

HILLTOWN TOWNSHIP PLANNING COMMISSION
REGULAR SCHEDULED MEETING
MONDAY, APRIL 6, 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: Action on the minutes of the January 20, 2026, meeting: Motion was made by Ms. Pierce, seconded by Mr. Nogami, and carried unanimously to approve the January 20, 2026, meeting minutes as written. There was no public comment.
2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.
3. CONFIRMED APPOINTMENTS:

- a. Phinney Minor Subdivision Plan: Ed Wild along with Richard Mast, the project engineer, presented the application. Mr. Mast stated they will comply with the recommendations that the shared driveway remain in its existing configuration, and asked for a waiver of sidewalks as well as a waiver of recreation land dedication that was not mentioned in the letter from Wynn Associates dated March 25, 2026. Chairman Jon Apple inquired about the driveway on the plan. Mr. Mast explained the design of the driveway was intentionally done so it would be able to be divided in the future if desired by the lot owners. Ms. Carol Pierce was not in favor of shared driveway due to maintenance and snow removal issues that could arise. Mr. Wild noted that the shared driveway complies with the ordinance.

Ms. Kristy Hoffman inquired about wetlands in the area. Mr. Mast stated that there was an investigation completed and none were present. Ms. Hoffman asked if another area was available, in which Mr. Mast noted the area was for the septic system. Mr. Fulmer commented on the reserved septic areas and noted that building on those areas are prohibited.

Mr. Mast stated they will comply with item 9, sections A-F as well as item 2 section D from the March 25, 2026 letter from Wynn Associates. Chairman Apple asked for public comment. Mr. Chuck Kuleza from Diamond Street stated his concern with regard to the Bucks County Board of Assessments only showing one house and one garage on the property and inquired about how the second house was built.

A motion by Mr. Nogami, seconded by Mr. Apple, was made to recommend preliminary and final approval subject to the March 25, 2026 letter from Wynn Associates, granting waivers A-D (1), waiver for the sidewalk and recreation land, and adding that an update for the wetland status to be provided. The motion did not pass by a vote of 2-3.

A motion was made by Chairman Apple, seconded by Ms. Hoffman, and carried unanimously to table action on the application.

- b. Diamond Street Property Subdivision Sketch Plan: Mr. Chris Canavan of WB Homes discussed a proposal to amend the Township Zoning Map from RR to CR-1 for a residential development consisting of approximately 57 lots and 63 acres of open space.

Discussion ensued between Commission members and Mr. Canavan about traffic and safety concerns, particularly near Route 113 and the school zone; environmental concerns including wetlands, stormwater management, and prior landfill conditions; as well as the

impacts and infrastructure demand on emergency services. The Commission also voiced concerns regarding the overall benefit to the Township.

Chairman Apple opened the floor to public comment.

Mr. Don Trinko, 228 Green Street, voiced his concerns about the open space, waterways and wells being contaminated.

Mr. Chuck Kulesza, 2106 Diamond Street, inquired about recycling programs and why he believes the property should be CR-2 zoning district instead of CR-1.

No formal action was taken.

- c. Fiddletree Land Development Amended Final Plan: Mr. Andy Woods (Hanover Engineering) presented amendments to the previously approved plan to accommodate tenant requirements, including revised parking layout as detailed in Wynn Associates letter dated March 3, 2026. Chairman Apple expressed he was not in favor of overbuilding parking spots and inquired about the changes in planting and screening. Mr. Woods stated the planting and screening will not change. Ms. Pierce inquired about when the preliminary plan was approved. Mr. Fulmer advised that the Board of Supervisors granted approval December of 2024. Chairman Apple noted that if the site was cleaned up, he would be in favor of approval.

Chairman Apple open the floor to public comment. There was none.

A motion by Ms. Hoffman, seconded by Mr. Nogami to recommend amended final approval subject to conditions outlined in the Wynn Associates letter dated March 3, 2026 was unanimously approved.

- d. Weidner Tract Subdivision Final Plan: Mr. Ben Goldthorp presented the final plan for 602 South Perkasio Road. Mr. Fulmer noted there will a private road for the development as was agreed upon between East Rockhill Township and Hilltown Township. Chairman Apple inquired about the future access road to a neighboring parcel. Mr. Fulmer stated that it was the Board of Supervisors' decision to keep the access road for emergency services and noted it will be a reserved right of way.

Discussion ensued between Commission members and Mr. Goldthorp regarding private roads and HOA responsibility for maintenance, emergency access provisions, landscaping concerns, including replacement of Japanese tree species, and drainage and runoff concerns.

Chairman Apple opened the floor for public comment.

Mr. Jeff Herman, 530 and 532 South Perkasio Road, expressed his concerns about the water run-off onto his property and inquired about a privacy berm on or near the property line with white pine trees planted.

Discussion ensued between Mr. Fulmer and the Commission on the species of trees that could and could not be planted.

Chairman Apple noted there is no motion. Mr. Goldthorp inquired about a revised plan to add the trees. Mr. Fulmer then advised the Commission that they should provide some guidance on what the applicant needs to do to advance the project further. The Commission advised further review of drainage compliance is needed and to consider revision to the landscaping plan (arborvitae or white pine).

A motion by Chairman Apple, seconded by Ms. Pierce, and carried unanimously to table action on the application.

4. PLANNING: None.
5. ORDINANCES/RESOLUTIONS: None.
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: None
11. PRESS CONFERENCE: None.
12. ADJOURNMENT: Upon motion by Mr. Nogami, seconded by Ms. Pierce, and carried unanimously, the April 6, 2026 Hilltown Township Planning Commission meeting was adjourned at 9:38 PM.

Respectfully submitted,



Deanna Ferry, DPA
Township Manager

