, Erosion Control, relating to the Pennsylvania Clean Streams Law.

Pre-construction meetings are mandatory for non-residential projects with at least 5000 square feet of earth disturbance, all residential projects of three or more units, or at the discretion of the inspector. Failure to adhere to this policy will result in immediate and automatic revocation of your erosion & sediment control adequacy letter. To arrange a pre-construction meeting, please contact the inspector listed below.

At the pre-construction meeting, the erosion and sediment control plan indicated in the Conservation District official letter of adequacy must have the same date as the plan produced by the developer of agent. If the plan dates are not identical, the meeting will be terminated, without exception.

The BCCD requires a notification of three (3) working days prior to site disturbance in order to perform the necessary erosion and sediment pollution control inspections. Call the inspector listed below. As the erosion and sediment pollution controls are implemented, they must be maintained and checked frequently. Failure to begin earthmoving within two (2) years will require a resubmission of the erosion and sediment pollution control plan.

Sincerely,

Amanda Sandor

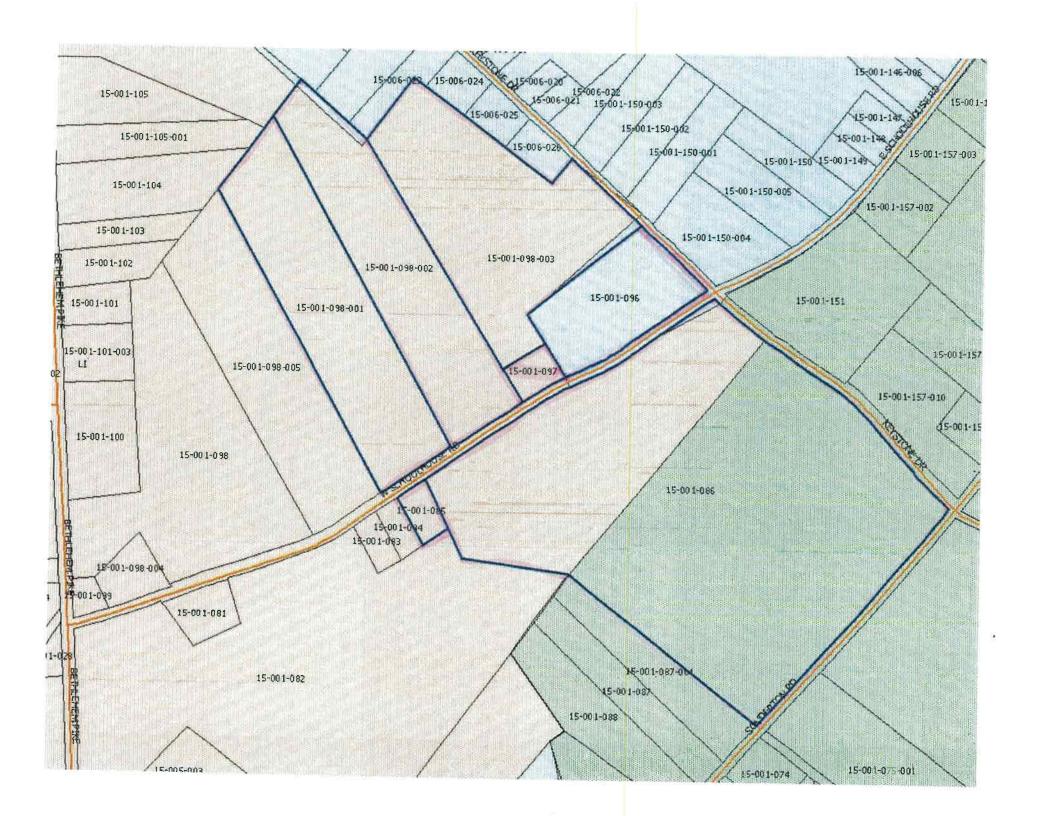
Environmental Protection Specialist

asandor@buckseed.org

CC:

E & S File / Municipal File / BCPC

/Hilltown Township /Hilltown Township Engineer



PARCEL NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST OWNZIP ZONE
15-001-097	629 WEST SCHOOLHOUSE ROAD	DISCHER,, CHARLES A				

PLANNING REPORT

WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES

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

August 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: August 25, 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:

<u>Cablevision Lightpath, LLC Land Development Capital Contribution</u> — One of the conditions of land development approval requires the applicant and Township to agree upon the amount of a capital contribution in lieu of constructing waived street improvements (cartway widening, curb, and sidewalk) along the frontage of Keystone Drive and Bethlehem Pike. A cost estimate for waived street improvements (copy enclosed) was submitted by the design engineer, which itemizes costs for cartway widening, curb and sidewalk in the total amount of \$71,405.70. Township should consider the cost of waived improvements when deciding upon the amount of capital contribution that must be deposited with the Township by the applicant prior to plan recordation.

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

1. Johnson Subdivision (Schultz Road) Completion Status — The subject project, which involves construction of three new single family detached dwellings and associated roadway/stormwater management improvements along Schultz Road, remains incomplete. All dwellings have been constructed and occupied, and street improvements (cartway widening, curb and storm sewer) are substantially complete. However, conversion of the stormwater management basin is not yet complete, and very little progress has been made to date since the beginning of spring. The owner of the lot containing the basin is concerned that the current incomplete condition of the basin is unmaintainable. The builder (Prestige Property Partners, LLC) has been contacted on numerous occasions over the last several months to provide a schedule to complete the basin work. A contractor initiated further work on August 20, 2025. Terms of the Development Agreement required the project to be completed by September 27, 2024, and the Township retains financial security (Letter of Credit) to ensure completion of all required improvements, including the stormwater management basin.

It is recommended that the Board approve a motion to require basin conversion to be completed to the satisfaction of the Township by September 22, 2025. This matter will scheduled for further discussion at your September 22, 2025 meeting to consider finding the developer in default of the terms of the Development Agreement if work is not completed.

2. HTWSA Well No. 1 Easement Revision Approval – At your meeting held on June 23, 2025, authorization was given to the Township Solicitor to prepare amended easement documents for the reconfiguration of the existing utility easement containing Hilltown Township Water & Sewer Authority's water supply facility within Township-owned open space created as part of the Pleasant Meadows Subdivision. The required legal documents have now been prepared and may be approved for signature by motion of the Board.

Hilltown Township Board of Supervisors Subject: August 25, 2025 Board of Supervisors Agenda August 20, 2025 Page 2

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

Very truly yours,

timoty a. Falmy

Timothy Fulmer, P.E. Township Engineer

TAF

Enclosures

Deanna Ferry, Township Manager (via email)
David Boscola, Finance Director/Assistant to the 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)



Mease Engineering, P.C.

516 W. Broad Street Quakertown, PA 18951 Phone (215) 536-7005 Fax (215) 536-8581

Engineer's Opinion of Probable Cost

CABLEVISION LIGHTPATH, LLC

Hilltown Township, Bucks County, PA August 6, 2025

Item No.	Description	Quantity	Unit Price	Total Cost
 Road Improveme 	nts			
A. 8" x 18" Conc	rete Curb	1,061 LF	\$18.00	\$19,098.00
B. 4' Wide 4" Co	ncrete Sidewalk	1,130 LF	\$30.00	\$33,900.00
C. 6" 3A Modifie	d Stone	339 SY	\$7.50	\$2,542.50
D. 5" 25 mm Su	perpave Base Course	339 SY	\$24.00	\$8,136.00
E. 2" 19 mm Sur	perpave Binder Course	339 SY	\$12.35	\$4,186.65
F. 1.5" 9.5 mm	Superpave Wearing Course	339 SY	\$10.45	\$3,542.55
			Total:	\$71,405.70

Note: This cost estimate is for curbs and sidewalk along Keystone Drive and Bethlehem Pike.

The road widening just includes Keystone Drive because Bethlehem Pike meets the cartway width requirement.



ENGINEERIN9 REPORT

WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES

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

August 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: August 25, 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:

<u>Cablevision Lightpath, LLC Land Development Capital Contribution</u> — One of the conditions of land development approval requires the applicant and Township to agree upon the amount of a capital contribution in lieu of constructing waived street improvements (cartway widening, curb, and sidewalk) along the frontage of Keystone Drive and Bethlehem Pike. A cost estimate for waived street improvements (copy enclosed) was submitted by the design engineer, which itemizes costs for cartway widening, curb and sidewalk in the total amount of \$71,405.70. Township should consider the cost of waived improvements when deciding upon the amount of capital contribution that must be deposited with the Township by the applicant prior to plan recordation.

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

1. Johnson Subdivision (Schultz Road) Completion Status — The subject project, which involves construction of three new single family detached dwellings and associated roadway/stormwater management improvements along Schultz Road, remains incomplete. All dwellings have been constructed and occupied, and street improvements (cartway widening, curb and storm sewer) are substantially complete. However, conversion of the stormwater management basin is not yet complete, and very little progress has been made to date since the beginning of spring. The owner of the lot containing the basin is concerned that the current incomplete condition of the basin is unmaintainable. The builder (Prestige Property Partners, LLC) has been contacted on numerous occasions over the last several months to provide a schedule to complete the basin work. A contractor initiated further work on August 20, 2025. Terms of the Development Agreement required the project to be completed by September 27, 2024, and the Township retains financial security (Letter of Credit) to ensure completion of all required improvements, including the stormwater management basin.

It is recommended that the Board approve a motion to require basin conversion to be completed to the satisfaction of the Township by September 22, 2025. This matter will scheduled for further discussion at your September 22, 2025 meeting to consider finding the developer in default of the terms of the Development Agreement if work is not completed.

2. HTWSA Well No. 1 Easement Revision Approval – At your meeting held on June 23, 2025, authorization was given to the Township Solicitor to prepare amended easement documents for the reconfiguration of the existing utility easement containing Hilltown Township Water & Sewer Authority's water supply facility within Township-owned open space created as part of the Pleasant Meadows Subdivision. The required legal documents have now been prepared and may be approved for signature by motion of the Board.

Hilltown Township Board of Supervisors Subject: August 25, 2025 Board of Supervisors Agenda August 20, 2025 Page 2

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

Very truly yours,

timoty a. Falmy

Timothy Fulmer, P.E. Township Engineer

TAF

Enclosures

Deanna Ferry, Township Manager (via email)
David Boscola, Finance Director/Assistant to the 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)

PARKS & RECREATION RECOMMENDATIONS

DRAFT

Parks and Recreation Board Meeting Minutes August 7, 2025

Location: The Old Berry Brow Farm, Township Line Rd.

Meeting called to order at 7:04

In attendance from the board were Steve Kendra, Kaitlyn Metzinger, Mike Stuhltrager, and Aubrie Schulz. Also attending from the Township were Caleb Torrice and Joe Metzinger. Several Hilltown residents were also in attendance. Absent from the board was Bryan Coleman

Minutes from the meeting held on July 8, 2025, were reviewed. Mr. Stuhltrager motioned to approve, Ms. Shulz seconded, and it passed unanimously.

By-law manual discussion was tabled due to more pressing issues to discuss at the meeting. We will review via a group email and hopefully come to a consensus at the next meeting.

A discussion about the possibility of a long walking path in the 170-acre open space area where we met, which included a conversation about security cameras in the parks and perhaps along the trails. Mr. Stuhltrager motioned that Mr. Kendra contact the Township Manager to get permission to discuss this issue with Chief Englehart. Mrs. Metzinger seconded the motion, and it passed unanimously.

No update on baseball field pricing from Deep Run. Mr. Stuhltrager indicated Jeff from Deep Run is working on it.

Mr. Kendra discussed his concerns about our board's ability to estimate pricing accurately enough for the Board of Supervisors to make decisions. He cited the additional costs involved in adding a bottle filling station at Civic Park as an example. Mr. Torrice is considering ideas to help us with this issue.

Mr. Stuhltrager motioned that the township provide the schedule for all athletic fields and other park usage to the Parks and Recreation Board, and, that this schedule also be made available to the public online. Ms Schulz seconded, and the motion passed unanimously.

Mrs. Metzinger motioned that the township create an official email address for the Parks and Recreation Board accessible by the chair or other members of the board as needed. Ms Schulz seconded the motion, and it carried unanimously.

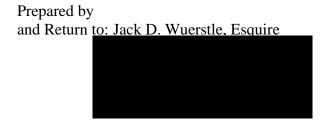
Trunk or Treat – Mr. Stuhltrager motioned that the Board of Supervisors approve a pumpkin painting station at the Trunk or Treat event, and that a budget of up to \$1000 for pumpkins and supplies be made available. Mrs. Metzinger seconded the motion and it passed unanimously.

A discussion was had regarding Park benches and perhaps including shade trees with the benches when needed. The premise being that these benches (and shade trees) would be made available to be sponsored by families or businesses in the township. Neighboring boroughs do this, and especially with the trail discussed at the meeting, it might be an appropriate time to make these available. Mr. Kendra is to research further.

Next meeting will be held at the Civic field on September 4th at 6:00 PM

The meeting was adjourned at 8:14 PM. Motioned by Mr. Stuhltrager, Mrs. Metzinger seconded - passed unanimously.

NEW BUSINESS



15-012-018

UPI#

Easement - No Transfer of Property

AMENDMENT TO GENERAL UTILITY EASEMENT AGREEMENT

THIS AMENDMENT TO GENERAL UTILITY EASEMENT AGREEMENT ("Agreement") is made this ____ day of ______, 2025, between HILLTOWN TOWNSHIP, with offices at 13 W. Creamery Road, Hilltown, Pennsylvania 18927 (herein "Grantor") and the HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY, with offices at 316 Highland Park Road, Sellersville, PA 18960 (herein "Grantee").

WHEREAS, on or about December 1, 2006, Grantor and Grantee entered into an Easement Agreement granting a General Utility Easement to Grantee for purposes of constructing, accessing, operating, improving, maintaining and repairing water facilities on and/or in the eased area, which is better depicted in and on the legal description and plan attached hereto as Exhibit A; and

WHEREAS, Grantee desires and intends to construct certain improvements to the eased area; and

WHEREAS, to better preserve setbacks and associated yard areas, and to allow for safer access to the eased area, the parties desire to modify the dimensions of the eased area, which is better depicted in and on the legal description and plan attached hereto as Exhibit B; and

WHEREAS, the modified dimensions as proposed will not increase the size of the eased area or negatively impact adjoining properties.

FOR and in consideration of One Dollar (\$1.00) paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor hereby grants to the Grantee, its successors and assigns, an easement as more fully described in and on the attached Exhibit B.

And the said Grantor, for its successors and assigns does covenant that no barrier, fence, or other obstruction to the free and unhampered use of said easement shall hereafter be permitted, nor shall any building or structure hereafter be constructed or permitted upon any part of said easement.

TO HAVE AND TO HOLD, the said ground above-described unto the said Grantee, to and for the only proper use and behalf of said Grantee, its successors and assigns forever, as and for public utility purposes and for no other use or purpose whatsoever, to include but not limited to the construction, reconstruction, inspection, maintenance and adding to or removing all or part of the utility systems underground contained therein. And the said Grantor is to have full use and enjoyment of said premises except for the purposes granted said Grantee.

IN WITNESS WHEREOF, the Grantors hereto set their hands and seals as of the day and year first above written.

ATTEST:	HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
Deanna Ferry, Township Manager	Caleb Torrice, Chairman
COMMONWEALTH OF PENNSYLV	ANIA : : SS:
personally appeared CALEB TORRICE the Board of Supervisors of the TOWNSH	, 2025, before me, a Notary Public, who acknowledged himself to be Chairman of HIP OF HILLTOWN, and that he as such officer, the foregoing instrument for purposes herein
IN WITNESS WHEREOF, I have	hereunto set my hand and official seal.
My Commission Expires:	Notary Public

LEGAL DESCRIPTION

TAX PARCEL NO. 15-12-18 PARCEL "D" of PLEASANT MEADOWS SUBDIVISION

UTILITY EASEMENT TO BE USED BY HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY

NOVEMBER 27, 2006

ALL THAT CERTAIN parcel of land SITUATE in Hilltown Township, Bucks County, Pennsylvania, being shown as a Proposed Easement on lands of Tax Parcel No. 15-12-18 on "Well No. 1 Arsenic Removal" plan, Sheet C-4, dated November 27, 2006 by Castle Valley Consultants, Inc., Doylestown, Pennsylvania, and being more fully described as follows:

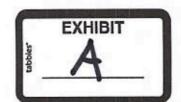
Beginning at the southerly most corner of Lot 17 of the Pleasant Meadows subdivision, being Tax Parcel No. 15-12-4, said corner also being on the 50-foot legal right-of-way of Thistle Lane; thence, from said corner, along the line dividing Lots 16 and 17, North 41° 01' 39" West, 176.50 feet to a point. Thence, along the line dividing Lot 16 and Parcel "D", from which this easement is being granted, South 45° 00' 00" West, 64.82 feet to the **Place of Beginning**.

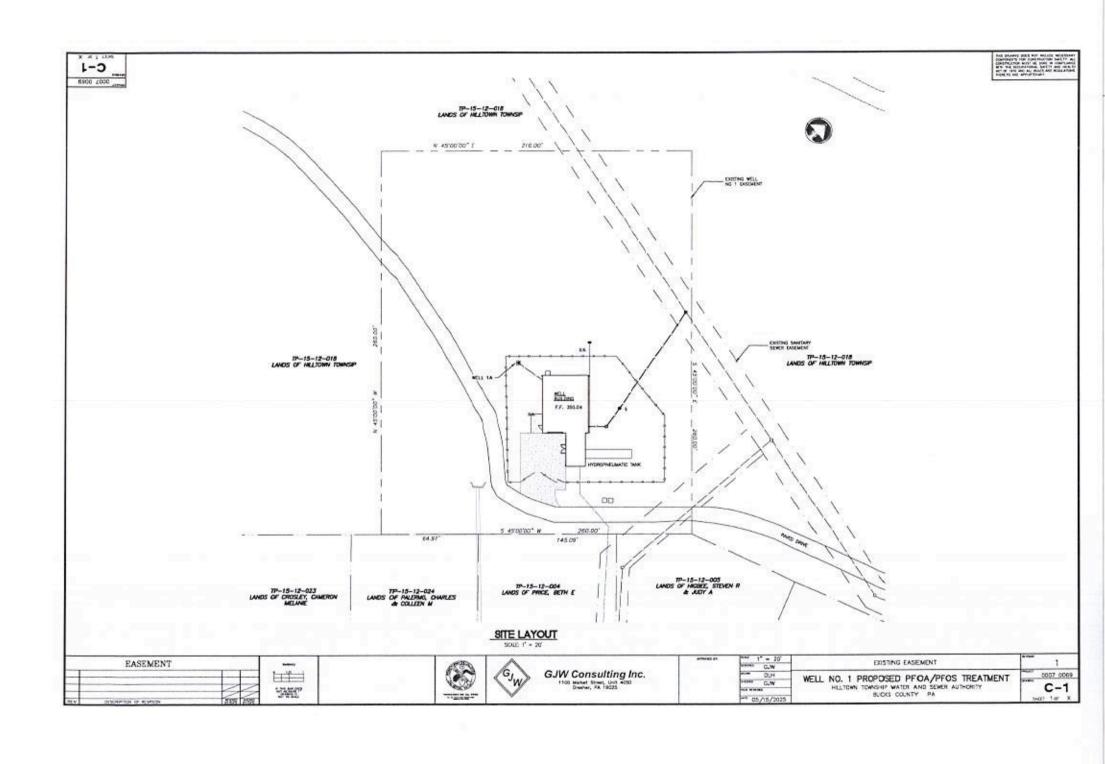
Thence, from said place of beginning, and through Parcel D, the following three courses and distances:

- 1. North 45° 00' 00" West, 260.00 feet to a point; thence
- 2. North 45° 00' 00" East, 210.00 feet to a point; thence
- 3. South 45° 00' 00" East, 260.00 feet to a point, a common corner with Lot 18;

Thence, along the rear lot lines of Lots 16, 17 and 18, South 45° 00' 00" West, 210.00 feet to the first mentioned point and Place of Beginning.

Containing 54,600 square feet, or 1.253 acres of land, more or less.





LEGAL DESCRIPTION

TAX PARCEL NO. 15-12-18 PARCEL "D" of PLEASANT MEADOWS SUBDIVISION

UTILITY EASEMENT TO BE USED BY HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY

May 15, 2035

ALL THAT CERTAIN parcel of land SITUATE in Hilltown Township, Bucks County, Pennsylvania, being shown as a Proposed Easement on lands of Tax Parcel No. 15-12-18 on "Well No. 1 PFOA/PFOS Removal" plan, Sheet C-1, dated May 15, 2025, by GJW Consultants, Inc., Dresher, Pennsylvania, and being more fully described as follows:

Beginning at the southerly most corner of Lot 17 of the Pleasant Meadows subdivision, being Tax Parcel No. 15-12-4, said corner also being on the 50-foot legal right-of-way of Thistle Lane; thence, from said corner, along the line dividing Lots 16 and 17, North 41° 01′ 39″ West, 176.50 feet to a point. Thence, along the line dividing Lot 16 and Parcel "D", from which this easement is being granted, South 45° 00′ 00″ West, 64.91 feet to the Place of Beginning.

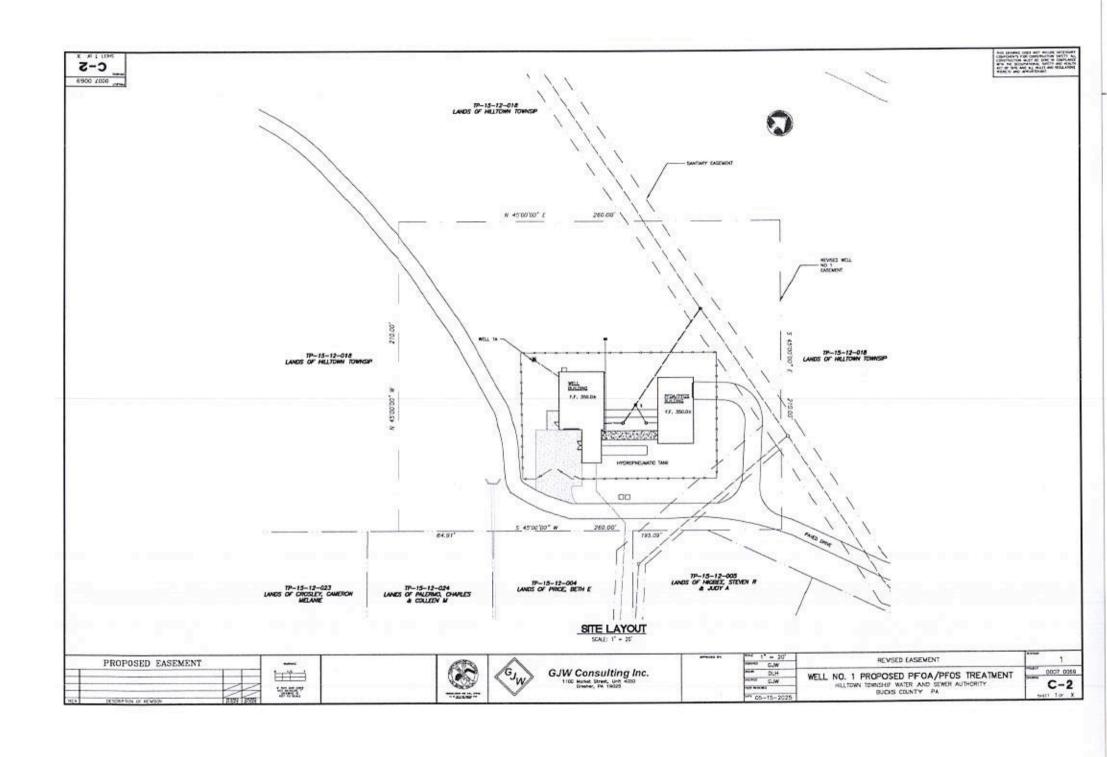
Thence, from said place of beginning, and through Parcel D, the following three courses and distances:

- 1. North 45° 00′ 00″ West, 210.00 feet to a point; thence
- 2. North 45° 00′ 00″ East, 260.00 feet to a point; thence
- South 45° 00′ 00″ East, 210.00 feet to a point;

Thence, along the rear lot lines of Lots 16, 17 and 18, South 45° 00' 00" West, 195.090 feet to the first mentioned point and Place of Beginning.

Containing 54,600 square feet, or 1.253 acres of land, more or less.





LEASE AGREEMENT

FOR

BLOOMING GLEN PARK & CIVIC PARK

MUNICIPAL FIELDS

Deep Run Valley Sports Association, Inc. Hilltown Township, PA

Date: August _____, 2025

THIS LEASE AGREEMENT is made on this day of August, 2025, by and between HILLTOWN TOWNSHIP (the "Township"), a Pennsylvania municipal corporation, and DEEP RUN VALLEY SPORTS ASSOCIATION, INC. ("Deep Run"), a Pennsylvania non-profit corporation, which hereby agrees to lease the Township's Municipal Fields located at Civic Park and Blooming Glen Park, located within the Township of Hilltown (the "Properties") for Deep Run athletic use, and, intending to be legally bound, hereby agrees to the following terms and conditions.

1. TERM

The term of this Lease is for ten years, from August ____, 2025 to August ____, 2035, and shall automatically renew for an additional ten-year period thereafter, unless terminated pursuant to Paragraph 10 hereof.

2. RENT

A. Civic Park

a. Deep Run agrees to pay a fee of \$55.00 for each 3-hour park reservation. Fees shall be due upon the receipt of each season's schedule to fully reserve the season.

B. Blooming Glen Park

a. Deep Run agrees to pay a flat rate of \$1,200 for up to 25 uses a season. Uses beyond 25 a season will be subject to the reservation fee as outlined on the fee schedule approved for that season.

C. Exiting Credit

a. Prior to applying fees as outlined in a. and b. above, the Township will apply an existing credit of \$4,800.00 for prior maintenance costs incurred by Deep Run. The credit shall be applied beginning with the Spring 2025 season, until it is fully expended via reservations at either park in this agreement. Once the credit balance is \$0.00, fees outlined in a. and b. above will begin to be invoiced.

3. USE

- A. During the term of the Lease, Deep Run shall have the primary use of the Properties as dictated through their schedule for each respective park. Deep Run shall submit its athletic schedule for each park to the Township offices in a timely manner so that the reservations can be blocked off accordingly. However, should a reservation already be in place by the time Deep Run submits their schedule, the Township reserves the right to reject the proposed time period or date due to the existing reservation.
 - B. Deep Run shall also have use of the parking facilities available on the Properties.

- C. When any facilities on the Properties are not in use, Deep Run shall secure any equipment that the Township approves for Deep Run to keep on the Properties. All non-secured equipment, when not being utilized by Deep Run, shall be available for use by Township residents and the general public in accordance with the Township's rules and regulations for park use.
- D. The Township specifically reserves the right to use all facilities, currently or hereafter placed on the Properties by Deep Run, for other municipal purposes during those times when the fields or facilities are not being utilized by Deep Run.
- E. The Township and Deep Run agree that the Properties shall be used for athletic purposes and for the incidental sale of non-alcoholic beverages, food, novelties or sundries sold on behalf of Deep Run. The sale of food, beverages, novelties, or sundries by commercial vendors or other non-profit groups is prohibited without the prior written consent of the Township and appropriate permitting from the Bucks County Department of Health.

4. CHANGES, ALTERATIONS OR IMPROVEMENTS

Deep Run shall not make any changes, alterations or improvements (including the construction of buildings or other structures to the Properties). All fixtures and improvements of any kind installed for sporting events by Deep Run shall be removed at the close of the event, unless otherwise approved by the Township. Should Deep Run fail to remove any temporary fixtures for events, Deep Run agrees that the Township may remove them and dispose of them as it sees fit and Deep Run shall reimburse the Township for the cost of removal plus the cost of transportation and disposition of the removed materials.

5. PARTY RESPONSIBILITIES

- A. It shall be the sole responsibility and obligation, financial and otherwise, of the Township to provide all necessary maintenance and care of the Properties, equipment, and any buildings or structures. Necessary maintenance shall include, but not be limited to, cutting of grass, fertilizing of grass, insect control, reseeding, rental and use of any portable sanitary waste facilities and keeping all facilities, improvements and buildings in generally good repair to make the facilities attractive to all users of the Properties.
- B. It shall be the sole responsibility and obligation, financial and otherwise, of Deep Run to perform all necessary maintenance, repair or replacement of additional equipment, alterations or changes to the existing facilities and changes as approved by the Township.

6. INDEMNITY INSURANCE

A. Deep Run does further covenant that it will indemnify and hold harmless the Township from any loss, cost or damage, including reasonable attorney's fees, that may arise in connection with this Lease for the use of the Properties by Deep Run, its agents, employees, participants, or members of Deep Run. Deep Run shall have no obligation to any non-Deep Run user of the Township Properties permitted by the Township or trespassers and shall have no

obligation to indemnify or hold harmless the Township from any loss, cost or damage to such person or persons.

B. Deep Run further agrees to deliver to the Township a certificate of liability insurance, annually; on or before the anniversary date of this Lease; providing for insurance coverage to the Township as an additional named insured in amounts acceptable to the Township.

7. <u>REPAIR</u>

Deep Run shall repair any damage done to any of the Properties, which occurs during Deep Run's intended use of the Properties. Deep Run shall also be responsible for the removal and disposal of all trash resulting from Deep Run's use of the Properties. Deep Run shall not be responsible for any damage done by any other user of the Properties permitted by the Township or by trespassers.

8. NO SUB-LEASE

Deep Run will not sub-lease the Properties, or any part thereof, or permit any other person, firm or corporation to occupy it, or any part thereof, without the prior express written consent of the Township. Deep Run further shall not occupy the Properties in any manner for any purpose other than as set forth in Paragraph 3 of this Lease without the prior express written consent of the Township.

9. ORDINANCE NO. 94-3 COMPLIANCE

Deep Run shall comply at all times with Hilltown Township Ordinance No. 94-3 which is attached hereto as Exhibit "A" and made a part hereof. Deep Run will give notice to its members, players and spectators of the requirements of the attached Ordinance. The Township, by this Lease, grants special permission pursuant to Section 2 of Ordinance 94-3 to Deep Run's use of the Properties after sunset until 9:00 P.M., prevailing time, Monday through Saturday only.

10. TERMINATION

Either party may terminate this Lease upon the end of the term by giving the other party written notice six (6) months prior to the end of the said term. Additionally, the Township may terminate this Lease at any time if: Deep Run does not comply with the provisions of this Lease; if Deep Run does not occupy or use the leased Properties for a period of six (6) months annually; or should Deep Run cease to function as a non-profit organization under the laws of the Commonwealth of Pennsylvania.

11. <u>DEEP RUN REPRESENTATIVE</u>

Deep Run shall provide to the Township, by September 1 of each year, the name of an authorized representative to meet with the Township Manager to discuss and prepare for the upcoming athletic seasons and related activities; and to obtain, if applicable, an annual use permit. The Deep Run representative shall have full authority to speak on Deep Run's behalf in accordance

with its by-laws, subject to approval by the Deep Run Board of Directors, on any issue relating to this Lease or the use of the Properties.

12. <u>ARBITRATION</u>

It is agreed that any dispute which may arise between the parties relating to the interpretation, validity, construction or performance of this Lease shall be subject to common law arbitration pursuant to the laws of the Commonwealth of Pennsylvania. Each party shall bear its own arbitration costs and expenses, with each party to pay fifty percent (50%) of the fee and cost of the third arbitrator. The Township, at their discretion, may alternatively seek injunctive relief if the subject Properties are not being used properly.

13. USE OF LIGHTS

Deep Run shall not install and/or use any lighting, whether permanent or temporary, upon the Properties without prior written approval of the Township to do so.

14. <u>INTEGRATION</u>

This Agreement constitutes the full and complete understanding of the parties regarding the subject matter herein and shall not be modified except by subsequent written agreement signed by both parties. This Agreement shall not be construed against either party as the maker of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed by their duly authorized representatives, on the date first above set forth.

HILLTOWN TOWNSHIP
BY:
DEEP RUN VALLEY SPORTS ASSOCIATION, INC
BY:

EXHIBIT "A"



ORDINANCE NO. 2025-01 AMENDING ORDINANCE NO. 2014-1

AN ORDINANCE OF HILLTOWN TOWNSHIP RECOGNIZING THE AUTHORITY OF FIRE COMPANIES TO SEEK REIMBURSEMENT FOR HAZARDOUS ABATEMENT INCIDENTS, ENVIRONMENTAL INCIDENTS AND FIRE SAFETY AND RESCUE RESPONSES.

IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, as follows:

ARTICLE I. TITLE.

This Ordinance shall be known as the Hilltown Township Emergency Service Cost Reimbursement Ordinance.

ARTICLE II. AUTHORITY, FINDINGS AND PURPOSE.

- A. **Authority** Under Section 1803(b) of the Second-Class Township Code, 53 P.S. §66803(b), the Township has the authority to make rules and regulations for the government of fire companies located within the Township.
- **B.** Findings The Township recognizes that the duties of volunteer fire companies require specialized emergency rescue tools and equipment, emergency rescue materials, hazardous material abatement equipment and hazardous abatement materials during emergency responses. The Township recognizes that such tools and equipment place a financial burden on volunteer fire companies and the replacement of such materials and specialized training add to the additional financial burden for volunteer fire companies.
- C. **Purpose** To grant each fire company operating in Hilltown Township ("Fire Departments") the authority to seek reimbursement for the reasonable costs of responding to such incidents in their service area, either directly or in coordination with the Office of Emergency Management, as provided below.

ARTICLE III. RECOVERY OF COSTS.

A. The Township authorizes the Fire Departments serving Hilltown Township to recover the reasonable costs of emergency rescue tools, equipment and materials; hazardous material abatement tools, equipment and materials; and personal hours involving any hazardous material, environmental, fire safety and/or rescue incident or operation, including vehicular accidents which occur in their service area as shown on Exhibit "A" attached hereto and incorporated herein by reference.

- B. The reasonable costs outlined above may be recovered directly by the Fire Departments or through a third-party billing service as an authorized agent for the collection of such costs.
- C. The Fire Departments or third-party billing service shall only have the authority to recover the aforementioned costs in the Fire Department's service area from the applicable insurance company/carrier up to the limit of the applicable insurance company/carrier's policy limits.
- D. The reimbursement rates for the aforementioned tools, equipment and materials shall be set by the Fire Departments from time to time and shall be only applied to the recovery of costs arising out of incidents that occurred subsequent to the setting of the rates. These rates shall be approved by the Township and be kept on file in the Township Building.
- E. In addition to the aforementioned reasonable costs, the Fire Departments or third-party billing service shall be authorized to collect reasonable interest, as well as a reasonable administrative fee for collecting the same, and any and all additional fees as may be authorized by the Hazardous Material and Emergency Planning Response Act or authorized by any other statute or law.
- F. The Fire Departments or third-party billing service shall annually report to the Township a detailed breakdown of fund usage, specifying the purposes, vendors, and itemized costs of expenditures using funds provided by the Township. Annual reports should be submitted by March 31st.
- G. Fire Departments who respond to a fire in another Fire Department's service area are not authorized to bill for their costs. Only the Fire Department in whose service area the fire occurs may bill for their costs.

ARTICLE IV. RESPONSIBILITY OF THE TOWNSHIP.

- A. The Township shall not be responsible for any aspect of the recovery of costs under this Ordinance. The Township shall not take any steps to assist the Fire Departments or any third-party billing service in recovery of costs under this Ordinance.
- B. The Township shall not be responsible to reimburse the Fire Departments for any services rendered to the Township or Township personnel or vehicles while on duty.

ARTICLE V. REVOCATION OF GRANT OF AUTHORITY.

Any attempt by a Fire Department or third-party billing service to recover costs from any individual/entity other than the appropriate insurance company/carrier shall result in the immediate revocation of the authority to recover such costs granted under this Ordinance.

ARTICLE VI. REPEALER.

All ordinances, parts of ordinances and amendments thereof which are inconsistent with this Ordinance are hereby repealed.

ARTICLE VII. SEVERABILITY.

If sentence, clause, section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared to be the intent of the Township Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof been included herein.

ARTICLE VII. EFFECTIVE DATE.

Joseph Metzinger, Supervisor

This Ordinance shall become effective five (5) days after final enactment.

ENACTED AND ORDAINED this 25th day of August, 2025

HILLTOWN TOWNSHIP
BOARD OF SUPERVISORS

Attest:

Caleb Torrice, Chairman

Deanna M. Ferry
Township Manager/Secretary

James C. Groff, Vice-Chairman



HILLTOWN TOWNSHIP

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

MEMORANDUM August 20, 2025

To: Deanna Ferry, DPA – Township Manager

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

RE: Zoning Ordinance - Mobile Home Definition

A significant discrepancy has been discovered in the zoning ordinances regarding the uses for the Mobile Home Park (MHP) Zoning District. Per 160 Attachment 2, the only permitted residential use allowed by-right in the MHP district is use B6 – Mobile Home Park. Referencing Section 160-23.B(6), this references mobile homes, whether single-wide or double-wide, and all the dimensional requirements, and details of the solid pad to which a mobile home shall be anchored to.

The definition of mobile home in the zoning ordinance reads as follows:

A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed on a permanent axle so that it may be used without a permanent foundation.

The portion of the definition limits the installation of a dwelling that has "a permanent axel so it may be used without a permanent foundation." This definition does not permit a manufactured home. A manufactured home is premanufactured house constructed off-site that is inspected by a third-party under contract with the U.S. Department of Housing and Urban Development (HUD.) They are to be placed on a permanent foundation that is constructed on-site, which shall be designed by a PA licensed design professional.

Based on modern construction practices in mobile home parks, manufactured homes are primarily installed. It is recommended that the Township revisits the definition of mobile home in the zoning ordinance to allow for these dwelling units to be built on either axels or no axels, and allow for them to be installed on permanent foundations.

Please reach out with any questions and I can expand on any statements to provide more clarification.

MANAGER UPDATE



HILLTOWN TOWNSHIP

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

Ms. Margie McKevitt, COO County of Bucks 55 E. Court Street, 5th Floor Doylestown, PA 18901

August 15, 2025

Re: Warrington Burn Building Training Facility

Ms. McKevitt,

I'm reaching out to you today to advocate for correcting the deficiencies identified at the Burn Building located at the Warrington Training Center so that it may continue to be a beneficial resource to our fire companies. Without this essential training resource, every fire company throughout the County is funneled to the Croydon Training Center which is a considerable distance to travel for those servicing Upper Bucks County. Not only does the distance pose a challenge, but scheduling does as well. Being that our companies are volunteer based, the availability of their time is limited. That being said, the availability of the Croydon Training Center is also limited with more companies needing to use this facility with Warrington's out of commission.

We greatly appreciate your time and consideration in assisting to ensure the Warrington Burn Building gets the attention it needs to get back to a usable state. We hope to maintain communication regarding this issue as we move forward, and encourage you to reach out with any questions or concerns you may have as well.

Thank you.

Sincerely,

Deanna Ferry, DPA Township Manager Hilltown Township 13 West Creamery Road,



HILLTOWN TOWNSHIP

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

Hilltown, PA 18927 215-453-6000 Ext. 212

cc: Telford Fire Company
Hilltown Fire Company
Sellersville Fire Company
Silverdale Fire Company
Perkasie Fire Company
Dublin Fire Company
Souderton Fire Company