

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, APRIL 20, 2026

The regularly scheduled meeting of the Hilltown Township Planning Commission was called to order by Chairman John Apple at 6:58 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members: Eric Nogami, Stephen Lis, Kristine Hoffman, and Carol Pierce, along with Township Engineer Timothy Fulmer.

1. APPROVAL OF MINUTES: Chairman Apple noted the minutes were not yet ready and action would be tabled until the next meeting.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONFIRMED APPOINTMENTS:
 - a. McColgan LotLine Adjustment Subdivision Plan: Mr. Wayne Kiefer, R.L. Showalter & Associates, presented a lot line adjustment involving the exchange of land between two adjoining parcels. The applicant noted they will comply with the March 2, 2026 Wynn Associates review letter.

Mr. Kiefer noted both parcels were part of a subdivision approximately 20 years ago and that the adjustment allows the McColgan residence to remain closer to the road and reduces tree clearing. Mr. Kiefer advised a variance for minimum net lot area (flag-lot requirement) was granted verbally by the Zoning Hearing Board on April 1, but the written decision had not yet been received. Mr. Kiefer stated that the two areas are being swapped: 3.06 acres from Lot 5 to Lot 6 and 1.68 acres from Lot 6 to Lot 5.

Discussion ensued between the Commission members and Mr. Kiefer about their expressed concern on acting without the written ZHB decision. Discussion also ensued regarding the history of the original subdivision and confirmation that all lots were intended as buildable. Ms. Pierce objected to granting a waiver related to cartway widening as referenced in review letter item #4.

A motion by Mr. Nogami, seconded by Ms. Pierce to recommend preliminary and final approval subject to compliance with the March 2, 2026 Wynn Associates review letter, receipt of a written decision from the Zoning Hearing Board, and granting waivers of curb and sidewalk only along the frontage of the site, was passed unanimously.

- b. St. Philips Orthodox Church Land Development Sketch Plan: Mr. Scott Mill, Van Cleef Engineering, presented a sketch plan for a place of worship campus expansion including a building addition, additional parking, and an outdoor pavilion.

Discussion ensued between the Commission and the applicants regarding consolidation of parcels split between RR and CR 2 zoning as the church campus spans multiple parcels, including the rectory and cemetery and rezoning would simplify land development and avoid split-zoning complications. The Commission also noted that the proposed impervious coverage would increase from 35% to 45%, requiring a variance.

Mr. Mill's advised the parking demand is being driven by the existing parish size (approx. 175 families) noting the church currently uses overflow parking at the adjacent solar facility, which may be reduced due to future building connections.

No action was required.

- c. Discher Land Development Waiver: Mr. John Richardson, Dumack Engineering, presented a request for a waiver of land development for a 7,709 sq. ft. outdoor storage area with two storage containers, a stone-surfaced storage yard, and a six-foot privacy fence and vegetative screening.

Mr. Richardson discussed requested waivers for the wetland study, driveway paving, curbing, and replacement trees noting the site was previously disturbed and contained debris and fill. Discussion ensued between the Commission and Applicant regarding concerns about potential wetlands, trees, and the driveway apron. Mr. Richardson agreed to withdraw the wetlands waiver and provide a wetlands evaluation limited to the limits of disturbance as well as pave the driveway apron within the right-of-way.

A motion by Mr. Nogami, seconded by Ms. Pierce, to recommend approval of the waiver of land development subject to completion of a wetland's evaluation within the limits of disturbance, paving of the driveway apron (waiver #6 withdrawn), waiving curb installation (item #7), waiving replacement and parking-lot tree requirements (item #11) and compliance with all other "will-comply" items within the April 8, 2026 letter from Wynn Associates was unanimously approved.

4. PLANNING: Rosenthal Subdivision Sewage Facilities Planning Module Component 4A: Mr. Fulmer reviewed the DEP Component 4A form with the Commission members who completed and signed the form. Mr. Fulmer noted this is a standard form required by DEP.

5. ORDINANCES/RESOLUTIONS: Draft Data Center Use Zoning Ordinance Amendment

Mr. Fulmer presented a draft ordinance regulating data centers as drafted by the Township Solicitor, which included proposed requirements for conditional use in LI and HI districts, setbacks, noise limits, utility requirements, environmental and water-use considerations.

Discussion ensued between the Commission and Mr. Fulmer noting concerns and suggestions regarding water usage, cooling systems, generator noise, and sustainability.

Motion was made by Ms. Hoffman, seconded by Mr. Lis and carried unanimously to recommend approval of the draft ordinance with Planning Commission comments.

6. OLD BUSINESS: None.
7. NEW BUSINESS: None.
8. PLANS TO ACCEPT FOR REVIEW ONLY (No Discussion): None.
9. PUBLIC COMMENT: None.
10. PLANNING COMMISSION COMMENTS: Mr. Apple announced his retirement from the board after serving the community for 40 years.
11. PRESS CONFERENCE: None.

Page 3
Planning Commission
April 20, 2026

12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Ms. Pierce, and carried unanimously, the April 20, 2026 Hilltown Township Planning Commission meeting was adjourned at 9:33 PM.

Respectfully submitted,



Deanna Ferry, DPA
Township Manager

