



EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, PA 18944

Board of Supervisors Public Comment Form

Regular Business Meeting

June 23, 2020

Based on the Governor's Disaster Declaration, the Board of Supervisors intends to close their monthly meetings to public attendance and to establish special meeting protocols for public participation. For anyone wishing to provide public comment, comments can be made electronically at Manager@EastRockhillTownship.org or by submitting the public comment form to the Township building prior to the start of the meeting. All public comment will be read at the Board's meeting.

Public Comment check all that apply:

- May 26, 2020 Regular Meeting Draft Minutes
- Bills Payable dated June 16, 2020
- Outdoor Sales and / or Dining Guidelines Proposed Resolution
- Removal of Dead Ash Trees on Township Property
- Pennridge Greenjacket Request
- Municipal Office Addition and Renovation Project
- Scholl Truck and Car Wash Land Development
- Conditional Use Application 925 Three Mile Run Road
- Other _____

Name: _____

Address: _____

Public Comment: _____

Email to Manager@EastRockhillTownship.org or place in the Municipal Office vestibule prior to the start of the June 23, 2020 7:00pm meeting.

East Rockhill Township Board of Supervisors

May 26, 2020

Regular Business Meeting Minutes

NOT APPROVED

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on May 26, 2020 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	David Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Colby Grim, Esq.	Township Solicitor

The meeting was called to order at 7:01p.m. by Mr. Nyman with the Pledge of Allegiance.

Announcements:

Based on the Governor's COVID19 Disaster Declaration, the Board of Supervisors have closed their monthly meeting to public attendance and established special meeting protocol for public participation. The entire meeting packet was available on the Township website. Anyone wishing to provide public comment could do so electronically or by submitting a public comment form. All public comment will be read at the Board's meeting.

Mr. Nyman announced an Executive Session was conducted by telephone earlier today to discuss litigation.

Public Comment #1:

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes from April 28, 2020 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' April 28, 2020 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated May 16, 2020 in the amount of \$234,971.19.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated May 16, 2020 in the amount of \$234,971.19 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Electric Generation

It was noted that the proposed pricing by IGS, our current provider, was a reduction to the current pricing and the 36-month proposal would provide \$9,397.77 savings over the term of the contract.

NOT APPROVED

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve IGS energy electric generation contact for 36-months at the cost of \$0.05540 with gross receipts tax, as presented. With no additional discussion, all present voted in favor.

Trash District Contract

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to reaffirm Republic Services Trash District Contract option 1B Tote option year 2021 in the amount of \$23.45 and option year 2022 in the amount of \$24.16 and Option 1C Tote option year 2021 in the amount of \$23.04 and option year 2022 in the amount of \$23.75 as presented. With no additional discussion, all present voted in favor.

Internet Technology

On motion by Mr. Nietupski, seconded by Mr. Volovnik, approving Computer Cabling Systems Estimate for the Municipal office addition and renovation in the not to exceed amount of \$12,452.40 as presented. With no additional discussion, all present voted in favor.

Municipal Office Addition and Renovation

On motion by Mr. Volovnik, seconded by Mr. Nietupski, authorizing a change order for semi-transparent stain product on trusses in the not to exceed amount of \$17,485.00 as presented. With no additional discussion, all present voted in favor.

Zoning Permit Fee Waiver Request

On motion by Mr. Volovnik, seconded by Mr. Nietupski, approving a requested zoning fee waiver for the Pennridge School District's 2020 graduation ceremony firework display in the amount of \$500.00. With no additional discussion, all present voted in favor.

Fee-In-Lieu of Refund Request

It was noted that the seller of the property could recover the fees from the buyer at closing and the land development as recorded could still be completed.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to deny reimbursement of Foreman Farms, Butler Lane, Recreation Land fee-in-lieu of in the amount of \$1,900.00 street improvement fee-in-lieu in the amount of \$5,000.00 unless the recorded plan can be terminated by the applicant. With no additional discussion, all present voted in favor.

Willard H. Markey Centennial Park In-Memoriam Request

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve one plum tree in memory of Kurt Geisert to be planted by his family at a memorial event at Willard H. Markey Centennial Park next to a plum tree planted in memory of Doris Geisert as presented. With no additional discussion, all present voted in favor.

Solicitor Report: Colby Grim, Esq.

Agreement of Sale for Conservation Easement

Mr. Grim noted he had not gotten a response from the property owner on the draft Agreement.

NOT APPROVED

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the draft Agreement of Sale for purchase of a conservation easement identified as tax map parcel number 12-011-019-007 on Mountain View Drive totaling 13.2 acres for the purchase price of \$99,000.00. With no additional discussion, all present voted in favor.

Declaration of a Conservation Easement

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Declaration of Deed of Easement and Restrictive Covenants (Easement) identified as tax map parcel number 12-009-165 at 1510 Ridge Road totaling five (5) acres from municipal use to future park use as presented. With no additional discussion, all present voted in favor.

Non-Uniform Pension Ordinance

A public hearing was advertised and posted to act on an Ordinance to amend the non-uniform pension plan administered by the Pennsylvania Municipal Retirement System pursuant to Article IV of the Pennsylvania Municipal Retirement Law. No public comment has been received.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Ordinance 293** amending the non-uniform pension plan as presented. With no additional discussion, all present voted in favor.

Public Comment #2:

- Mr. Nietupski asked for the status of the East Rockhill Township Municipal Office addition and renovation. A conference call is scheduled for May 27 with the Contractors to determine the start date.
- The consensus of the Board was to remove and replace plantings and make a buffer at the Municipal complex where a recent sewer line was constructed.
- Mr. Volovnik advised there were eight (8) dead ash trees on Township owned property off Schwenkmill Road. The consensus was for Township Staff to obtain a quote for their removal.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 7:37p.m.

Respectfully submitted,

Marianne Morano
Township Manager

UNPAID 2020 BILLS LIST

JUNE 16, 2020

NOT APPROVED

FUND CODE	FUND NAME	TOTAL AMOUNT TO BE PAID OUT	
01	GENERAL FUND	\$	122,657.55
03	FIRE FUND	\$	124.56
05	OPEN SPACE FUND	\$	2,573.05
08	SEWER FUND	\$	5,147.90
09	PARK & RECREATION/DRIVING RANGE FUND	\$	1,740.16
13	STREET LIGHT FUND	\$	1,420.02
19	CAPITAL IMPROVEMENT FUND	\$	26,491.46
22	BUILDING DEBT FUND	\$	5,797.22
35	STATE AID (LIQUID FUEL) FUND	\$	33,990.78
90	ESCROW FUND	\$	7,842.51
			<hr/>
		TOTAL UNPAID BILLS \$	<u>207,785.21</u>

UNPAID 2020 BILLS LIST

JUNE 16, 2020

NOT APPROVED

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
Britton Industries	Spring 2020 Yard Waste	79.60
Britton Industries	Spring 2020 Yard Waste	79.60
C. Robert Wynn Associates	Rock Hill Quarry	98.00
C. Robert Wynn Associates	General Engineering	123.47
C. Robert Wynn Associates	Municipal Building	1,728.30
Clemens Uniform	Uniforms 5/6/2020	42.01 *
Clemens Uniform	Uniforms 5/13/2020	42.01 *
Clemens Uniform	Uniforms 5/20/2020	42.01 *
Clemens Uniform	Uniforms 5/27/2020	42.01 *
Clemens Uniform	Uniforms 6/3/2020	42.01
Clemens Uniform	Uniforms 6/10/2020	42.01
Clemons Richter & Reiss	WEGBB, LLC - May 2020	97.80 *
Comcast	Phone & Internet - June 2020	320.46
Computer Cabling Systems	Deposit - IT Services	5,700.00 *
Courier Times, Inc.	Non-Uniform Pension Hearing Ordinance	155.40
Delaware Valley Health Insurance (DVHT)	Premium -June 2020	10,570.16
Emerald Garden	Lawn Maintenance - May 2020	1,272.04
Emerald Garden	Lawn Maintenance - June 1, 2020	94.01
Galco Business Solutions	Moved Fax Line - Municipal Office	147.00
Grim Biehn & Thatcher	Rock Hill Quarry -Apr 2020	147.25 *
Grim Biehn & Thatcher	ERT v Pierson Materials/Hanson Aggrs-Apr 2020	170.50 *
Grim Biehn & Thatcher	Lake House Inn (WEGBB) Complaint	503.75 *
Grim Biehn & Thatcher	General - Apr 2020	3,317.00 *
Grim Biehn & Thatcher	COVID19 - Apr 2020	62.00 *
Hart Mechanical Contractors, Inc.	COVID19 Plexiglass-Municipal Office	140.00
IT Business Solutions	IT Services - June 2020	459.00
Keystone Architecture, Inc.	Municipal Building - May 2020	687.50
Keystone Collections Group	EIT Commission	1,974.62 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	87.46 *
Keystone Collections Group	EIT Taxpayer Refunds	2,957.67 *
Keystone Collections Group	LST Commission	274.04 *
Lawson Products	COVID19 Hand Sanitizer for Office and Success Rehab	365.20
Manko Gold Katcher Fox LLP	Rock Hill Quarry - Through 3/31/2020	3,030.25
Marianne Morano	Mileage Reimbursement	600.00
Pennridge Regional Police Department	Police Services - June 2020	83,636.00
PP&L Electric	Parking Lot Lights	74.22
PP&L Electric	Municipal Office	231.61
PP&L Electric	Garage/Shop	76.47
Principal Financial Group	Premium - June 2020	506.01 *

UNPAID 2020 BILLS LIST
JUNE 16, 2020

NOT APPROVED

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Quill	Supplies	66.90 *
Quill	Supplies	7.52 *
Quill	Supplies	28.60 *
Raifsnider's Exterminating	Quarterly Pest Control - Apr 2020	90.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service - June 2020	1,930.00
Ricoh	Prepay Copier Rental - 7/20/20-8/19/20	128.07
Ricoh-Images	Black & White/Color Copies	21.44
Shadywood Communications	Enews - June 2020	215.00
Sprint	Phone Service - Apr 2020	133.60 *
Staples	Supplies	17.97
	<i>General Fund</i>	<u>\$ 122,657.55</u>
Fire Fund - 03		
PP&L Electric	Fire Substation	124.56
	<i>Fire Fund</i>	<u>\$ 124.56</u>
Open Space Fund - 05		
C. Robert Wynn Associates	Moore Tract	49.25
C. Robert Wynn Associates	Etzler Conservation Easement	30.63
Grim Biehn & Thatcher	Hendricks Conservation Easement - Apr 2020	31.00 *
Keystone Collections Group	EIT Commission	983.30 *
Keystone Collections Group	Taxpayer Refunds	1,478.87 *
	<i>Open Space Fund</i>	<u>\$ 2,573.05</u>
Sewer Fund - 08		
BR Scholl	State Inspection - 2008 Ford	38.00
Brad S. Nicholas	Pump Sludge - 8,000 Gallons	540.00
Bullseye	Pumping Station Alarm Service - June 2020	122.29 *
Comcast	Treatment Plant Phone Service - May 2020	96.77 *
Comcast	Treatment Plant Phone Service - June 2020	96.77
Delaware Valley Health Insurance (DVHT)	Premium - June 2020	845.89
East River Energy	75.0 Gallons Biodiesel	79.49 *
East River Energy	175.0 Gallons Biodiesel	210.71
Emerald Garden	Lawn Maintenance - May 2020	351.96
Emerald Garden	Lawn Maintenance - June 1, 2020	87.99
MJ Reider Associates	Lab Analysis Bi-weekly -5/20/20	275.00
NAPA Auto Parts	Belts - Alum Pumps	65.16
PA One Call	Monthly Activity - May 2020	35.90
PAPCO	150.0 Gallons Unleaded	191.78
PAPCO	103.0 Gallons Unleaded	120.95
PP&L Electric	Pump Station	312.50
PP&L Electric	Treatment Plant	1,451.59
Principal Financial Group	Premium - June 2020	136.08 *

UNPAID 2020 BILLS LIST
JUNE 16, 2020

NOT APPROVED

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Sprint	Phone Service 4/15-5/14	89.07 *
		<i>Sewer Fund</i> \$ <u>5,147.90</u>
Park & Recreation / Driving Range Fund -09		
Chase Credit Card	Tractor Supply	19.99 *
Chase Credit Card	Dog Waste Depot	185.11 *
Davis Feed of Bucks County	Markey Park House	152.85
Emerald Garden	Lawn Maintenance - May 2020	575.00
Emerald Garden	Lawn Maintenance - June 1, 2020	110.50
George Allen Portable Toilets Inc.	5/20/2020-6/16/2020	160.00
Home Depot	Supplies - Markey Park	63.90 *
Lapp's Landscape Products	Topsoil - Markey Park House	50.00
Little's	Blades - JD 960R	57.60
PP&L Electric	Markey Park Sign	27.64
PP&L Electric	Markey Park Buildings	54.46
Range Servant	Golf Tokens - Driving Range	283.11
		<i>Park & Rec / Driving Range Fund</i> \$ <u>1,740.16</u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,420.02
		<i>Street Light Fund</i> \$ <u>1,420.02</u>
Capital Improvement Fund - 19		
Gordon H. Baver, Inc.	Municipal Building Addition	22,011.46
MJF Electrical Contracting, Inc.	Municipal Building Addition	4,480.00
		<i>Capital Improvement Fund</i> \$ <u>26,491.46</u>
Building Debt Fund - 22		
Pennridge Regional Police Department	Loan Payment -June 2020	5,797.22
		<i>Police Headquarter Debt Fund</i> \$ <u>5,797.22</u>
State Aid (Liquid Fuel) Fund - 35		
Hart Mechanical Contractors Inc.	Dump Truck Liner - 2005 GMC	2,880.00
Little's	Repair - JD 5625 Road Mower	19,965.61
Miller Tire & Auto	Tires - JD 5625 Road Mower	3,983.50
Naceville Materials	Township Building - Job Trailer	149.18
PP&L Electric	Signal 313 & 5th	31.00
PP&L Electric	Flasher 5th Street	28.28
PP&L Electric	Signal Campus & 5th	34.55
PP&L Electric	Signal 313 & 563	31.14
PP&L Electric	Flasher Schwenkmill Road	28.55
PP&L Electric	Signal 313 & Mountain View	37.40
PP&L Electric	Flasher Mountain View	28.00
SealMaster	Crack Seal Unit Rental	5,464.00 *

UNPAID 2020 BILLS LIST
 JUNE 16, 2020

NOT APPROVED

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
SealMaster	Line Stripe Rental	1,329.57
		<i>State Aid Fund</i> \$ <u>33,990.78</u>
Escrow Fund - 90		
Anthony & Sylvan Pools	Escrow Closure	424.23
C. Robert Wynn Associates	Scholl Truck & Car Wash	1,339.52
C. Robert Wynn Associates	Green Ridge West	24.75
C. Robert Wynn Associates	Nelson Brown	237.73
C. Robert Wynn Associates	Marr	85.15
Grim Biehn & Thatcher	Weidner - Apr 2020	92.50 *
Grim Biehn & Thatcher	Mager LLA - Apr 2020	74.00 *
Grim Biehn & Thatcher	Etzler LLA - Apr 2020	542.50 *
Gunther Etzler	Escrow Closure	477.41
Keith Bonner	Escrow Closure	4,544.72
		<i>Escrow Fund</i> \$ <u>7,842.51</u>
		Total Unpaid Bills \$ 207,785.21

**denotes already paid*

NOT APPROVED

RESOLUTION NO. 2020⁰⁹

EAST ROCKHILL TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS ESTABLISHING GUIDELINES AND POLICY FOR OUTDOOR SALES OF MERCHANDISE AND/OR OUTDOOR DINING FOR EXISTING BUSINESSES IN THE TOWNSHIP DURING THE CORONAVIRUS PANDEMIC

WHEREAS, Governor Wolf issued a Proclamation of Disaster Emergency on March 6, 2020, authorizing political subdivisions to act as necessary within the powers conferred by the Proclamation of Disaster Emergency to meet the exigencies of the emergency; AND

WHEREAS, on May 1, 2020, the Governor's Office presented a plan entitled Process to Reopen Pennsylvania which will ease social gathering restrictions in phases based upon public health indicators while requiring ongoing compliance with Centers for Disease Control and Pennsylvania Department of Health guidance for social distancing and workplace safety; AND

WHEREAS, federal and state health and regulatory agencies have called for the implementation of safety measures, such as increased workplace ventilation, increased physical distance between employees and customers, and alteration of hours based on building size and number of employees; AND

WHEREAS, the safety measures are advanced and made more effective by the temporary allowance of outdoor dining and outdoor sales of merchandise provided such dining and outdoor sales of merchandise occur consistent with all other state and federal statutes, regulations, and orders.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of East Rockhill Township, hereby establishes guidelines and a policy for outdoor sales of merchandise and outdoor dining for existing businesses in the Township for a period of ninety days in areas on properties where it might otherwise be prohibited provided the following:

1. The merchant seeking to use outdoor space to conduct outdoor sales of merchandise and/or outdoor dining shall be responsible for compliance with all state, county and federal statutes, regulations, and orders, as well as written permission from the landlord or owner of the property. The terms of this resolution and the guidelines to conduct outdoor sales of merchandise and/or outdoor dining expressly do not excuse businesses from complying with federal and state orders, and PALCB Regulations

including but not limited to those relating to COVID-19 mitigation nor pre-existing statutes and regulations such as Pennsylvania Department of Health requirements relating to outdoor dining.

2. The business seeking to use outdoor space to conduct outdoor sales of merchandise and/or outdoor dining shall nevertheless provide sufficient parking to meet the needs of its customers.
3. If a business uses part of a sidewalk, the business shall allow sufficient space for pedestrians and handicapped individuals to traverse the sidewalk.
4. If a business uses spaces in a parking lot, excluding handicap spaces, the business shall provide safe separation between its customers and vehicles with the use of physical barriers (Jersey Barriers, concrete dead weights, etc.) approved by the Zoning Officer and shall not occupy any handicapped parking area. Emergency Services shall not be impeded by use of sidewalk or parking lot areas. A plan shall be remitted for approval prior to using outdoor areas.
5. The merchant seeking to use outdoor space to conduct outdoor sales of merchandise and/or outdoor dining shall abide by nuisance regulations found in the East Rockhill Township Code. The use of open flame outside of the building is prohibited.
6. This Resolution and its authorization to conduct outdoor sales of merchandise and/or outdoor dining in outdoor spaces shall expire ninety days after its effective date.

SO ADOPTED, this 23rd day of June, 2020, by the Board of Supervisors of East Rockhill Township.

**EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

Marianne Morano

David R. Nyman, Chairperson

NOT APPROVED

Gary W. Volovnik, Vice-Chairperson

James C. Nietupski, Member

NOT APPROVED

Removal of Dead Ash Trees on Township Property

Consider a proposal to remove eight dead ash trees on Schwenkmill Road property

May 26, 2020 Meeting Minutes Excerpt:

- *Mr. Volovnik advised there were eight (8) dead ash trees on Township owned property off Schwenkmill Road. The consensus was for Township Staff to obtain a quote for their removal.*

Removal of eight dead ash trees on Schwenkmill Road two days \$3,200



2018 Imagery – TMP 12-009-197-001-001

NOT APPROVED

Penncridge Greenjacket Request

Consider waiving or reducing the Fee Schedule Park Use Annual Seasonal Permit for the Penncridge Greenjacket 2020 season

June 12, 2020 Email:

- I would appreciate if the township would consider waiving the field lease or reducing the fees owed for the 2020 season. We have been greatly impacted by the pandemic this year and we are trying to make sure that the GreenJackets organization can continue to be a part of the Penncridge community. Penncridge GreenJackets Association*

Information:

Penncridge Yellowjackets reserve four fields and according to the current fee schedule with no lease the fee is \$150.00 per month per field.

Total fee already paid by Penncridge Yellowjackets for the 2020 season is \$4,200

Penncridge Greenjackets reserve two fields and according to the current fee schedule with a lease the fee is Annual Seasonal Permit \$500.00 per field.

Total due from Penncridge Greenjackets for the 2020 season is \$1,000

Greenjackets East Rockhill Township Residents According to Roster			
Year	East Rockhill Registrants	Registrants	%
2014	41	273	15%
2015	41	321	13%
2016	25	208	12%
2017	29	225	13%
2018	22	194	11%
2019	28	216	13%
Average	186	1,437	13%

APPLICATION and CERTIFICATE for PAYMENT

NOT APPROVED

TO: EAST ROCKHILL TOWNSHIP
1622 N RIDGE ROAD
PERKASIE PA 18944

PROJECT NAME AND LOCATION: EAST ROCKHILL TOWNSHIP MUNICIPAL BLDG.
1622 N RIDGE ROAD
PERKASIE PA 18944

APPLICATION # 1

Distribution to:

PERIOD THRU: 06/12/2020

___ OWNER

Owner Project #:

___ CONST. MGR.

FROM: GORDON H. BAVER, INC.
187 WEST EIGHTH STREET
PENNSBURG PA 18073

CONSTRUCTION MANAGER:

DATE OF CONTRACT: 3/4/2020

___ ARCHITECT

ARCHITECT: KEYSTONE ARCHITECTURE, INC.

___ CONTRACTOR

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached

1. CONTRACT AMOUNT	649,000.00
2. SUM OF ALL CHANGE ORDERS	5,210.00
3. CURRENT CONTRACT AMOUNT (Line 1 + 2)	654,210.00
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	24,457.18
5. RETAINAGE:	
A. 10% Of Completed Work (Columns D+ E on Continuation Page)	2,445.72
B. 0% of Material Stored (Colum F on Continuation Page)	0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	2,445.72
6. TOTAL COMPLETED AND STORED LESS RETAINAGE: (Line 4 minus Line 5 Total)	22,011.46
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:	0.00
8. CURRENT PAYMENT DUE:	22,011.46
9. BALANCE TO FINISH: Line 3 - Line 6	632,198.54

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Document, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: GORDON H. BAVER, INC.
David G. Bayer, President

By: [Signature] Date: 6/16/2020

State of: Pennsylvania

County of: Montgomery

Subscribed and sworn to before me this _____ day of _____

Notary Public:

My Commission Expires:

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and th Contractor is entitled to payment of the AMOUNT CERTIFIED.

CERTIFIED AMOUNT: 22,011.46

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Applicator and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER: Twp Engineer

By: [Signature] Date: 6/16/20

ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required)

By: _____ Date: _____

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS	
Total changes approved in previous months	0.00	0.00	
Total approved this month	5,210.00	0.00	
TOTALS	5,210.00	0.00	
NET CHANGES	5,210.00		

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

PAYMENT APPLICATION

NOT APPROVED

<p>TO: East Rockhill Township 1622 N Ridge Road Perkasie, PA 18944</p>	<p>PROJECT NAME AND LOCATION: 2020003 East Rockhill Twp Muni 2020003 Renov. & Addns. To East Rockhill Twp 1622 N Ridge Road Perkasie, PA 18944</p>	<p>APPLICATION PERIOD THRU: 05/31/2020 PROJECT #s: DATE OF CONTRACT: 02/03/2020 PAYMENT TERMS: Net 30 Days PAYMENT DUE: 06/03/2020</p>
<p>FROM: MJF Electrical Contracting, Inc., 1380 S Pennsylvania Avenue Morrisville, PA 19067</p>	<p>ARCHITECT: Keystone Architecture, Inc. Red Brick Office Suites 1259 Souderton Rd Ste Perkasie, PA 18944-3557</p>	<p>Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> ENGINEER</p>
<p>FOR: 2020003 East Rockhill Twp Municipal Bldg</p>		

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. CONTRACT AMOUNT	\$49,549.00
2. SUM OF ALL CHANGE ORDERS	\$3,478.00
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$53,027.00
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$4,978.00
5. RETAINAGE:	
a. 10.00% of Completed Work (Columns D + E on Continuation Page)	\$498.00
b. 0.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$498.00
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$4,480.00
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$0.00
8. PAYMENT DUE	\$4,480.00
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$48,547.00

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: MJF Electrical Contracting, Inc.,
By: Michael Fuchs Date: 6/16/2020

State of: Pennsylvania
County of: Bucks County
Subscribed and sworn to before me this 16 day of June 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JENNIFER A. FUCHS, Notary Public
Perkasie, Bucks County
My Commission Expires: December 13th 2020

ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT..... \$4,480.00

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$3,478.00	\$0.00
TOTALS	\$3,478.00	\$0.00
NET CHANGES	\$3,478.00	

ARCHITECT: Tap Eng, Inc
By: [Signature] Date: 6/16/20

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.



- General Contractors
- Facility Maintenance
- Construction Management
- Design/Build

CHANGE ORDER **NOT APPROVED**

To: East Rockhill Township
1622 N Ridge Road
Perkasie, PA 18944

Date: March 18, 2020
C.O. #: X-02
Project: East Rockhill Township Municipal Building
Job #: 2007
Cost Code: X-02

Email: mmorano@eastrockhilltownship.org

We hereby agree to make change(s) specified below:

To furnish all the labor, material, equipment and supervision necessary to furnish and install 2 coats of Minwax Poly Shades to the new exposed Wood Trusses, underside of the Plywood Deck and the Columns and Beams.

C. Anthony Painting	\$ 17,485.00
GHB O&P	\$ 874.25
Total	\$ 18,359.25

2% Bond Fee	\$ 367.19
Total Change Order	\$ 18,726.44

The contract time will be changed by Zero (0) days.

Gordon H. Baver

Gordon H. Baver, Inc.

East Rockhill Township

3/18/2020

Date

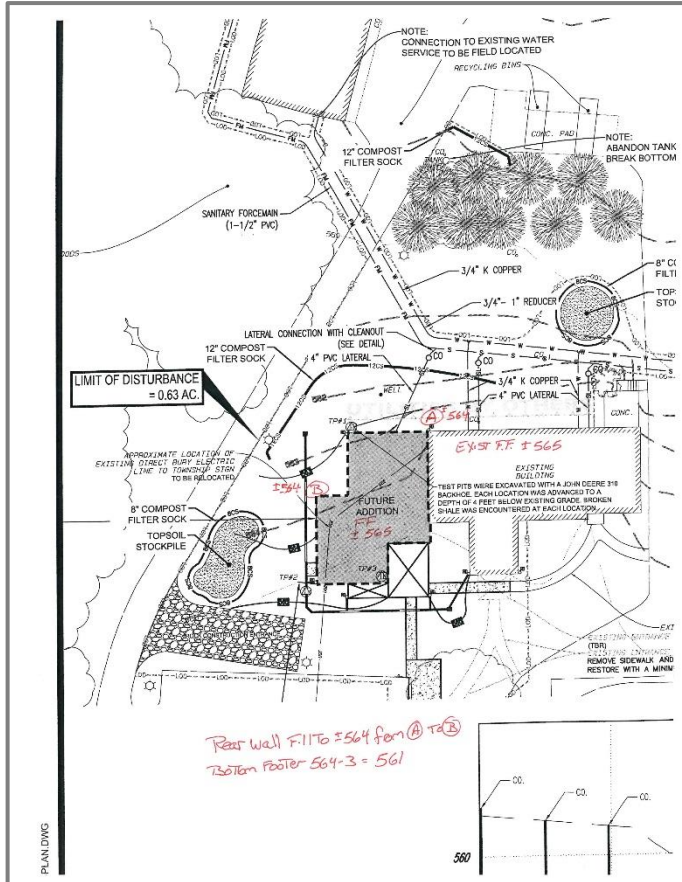
Date

ACCEPTED - The above process and specifications of this change order are satisfactory and are hereby accepted. All work to be performed under the same terms and conditions as specified in original contract unless otherwise stipulated.

NOTE - This change order becomes part of and in conformance with the existing contract.

NOT APPROVED

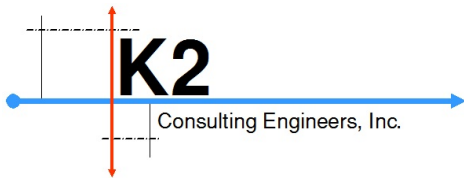
Municipal Office Foundation – GC C.O. 3



Proposed grade along the rear of the addition can be raised to minimize required foundation wall height. Refer attached markup plan to clarify extent of revised grading. Note that the Township will provide any additional fill soil necessary. Spoils from foundation excavation may be used for general fill. The first-floor elevation shown on the markup is based on the building site plan. The elevations shown are relative and can be adjusted to match the FF elevation general contractor shot.

- Grading the topsoil out on the back side of the building.
- Additional concrete and forms
- Prevailing wage
- Backfill

Not to exceed \$17,000 but will be billed with itemized detail time and materials



June 12, 2020
VIA Hand Delivery

East Rockhill Township Zoning Department
1622 North Ridge Road
Perkasie, PA 18944
p-215-257-9156

Attn: Marianne Morano, Township Manager

RE: Scholl's Truck & Car Wash
2301 N. Fifth Street
Tax ID# 12-015-001
East Rockhill Township, Bucks County, PA
K2CE Project No.: PD19-054

Dear Ms. Morano:

On behalf of the Applicant, Dan Scholl, we submit revised plans and reports for Preliminary and Final Land Development review for the construction of a 3,812 +/- square foot truck and car wash facility at 2301 N. Fifth Street in East Rockhill Township, Bucks County, PA.

Please find enclosed the following items in support of this application:

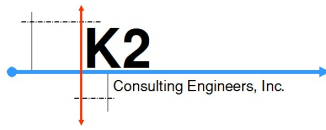
1. Five (5) copies of the Preliminary and Final Major Site Plan (Sheets 1-15) as prepared by K2 Consulting Engineers, Inc. dated February 13, 2020, revised June 8, 2020 (5 copies 24"x36" and 3 copies 11"x17"); and
2. One (1) digital copy of the submission documents.

The following point by point response to the plan revisions corresponds to the C. Robert Wynn Associates, Inc. review dated May 8, 2020:

1. Applicant submitted a "Variance and Waivers" document dated February 13, 2020, latest revision date April 16, 2020, prepared by K2 Consulting Engineers, Inc. (refer enclosed copy). The design engineer indicates that no Zoning Variances are required.

The applicant has requested several waivers from the Land Development Ordinance and Stormwater Management Ordinance, including relief from the following: Water Resource Impact Study, Traffic Impact Study, street trees, street improvements (cartway widening, curb, and sidewalk) and minimum pipe size of 18". (Waivers are discussed in more detail in comments below. (SLDO Section 22-308)

Comment Acknowledged, testimony was provided at the time of the Planning Commission regarding the waiver requests. No further action is required.



Township of East Rockhill
Ms. Marianne Morano
PD19-054
Page 2

2. Multiple uses exist on the site, including service station, restaurant, apartment, storage, etc. Zoning tabulation on Sheet 2 of 15 should be revised to identify existing and proposed uses, including zoning use number.

Use F-25 (Service Station or Car-Washing Facility) is permitted as Conditional Use in the VC Zoning District. A Conditional Use hearing was held before the Board of Supervisors on March 24, 2020. Conditional use approval was granted pursuant to the Adjudication dated May 8, 2020; subject to compliance with Land development Ordinance requirements, PADOT highway occupancy permit approval related to site access, and onlot sanitary sewage disposal approval from Bucks County Health Department and Township, as necessary.

Comment Acknowledged.

3. Buffer yard is delineated along the rear property line where required adjacent to residential properties. Existing vegetation at the rear of the site may be suitable in lieu of installing buffer plantings. Township should determine if existing vegetation is satisfactory. If approved, record plan should not that existing vegetation shall be maintained in the buffer yard area. (ZO Section 27-304.F25.m and 27-1003.h)

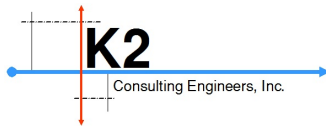
Comment Acknowledged, testimony was provided at the time of the Planning Commission regarding the existing vegetation.

4. Development within VC Zoning District is subject to architectural review by the Township to preserve and protect the character of the Village. Floor Plan and Elevation Plan, sheets A1 & A2, dated January 16, 2020, prepared by Styer Group were included with prior submission. Planning Commission previously indicated that the building design is satisfactory. (ZO Section 27-1003.C)

Comment Acknowledged, plans have been submitted for review.

5. Site is currently served with on-lot water and sewage disposal system. Plan should clarify what buildings have water/sewer service, and approximate location of service lines. An existing well with minimal use, located to the rear of the car wash site, is proposed to serve the car wash facility. Water usage analysis and well test information has been submitted. It appears that the existing well yield is in excess of the estimated maximum water demand for the car wash facility. Consideration may be given to require the applicant to enter into a well protection agreement with the Township in-lieu-of a preparation of a full water resources impact study. Agreement should include escrow fund to be used to investigate and remediate loss of water quantity or quality on adjoining properties for the length of the agreement. (SLDO Sections 22-408 & 519)

Comment Acknowledged.



Township of East Rockhill
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6. Pursuant to information submitted by the design engineer, no sanitary sewage disposal flows will be generated by proposed facility (ie. Wash sink, bathroom, etc.). Car wash by-product water will be stored in holding tank(s) in part for recycling. Excess by-product water will be disposed of offsite. 'Industrial' holding tank approval and operation and maintenance agreement must be obtained by the applicant from Bucks County Health Department and Township. Additionally, Sewage Facilities Planning Module waiver application should be submitted and requires approval by East Rockhill Township, and PADEP. (SLDO Sections 22-407 & 520)

Comment Acknowledged: Will Conform – Operating & Maintenance Agreement on Industrial Holding will be coordinate with agencies and the Township.

7. Street improvements including cartway widening, drainage facilities, curb, and sidewalk are required to be installed along the property frontage in accordance with Sections 22-505, 506, 512, and 513. Due to existing facilities on the site, most of the site frontage consists of paved/stone access drives, parking area, and service station fuel dispenser area. The only improvements along the site frontage with Rt 313 is curb to define the carwash entrance/exit lanes. Township should determine if the above requested waivers for street frontage improvements are satisfactory based on existing conditions. (SLDO Section 22-308)

Comment Acknowledged, testimony regarding the site improvements was provided at the time of the Planning Commission hearing.

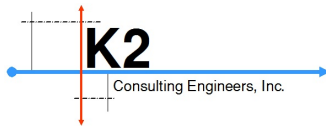
8. Entrance/Exit to the car wash facility is proposed in two locations along Route 313. Plan should clarify proposed traffic flow/restrictions at these locations. Design engineer has submitted general information related to anticipated traffic volumes of the facility. Based on market data, it was estimated that vehicle trips to the car wash will be approximately 1/3 of the standard ITE guideline for a self-service car wash. As indicated above, a waiver has been requested for preparation of a full traffic impact study. Township should determine if the submission of full traffic impact study may be deferred to PennDOT.

Verification of PennDOT Highway Occupancy Permit issuance is required to be obtained by the applicant for proposed access improvements along Route 313 site frontage. (SLDO Section 505.2)

Comment Acknowledged.

9. Verification of approval should be received in writing from Bucks County Conservation District for proposed erosion/sedimentation control measures to be implemented during earthmoving activities. Additionally, as proposed disturbance exceeds one acre, and NPDES Permit must also be obtained by the applicant for discharge of stormwater runoff during construction activities. (SLDO Section 22-518)

Comment Acknowledged, approval from the BCCD as well as the NPDES permit will be provided upon receipt.

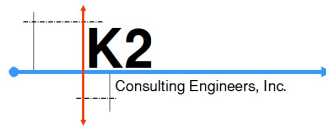


Township of East Rockhill
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Page 4

10. Stormwater Management Report, dated February 13, 2020, prepared by K2 Consulting Engineers, Inc. was previously submitted with the plan. Stormwater management is proposed via installation of a subsurface stormwater infiltration bed located to the south of the proposed building. The design engineer has advised that response to the following comments is pending site testing which has delayed pursuant to COVID-19 work restrictions. The following comments should be addressed by the design engineer to permit complete review and verify compliance with Stormwater Management Ordinance. (Chapter 26 Part 3):

Comment Acknowledged, soil testing is to be completed the third week in June and it is our understanding that the design and compliance with the review below will be coordinated with Mr. Baluh.

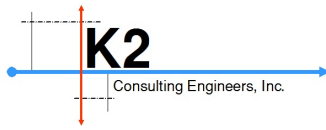
- a. A limited infiltration narrative is included in the stormwater Management Report (Page 9). A complete infiltration feasibility analysis (with site testing) should be completed to verify that the soils are suitable for infiltration BMPs. If the infiltration testing concludes that an infiltration BMP is not suitable for this site, an alternate BMP, consistent with PADEP and NPDES requirements may be required. (SMO Section 26-325.A)
- b. Calculations appear to indicate that both pre and post development cover calculations utilize impervious surface within the projected area. Section 26-320.1.c of the Stormwater Management Ordinance requires the predevelopment project area to be considered meadow. Report and narrative should be clarified/amended as necessary. At a minimum, 20% of the impervious project area should be considered meadow pursuant to PADEP NPDES guidelines, if a waiver is requested in writing and approved by the Township.
- c. Profile drawings and construction specifications for storm sewer collection system should be included in the plan set.
- d. On sheet 8 of Stormwater Management Report, the calculation for groundwater recharge references the incorrect number. "A" should be the area of impervious surface, not the area of disturbance.
- e. Stormwater Management Report must include a stormwater pipe/node tabulation.
- f. In order to prevent accumulation of sediment/vegetation/debris within the underground stormwater BMP, the Stormwater Management plan must include some means sediment filter on stormwater inlets, and leaf trap/cleanout at a point before the roof drains enter the infiltration facility (such as a "snout: BMP in storm MH-1) Additionally, inspection/flush ports should be proposed to be installed. (26-319.23.A(2))
- g. Operation and Maintenance agreement should be required to be executed by the applicant in a form satisfactory to the Township Solicitor to guarantee the long-term



Township of East Rockhill
Ms. Marianne Morano
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Page 5

integrity and maintenance of the facilities. Township's access for periodic inspections should be addressed by the grant of a "blanket" easement.

- h. Standard Storm Tech Chamber details on sheet 12 of 15 should be revised to depict final design/dimensions.
11. Recreation land in the amount of 1,500 sf per 4,000 sf of new building area, or part thereof, is required in accordance with Section 22-525.C(2) of the Land Development Ordinance. In the alternate, the Township may accept a contribution in-lieu-of land dedication pursuant to Township fee schedule.
Comment Acknowledged.
12. Area within the ultimate right-of-way of Route 313 and North Fifth Street should be offered for dedication to the Township as an easement in accordance with Section 22-506.B.2 of the Subdivision Ordinance. Right of way area to be dedicated may be "stepped" around existing facilities/structures which encroach within the right-of-way. Additionally, North Fifth Street is classified as a major collector street requiring a future right-of-way measured 40 feet from centerline. Legal descriptions for the ultimate right-of-way area (one original and two copies), signed and sealed by the responsible surveyor should be submitted for review and easement document preparation. (SLDO Section 506 1 & 2)
Comment Acknowledged.
13. Vehicle turning movement plan (sheet 13 of 15) has been revised to verify that the travel path for passenger cars and WB-40 semi-trailer trucks are sufficient.
Comment Acknowledged. No further action required.
14. Development/Financial Security Agreement should be executed between the applicant and Township to guarantee installation of required improvements including, but not limited to, stormwater management, erosion control, landscaping, and road improvements (if required). Construction escrow estimate should be prepared by the design engineer for review and use in agreement preparation. (SLDO Section 22-606)
Comment Acknowledged: Will Conform



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15. Plans should be revised to address the following engineering and drafting detail comments:

a. Signature certification blocks are only required to be included on one sheet.
Plan signature blocks have been removed from Sheet 1 and remain on Sheet 2, 'Record Plan'

b. Township Planning Commission signature block indicating "Recommended for approval by East Rockhill Township Planning Commission, the day of..."

The Township Planning Commission signature block has been added to Sheet 2.

c. Owners name should be printed under the signature line in the notary certification.

The owners name has been added to the signature line in the notary certification on Sheet 2.

d. Several sheets contain notes related to street right-of-way and easements, which reference note #2A, B & C. However, referenced notes do not appear on the plan.

Notes have been added to Sheet 3 from the Plan of Survey and Topography

e. Water line to car wash appears to be extended from the wrong well. Proposed water line location should be verified/corrected.

The water line source has been revised, reference Sheet 5 for corrected location.

f. Drain line from car wash to holding tanks for by-product wash water should be relabeled so it is not confused with sanitary sewer. Additionally, detail for location/connection of floor drains in the wash bays should be included on the plan.

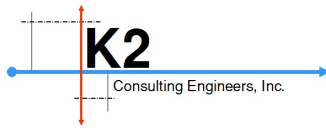
The holding tank lateral has been relabeled, reference Sheet 5. Construction plans by the project architect will be provided under separate cover at time of construction to identify interior drain connections.

g. Pipe size/material for storm sewer from I8 to existing headwall should be indicated on the plan.

Pipe size and material have been added to the plan, reference Sheet 7.

h. Light fixture pole detail on sheet 11 of 15 should be corrected.

The light fixture pole and details are consistent on Sheet 11.



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Ms. Marianne Morano
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- i. Regulatory sign details on sheet 11 of 15 should include note indicating signs to be mounted on PennDOT standard breakaway posts.

A note has been added to Sheet 11 for breakaway post per PennDOT standard.

- j. Zoning Requirements Table and notes on Sheet 2 of 15 should be revised to indicate "East Rockhill Township". Hilltown Township is shown.

The notation for the correct Township has been added to Sheet 2.

- k. Site out boundary should be shown as a solid heavy line. (Section 22-403.2.I)

The site boundary has been modified as a solid heavy line.

- l. Plan should be revised to indicate a land development name or identifying title (not just Site Plan for TMP #12-15-1). (Section 22-403.3.A)

The plan set has been identified as the "Scholl's Car and Truck Wash" on Sheet 1.

- m. Location map at a scale of 1" = 800' including property boundaries and zoning district boundaries should be included on the record plan. (Section 22-403.3.G)

A location map with zone and property boundary has been added to Sheet 2.

- n. Incomplete/incorrect adjoining property owner and tax parcel number information should be corrected on the record plan. (Section 22-403.3.L)

Tax parcel number and ownership information has been updated.

- o. Trash enclosure detail should be included on the plan. (ZO Section 27-1003.B)

Trash enclosure detail has been added to the plan, reference Sheet 11.

- p. An adequate legend should be added to applicable plan sheets.

A legend has been added to the plan set for the applicable sheets.

- q. Plan should be revised to identify required sight distance in addition to existing sight distance at proposed access points, in accordance with the Pennsylvania Code, Title 67, Chapter 441. (SLDO Section 22-511.1.A)

The plan set has been revised to add the sight triangle for the proposed access points.



Township of East Rockhill
Ms. Marianne Morano
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- r. Traffic controls (in conformance with PennDOT publication 213) should be shown on the plan and should be installed throughout the duration of construction within or adjacent to the right-of-way of Route 313.

Comment acknowledged.

- s. All existing/proposed utility connections should be shown on the site plan and stormwater management plans to verify that there are no conflicts with utility crossings. (Section 26-319.3.O)

Comment acknowledged, the utilities known at the time of submission have been added to the plan set.

- t. Some text/labels are overlapping on various sheets and should be revised accordingly.

Comment acknowledged, the plan set has been reviewed to eliminate text conflicts.

- u. Sign details on sheet 5 of 15 should be removed from the plan set as they required separate zoning permit review/approval.

Comments Acknowledged: Plans have been revised accordingly

Please contact our office at (856) 310-5205 if you have any questions or require any additional information.

Very Truly Yours,

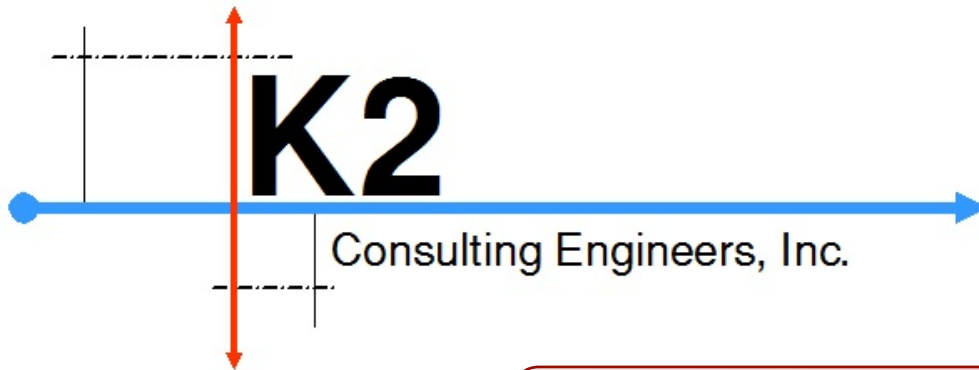
K2 Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read "John W. Kornick". The signature is fluid and cursive, with a long horizontal stroke at the end.

John W. Kornick, PE, PP
President

Enclosures

Cc: Styer Group, *w/enclosure*
Steven Baluh, PE, *w/enclosure*
Jean M. Scholl (via email)
Dan Scholl (via email)
John Rice, Esq., Township Solicitor (via email)



NOT APPROVED

VARIANCES & WAIVERS

February 13, 2020
Revised April 16, 2020

Prepared for: 2301 N. FIFTH STREET
SCHOLL'S CAR WASH
EAST ROCKHILL TOWNSHIP
COUNTY OF BUCKS, PA

Prepared by: K2 CONSULTING ENGINEERS, INC.
36 TANNER STREET, SUITE 100
HADDONFIELD, NJ 08033
Tel: (856) 310-5205
Fax: (856) 616-2441

A handwritten signature in black ink, appearing to read "John W. Kornick".

John W. Kornick, P.E.
PA License # PE085212

Dear Board Members and Professionals:

The applicant, Dan Scholl, is seeking Preliminary and Final Major Site Plan approval to construct a 3,821 square foot Truck and Car Wash facility on lot 12-015-001 as identified on the Township's Tax Map. The property is otherwise known as 2301 N. Fifth Street. The site is currently occupied by several buildings with a mix of uses, including a restaurant, gas station, and multiple vehicle service buildings. The property is located within the VC - Village Commercial Zoning District and is identified as a conditional use.

We have taken the opportunity to thoroughly review East Rockhill Ordinances Chapter 27 – Zoning, Chapter 22 - Subdivision and Land Development, and Chapter 26 – Water. To the best of our knowledge and based upon our interpretations, we have identified and respectfully request the following Variances and Waivers:

NO VARIANCES FROM CHAPTER 27 – ZONING ARE REQUIRED

WAIVERS FROM CHAPTER 22 – SUBDIVISION AND LAND DEVELOPMENT:

1. 22-305.2.A.8 – Water Resource Impact Study. The applicant is seeking a waiver to exclude the submission of a Water Resource Impact Study as a submission requirement and make it a condition of approval. A Water Resource Impact Summary narrative has been provided.
2. 22-406 – Traffic Impact Study. The applicant is seeking a waiver to exclude the submission of a Traffic Impact Study as a submission requirement and make it a condition of approval, if required. A Traffic Impact Summary narrative has been provided.
3. 22-505, 506, 512 and 513 – Street Improvements. The applicant is seeking a waiver from full compliance with the Street Improvements design standard.
4. 22-515.1 – Street Trees. The applicant is seeking a waiver from providing street trees along the property frontages.

WAIVERS FROM CHAPTER 26 – WATER:

1. 26-319.3.C – Minimum pipe size. The applicant is seeking a waiver for the use of 15” diameter pipe when a minimum pipe diameter of 18” is required.

We hope the information provided herein will assist the Commission and the Commission's Professionals in their review and evaluation of this application. Should you have any questions or concerns, please do not hesitate to contact me at (856) 310-5205.

Very Truly Yours,

K2 Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read "John W. Kornick". The signature is written in a cursive, flowing style with a large initial "J" and "K".

John W. Kornick, P.E.
President

PARKING CALCULATION - PER SECTION 27-304.F25.n.

PROPOSED USE	REQUIREMENT	# BAYS	STAFF	REQ'D PARKING	PARKING PROVIDED	NOTES
F25 CAR WASH FACILITY	2 SPACES/PER SERVICE BAY 1 SPACE/EMPLOYEE	3	1	6 SPACES 1 SPACES	0 SPACES 7 SPACES	(C)
				TOTAL 7 SPACES	7 SPACES	

LEGEND

- SAN — SAN — SAN — EXISTING FENCE
- W — W — W — PROPOSED SANITARY SEWER LINE
- — — — PROPOSED WATER LINE
- — — — PROPOSED PAINT STRIPING
- — — — PROPERTY BOUNDARY

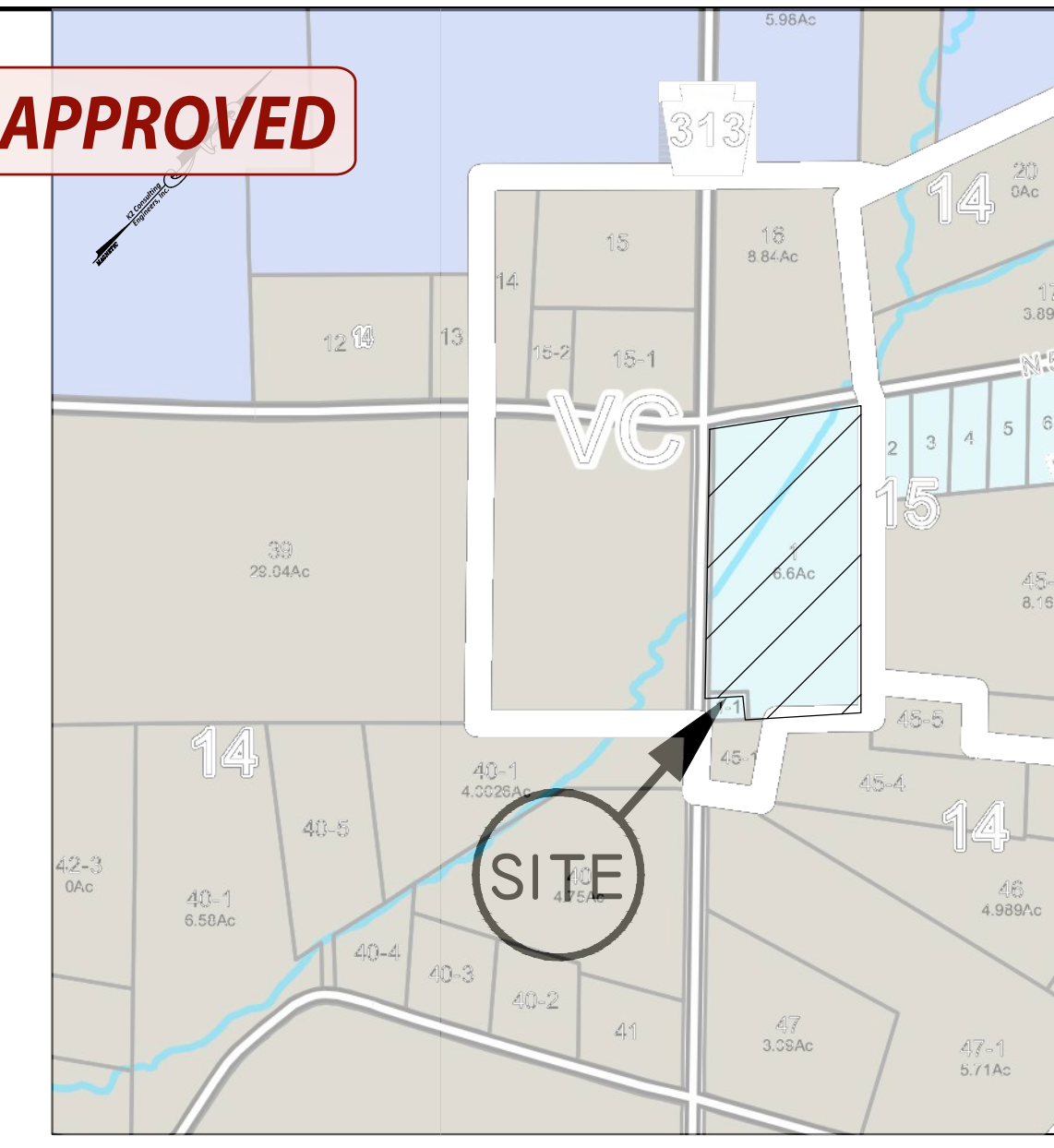
ZONING REQUIREMENTS

CATEGORY	REQUIRED	EXISTING	PROPOSED
MIN. SITE AREA (GROSS)	6.60 ACRES	6.60 ACRES	6.60 ACRES
(NET)	5.66 ACRES	5.66 ACRES	5.66 ACRES
MIN. LOT WIDTH	250 FT **	625 FT	625 FT
MIN. FRONT YARD (TO UROW)	25 FT ***	—	73.08 FT
(TO FIFTH STREET)	25 FT ***	—	441.4 FT
MIN. SIDE YARD	30 FT (EACH)	—	122.03 FT
MIN. REAR YARD	50 FT	—	195.08 FT
MAX. IMPERVIOUS SURFACE (OVERALL SITE)**	60%	60.5%	58.8%
(147,929.76 SF)		(149,162.51 SF)	(144,968 SF)
MAX. BUILDING COVERAGE	5,000 SF **	—	3,812 SF
MAX. BUILDING HEIGHT	35 FT	—	20.34 FT
BUFFER CLASS	A (25 FT)	0 FT	25 FT***

* - REQUIREMENTS PER 27-1003 FOR MULTIPLE USES IN VC DISTRICT
 ** - REQUIREMENTS PER 27-304.F26 FOR A CAR WASH FACILITY
 *** - AS TAKEN FROM THE ULTIMATE RIGHT-OF-WAY LINE
 **** - EXISTING NATURAL TREE LINE IDENTIFIED AS ADEQUATE BUFFER IN AREA OF DEVELOPMENT

(E) - EXISTING NON-COMPLIANT
 (S) - VARIANCE REQUIRED
 (C) - COMPLIANT

NOT APPROVED



TAX-ZONING MAP
SCALE: 1"=800'

GENERAL NOTES:

- OWNER: JEAN SCHOLL
250 RT 313
PERKASIE, PA 18944
APPLICANT: DAN SCHOLL
2090 BRANCH ROAD
PERKASIE, PA 18944
- TOTAL TRACT IS 6.60± ACRES (287,665 SQUARE FEET)
TOTAL TRACT TO FUTURE (ULTIMATE) RIGHT OF WAY IS 5.66± ACRES (246,641 SQUARE FEET)
- THE SUBJECT PARCEL IS ZONED IN VC VILLAGE COMMERCIAL ZONING DISTRICT AS INDICATED ON THE OFFICIAL ZONING MAP OF EAST ROCKHILL TOWNSHIP.
- PRESENT USE: MIXED USE (TRUCK REPAIR, FUELING STATION AND RESTAURANT)
PROPOSED USE: EX. USES TO REMAIN WITH ADDITION OF A TRUCK/CAR WASH
- THIS PLAN PROPOSES TO CONSTRUCT A 3,812 SF TRUCK & CAR WASH FACILITY ON THE SUBJECT PROPERTY CONTAINING MULTIPLE EXISTING USES. THE PROPOSAL SHALL CREATE A NEW ACCESS AND MODIFY AN EXISTING ACCESS FROM THE STATE HIGHWAY AS SHOWN.
- TOPOGRAPHIC AND EXISTING CONDITION INFORMATION HAS BEEN TAKEN FROM PLAN ENTITLED "PLAN OF SURVEY AND TOPOGRAPHY" BASED UPON A FIELD SURVEY PERFORMED BY KENT R. HEHL, P.L.S. OF K2 CONSULTING ENGINEERS, INC., AND DATED FEBRUARY 2, 2020.
- NO PHASING IS PROPOSED FOR THIS DEVELOPMENT. SHOULD PHASING BE PROPOSED AT A LATER DATE, THE DEVELOPER SHALL SUBMIT AN AMENDED FINAL SITE PLAN APPLICATION.
- EXCEPT AS STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE EVIDENT AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS PER FEMA FLOOD INSURANCE RATE MAPS.
- SITE INVESTIGATION PERFORMED BY K2 CONSULTING ENGINEERS, INC. ON APRIL 1, 2020 DID NOT YIELD FRESHWATER WETLAND ON PROPERTY. IN ADDITION, THE EXISTING NW MAPING DOES NOT IDENTIFY FRESHWATER WETLANDS WITHIN OR NEAR THE PROPERTY BOUNDARY. IN FURTHER REVIEW OF THE NRCS WETLAND SURVEY UTILITY, THE PROJECT MAINTAINS A URBAN LAND - ABBOTTSTOWN MAP WHICH IS NOT LISTED ON THE HYDRO SOIL LIST. NO IMPACT TO FRESHWATER WETLANDS OR RIPARIAN BUFFERS IS PROPOSED AND AS VERIFIED IN ACCORDANCE WITH SECTION 22-409. REFER TO SHEET 3 OF 15 FOR THE NATURAL RESOURCE PROTECTION MAPPING.
- THE PROJECT PROPOSES TO CONNECT TO THE EXISTING WATER WELL TO SERVICE THE PROPOSED CAR WASH FACILITY.
- ON SITE HOLDING TANKS ARE PROPOSED FOR THE WATER DISCHARGED FROM THE CAR WASH. NO RESTROOM FACILITIES ARE PROPOSED, THEREFORE NO SEWAGE DISPOSAL (SEPTIC) IS PROPOSED.
- ALL SITE WORK CONSTRUCTION AND DETAILS SHALL CONFORM TO THE STANDARDS OF THE PENNDOT PUBLICATION, PUB 408/2016 SPECIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. ANY FINDINGS DURING THE FIELD UNDERGROUND INVESTIGATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, SHOULD A CONFLICT EXIST.
- SITE IS CURRENTLY SERVICED BY ON-SITE WATER AND SEWER.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE OWNER OR OWNER'S REPRESENTATIVE SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT IN A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-245-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
- THE PROPOSED APPLICATION WILL REQUIRE REVIEW AND APPROVALS BY THE FOLLOWING:
- TOWNSHIP OF EAST ROCKHILL BUILDING AND PLANNING
- TOWNSHIP OF EAST ROCKHILL PLANNING COMMISSION REVIEW
- TOWNSHIP OF EAST ROCKHILL SUPERVISORS - CONDITIONAL USE - APPROVED
- BUCKS COUNTY PLANNING COMMISSION
- BUCKS COUNTY CONSERVATION DISTRICT FOR EAS PLAND CERTIFICATION AND NPDES PERMIT REVIEW
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION: HOP APPLICATION FOR LOW USE DRIVEWAY - REVIEW PENDING
- THESE NOTES SHALL BE USED AS REFERENCE FOR THE ENTIRE SITE PLAN.
- NEW CURBS SHOULD BE CONSTRUCTED AS SPECIFIED UNDER THE PRESCRIPTION OF THE PENNDOT PUBLICATION, PUB 408/2016 SPECIFICATIONS.
- ALL SUBMITTALS SHALL COMPLY WITH THE TOWNSHIP'S ORDINANCE AND ITS MOST RECENT AMENDMENTS.
- DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY HIGHWAY OCCUPANCY PERMIT ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW".
- APPROVAL OF THIS PLAN DOES NOT REPRESENT ANY GUARANTEE OR ASSURANCE BY EAST ROCKHILL TOWNSHIP THAT A HIGHWAY OCCUPANCY PERMIT WILL BE ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
- PROPOSED SIGN LOCATIONS ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NOT PART OF THE LAND DEVELOPMENT APPLICATION BEFORE THE EAST ROCKHILL TOWNSHIP PLANNING COMMISSION.

EAST ROCKHILL TOWNSHIP RECORD PLAN CERTIFICATIONS

SHEETS 2 THROUGH 15, INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED THE SAME.

RECOMMENDED FOR APPROVAL BY THE EAST ROCKHILL TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____

DESIGN ENGINEER STORMWATER MANAGEMENT CERTIFICATION:

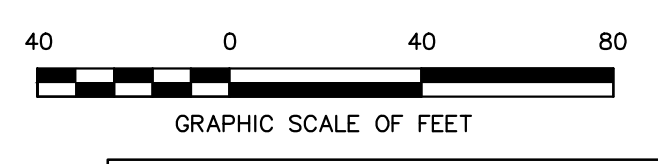
JOHN W. KORNICK, PE OF K2 CONSULTING ENGINEERS, INC. ON THIS DATE _____ HAS REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF EAST ROCKHILL TOWNSHIP WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

OWNER: JEAN SCHOLL
250 RT 313
PERKASIE, PA 18944

DESIGN ENGINEER: JOHN W. KORNICK, PE
DATE: _____

PROPOSED LAND COVER CALCULATION

BUILDING COVERAGE:	31,797 SF
ASPHALT PAVEMENT/GRAVEL DRIVE COVERAGE:	113,171 SF
WOODS:	14,900 SF
OPEN SPACE/GRASS:	83,760 SF



DATE: 02/13/2020
DESIGN BY: TCG
DRAWN BY: TLM
SCALE: 1"=40'
JOB NO.: PD19-054
SHEET: 2 OF 15

JOHN W. KORNICK, P.E.
PROFESSIONAL ENGINEER,
PENNSYLVANIA LIC. NO. PE085212

**QUAKERTOWN - DOYLESTOWN STATE HIGHWAY
DOYLESTOWN - QUAKERTOWN HIGHWAY (ROUTE 313)
DUBLIN PIKE**

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST ROCKHILL THIS _____ DAY OF _____

EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS

EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS

EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS

BUCKS COUNTY PLANNING COMMISSION NO. _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING BOARD COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

*RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA
IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____

STORMWATER MANAGEMENT OWNERSHIP ACKNOWLEDGMENT:

THE STORMWATER MANAGEMENT SYSTEM AS APPROVED SHALL BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP, WHICH SHALL BE RECORDED WITH THE RECORD PLAN AND WHICH SHALL BE APPLICABLE TO ALL FUTURE LANDOWNERS.

OWNER: JEAN SCHOLL
250 RT 313
PERKASIE, PA 18944

OWNER: _____ DATE: _____

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF BUCKS
ON THE _____ DAY OF _____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGED _____ TO BE THE _____ OF _____ A CORPORATION, AND THAT AS SUCH EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEAL)

OWNER - JEAN SCHOLL



PA ONE CALL SYSTEM
DAL 811 (IN PA) OR 1-800-242-1776 (OUTSIDE PA)
POCS TICKET NUMBER: 20193440965

DWG. NAME: W:\PROJECT FILES\PD19-054 - OCI Perkasio Car Wash\08-AUTOCAD\DESIGN\Layout.dwg

K2 Consulting Engineers, Inc.
Professional Civil Engineers
36 Tanner Street, Suite 100
Haddonfield, NJ 08033
Phone: 856.310.5205
Fax: 856.616.2411
www.K2CE.com

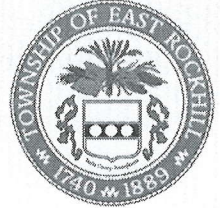
DATE: 02/13/2020
DESIGN BY: TCG
DRAWN BY: TLM
SCALE: 1"=40'
JOB NO.: PD19-054
SHEET: 2 OF 15

RECORD PLAN
SCHOLL'S TRUCK AND CAR WASH - 2301 N. FIFTH STREET
TAX MAP PARCEL #12-015-001
SITE/STATE IN
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

Detailed site plan drawings must be received by
June 26, 2020 for the Hearing to be advertised.
Proposed demolition and new construction.

RECEIVED

JUN 15 2020



EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, Pennsylvania 18944
Phone 215-257-9156 • Fax 215-257-1299

website: www.EastRockhillTownship.org

East Rockhill Township

CONDITIONAL USE

TAX PARCEL Number: 12- 009-129 Date: JUNE 15, 2020
SITE ADDRESS: 925 THREE MILE RUN RD., SELLERSVILLE, PA 18960

CONTACT INFORMATION:

EQUITABLE OWNER on Record: JMD GROUP, LLC
Email: SSINGH@PEDIAMANOR.ORG Phone: 215-262-6340
Address: 50 HIGH SADDLE LN., ALLENTOWN, PA 18104

APPLICANT if different than Owner: SUDESH K. SINGH
Email: SSINGH@PEDIAMANOR.ORG Phone: 215-262-6340
Address: 50 HIGH SADDLE LN., ALLENTOWN, PA 18104

Interest in Appellant if not Owner: Agent Lessee Prospective Purchaser Other: _____

ATTORNEY if represented by Legal Council: _____
Email: _____ Phone: _____
Address: _____

PROPERTY:

Lot Size: 5 ACRES Present Zoning Classification: S
Present Use: SINGLE FAMILY DWELLING
Present Improvement(s) Upon Land: MAIN HOUSE, DETACHED GARAGE AND MANY SHEDS

PROPOSED:

New Use of the Property: B5 GROUP HOME FOR CHILDREN

Section of Zoning Ordinance Involved: _____

Previous Conditional Use Board action relative to this property?

Yes No If yes: Date _____ Application No. _____

Nature of above action: _____

Description of Conditional Use Sought: Pedia Manor operates several homes in Bucks County under PA 3800 regulations managed by PADPW. Our objective is to provide care for medically fragile children and thru extensive wholistic therapies improve their wellbeing and reunite with their families.

Basis of Entitlement to Conditional Use: Applicant believes Board should grant Conditional Use because (attach additional sheets if necessary): These children, who are mostly referred by area's Children's hospitals are too fragile to be cared by parents at home. They would otherwise end up staying in hospitals for extensive periods.

APPLICATION TO INCLUDE SUBMISSION OF THE FOLLOWING:

- Conditional Use Application
- Seven (7) copies of Site Plan/Plot Plan of the property, accurately drawn to scale and depicting locations, dimensions and setbacks, and current proposed improvements. All full size plans to be submitted folded.
- CD disc containing pdf of the submitted plans
- Fee according to the current fee schedule
- Contract for Professional Services
- Establish Escrow Form
- Escrow according to the current fee schedule

Failure to provide all of the requested information and documentation, per the instructions of this form, will result in return of the application.

I/We hereby certify that all of the above statements and the statements contained in any papers of plans submitted in connection with the application are true to the best of my knowledge and belief. I/We hereby agree to assume all legal, engineering and administrative costs associated with this application.

I/We hereby agree to allow Township Personnel to enter and inspect the parcel listed in this application.

Applicant's Signature: *Sudash K. Singh* Date: JUNE 15, 2020

I authorize the applicant as listed above to present this petition on my behalf.

Owner's Signature: _____ Date: _____