

**HILLTOWN TOWNSHIP PLANNING COMMISSION
REORGANIZATION AND REGULAR SCHEDULED MEETING
TUESDAY, JANUARY 20, 2026**

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman John Apple at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members: Eric Nogami, Kristine Hoffman, and Carol Pierce, along with Township Engineer Timothy Fulmer.

1. REORGANIZATION – Nomination and Election of Officers for 2026

Mr. Apple asked Ms. Pierce to put on the record why she cannot be nominated for or hold an officer position on the Planning Commission. Ms. Pierce advised she is on a National professional board whose by-laws allow her to only volunteer on local boards and commissions and not hold any official title.

- a. Chairperson: Motion was made by Mr. Nogami, seconded by Ms. Pierce and carried unanimously to nominate and appoint Jon Apple as Chairperson for 2026.
- b. Vice Chairperson: Motion was made by Ms. Pierce, seconded by Ms. Hoffman and carried unanimously to nominate and appoint Eric Nogami as Vice Chairperson for 2026.
- c. Secretary: Motion was made by Mr. Nogami, seconded by Ms. Pierce and carried unanimously to nominate and appoint Kristine Hoffman as Secretary for 2026.

2. APPROVAL OF MINUTES – action on the minutes of the November 17, 2025, meeting: Motion was made by Ms. Pierce, seconded by Mr. Nogami, and carried unanimously to approve the November 17, 2025, meeting minutes as written. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

- a. RCJ Meadowbrook, LLC Minor Subdivision: Mr. Fulmer introduced Drew Moyer of Nase Engineering who is representing the applicant and proposing a 4.88 acre tract along the northwest side of Hilltown Pike within the RR Zoning district be subdivided into two single family lots with Lot 1 proposed at 1.23 acres with an existing dwelling, accessory structures and driveway, and lot 2 proposed at 3.329 acres with construction of a new single family detached dwelling and driveway along Hilltown Pike.

Mr. Moyer advised the commission that Hilltown requires 50,000sqft for a minimum lot size, noting that both lots would meet or exceed the minimum requirement with Lot 1 having 53,000sqft and Lot 2 at 145,000sqft. Mr. Apple inquired on the length of road frontage for each lot. Mr. Moyer stated Lot 1 would have 200ft of road frontage and Lot 2 would have 150ft of road frontage for a combined 350ft.

Discussion ensued between Mr. Fulmer, Mr. Moyer and the Commission regarding acreage minimums and requirements.

Mr. Moyer stated they would like waivers for items #1 A, B, C and #2 from the December 22, 2025 Letter from Wynn Associates which referred to plan size, sidewalks, erosion/sediment controls and stormwater management as well as the lot line compliance.

Mr. Fulmer noted that these are not typical waivers received, but the proposed plan looks reasonable. Mr. Fulmer also noted that the erosion/sediment controls and stormwater management would be addressed when the building permits are submitted.

Motion was made by Mr. Nogami, seconded by Ms. Hoffmann and carried unanimously to recommend approval of RCJ Meadowbrook subject to the December 22, 2025 letter from Wynn and grant waivers requested in the November 24, 2025 waiver request memo, adding item 2, sec. 140.27(b4) and (b11) which are not in the December letter from Wynn Associates.

- b. J.L. Horgan Services LLC Land Development Plan: Mr. Fulmer introduced Robert Iannozzi, Jr, Esq, who was representing the applicant and proposing Land Development of the 2.64-acre tract along the northeast side of Bethlehem Pike within the PC-1 Zoning district which currently contains an existing non-conforming G5 use. Mr. Fulmer noted the plan proposes a 7800sqft building containing 2400sqft of offices and 5400sqft of contractor space, parking and storage improvements, as well as stormwater management facilities.

Mr. Iannozzi advised that the existing structure would be demolished and the parcel would be consolidated and cleaned-up. Discussion then ensued between the Commission and regarding the stormwater management, ADA as well as regular parking areas, new vegetation, and the PennDot construction easement.

Mr. Iannozzi advised that the Department of Environmental Protection and the Bucks County Conservation District still need to review the plans.

Motion was made by Mr. Nogami, seconded by Ms. Pierce and carried unanimously to recommend preliminary approval subject to the January 9, 2026 letter from Wynn Associates recommending approval of waivers 4B, C, D, and E and not recommending approval of A, being able to review the Bucks County Review Letter when that is received, and approving the recommendation of items 6, 7 with the addition of trees on the East side as discussed, and 8 from the January 20, 2026 letter from Shoemaker.

5. PLANNING: None.

6. ORDINANCES/RESOLUTIONS: Draft Zoning Ordinance Amendment 2026-001

Mr. Fulmer presented an ordinance amending chapter 160 of the Hilltown Township code of ordinances to amend definition of mobile home; amend Article VI to permit the construction of single-family dwellings on lots that do not meet the minimum lot area or width requirements in consistency with section 160-50.B; amend section 160-23.; amend the table of allowable uses to permit 121 in the village center zoning district to the Commission.

Mr. Fulmer noted that this is a more traditional definition and allows a nicer and more aesthetic feel to the area.

Mr. Fulmer noted that this does not change the intent of the current section 160-50B which deals with the non-conforming lots by area or width, but to correct the conflicting sections within the ordinance.

Mr. Fulmer noted that final change would allow roof-mounted solar within the VC zoning district.

Motion was made by Mr. Nogami, seconded by Ms. Pierce and carried unanimously to approve the zoning ordinance amendments as written.

7. OLD BUSINESS: None.
8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY (No Discussion): None.
10. PUBLIC COMMENT: None.
11. PLANNING COMMISSION COMMENTS: None.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Ms. Pierce, and carried unanimously, the January 20, 2026 Hilltown Township Planning Commission meeting was adjourned at 8:25 PM.

Respectfully submitted,



Deanna Ferry, DPA
Township Manager

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

