



**East Rockhill Township Board of Supervisors**

**December 17, 2020**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on December 17, 2020 in the meeting room at the Pennridge Regional Headquarters, 200 Ridge Road, Sellersville, PA 18960.

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

The meeting was called to order at 7:00p.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 meeting packet was available on the Township website. Anyone wishing to provide public comment on the Board's agenda items can do so electronically or by submitting a public comment form. All public comment will be read at the Board's meeting.

**Public Comment #1 as received according to public comment protocol.**

There was none.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from November 24, 2020 Regular Meeting.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' November 24, 2020 Regular Meeting as presented. With no additional discussion, all present voted in favor.

**Payment of 2020 and 2021 Unpaid Bills dated December 11, 2020 in the amount of \$465,087.70.**

**On motion** by Volovnik, seconded by Mr. Nietupski, to approve payment of the 2020 Bills List dated December 11, 2020 in the amount of \$462,329.73 as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve payment of the 2021 Bills List dated December 11, 2020 in the amount of \$2,757.97 as presented. With no additional discussion, all present voted in favor.

**Township Manager's Report: Marianne Morano**

**Zoning Hearing Board Member Resignation.** Mr. Nyman read a resolution to David Watt recognizing his years of service on the Planning Commission and thereafter the Zoning Hearing Board for 15 years of service. It was noted Mr. Watt continues to represent East Rockhill Township on the Perkasie Regional Authority Board.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2020-21** recognizing and commending David Watt for his 15 years of service on the East Rockhill Township Planning Commission and Zoning Hearing Board as presented. With no additional discussion, all present voted in favor.

**Auditor Engagement Letter.** An appointed auditor engagement letter from Dunlap and Associates to perform the 2020 audit was presented.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to ratify the Township Manager's execution of the Dunlap and Associates engagement letter not to exceed \$18,500.00 as presented. With no additional discussion, all present voted in favor.

**A snow emergency was declared on December 16, 2020 4:00p.m. to December 17, 2020 12:00pm (noon).**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Manager Report. With no additional discussion, all present voted in favor.

**Public Works Report: Jeff Scholl**

Mr. Scholl updated the Board on Public Works activities as of December 11, 2020. Of note, the Bucks County Conservation Grant application is underway but may be delayed for required traffic count time requirement. Also, the 2002 truck is to be placed on Municibid for sale. The report is on file.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Public Works Report. With no additional discussion, all present voted in favor.

**Township Engineer Report: Steve Baluh, P.E.**

**Municipal Office Addition / Renovation Update.** Mr. Baluh updated the Board, stating that the Municipal office addition floor installation is underway and renovation work is ongoing.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, ratifying the general contractor change order for structural support in the renovation area in the total amount of \$64,926.99 and authorizing electrical change orders for renovation area lighting and baseboard heat in the total amount of \$2,346.00 as presented. With no additional discussion, all present voted in favor.

**Release of Escrow Vouchers.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve Woods Edge Subdivision Voucher Number 17 payable to C. Robert Wynn Associates, Inc. in the amount of \$552.01 for construction observation and escrow administration as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to approve Woods Edge Subdivision Voucher Number 18 payable to Wynn Associates, Inc. in the amount of \$92.13 for construction observation and escrow administration as presented. With no additional discussion, all present voted in favor.

**Subdivision Plan Review Status.** Review dated November 30, 2020 is in the Board's packets.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to deny the Green Ridge Estate West Preliminary Plan if an extension request is not received by end of the day December 23, 2020. With no additional discussion, all present voted in favor.

Mr. Grim will follow-up with Mr. Rice on the status of RE Pierson withdrawing his application before the Zoning Hearing Board.

Village at East Rockhill latest action 2008 and Pileggi Land Development latest action 2009 are awaiting final plan submission which will be evaluated when received under current regulations.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Township Engineer's report. With no additional discussion, all present voted in favor.

#### **Township Solicitor Report: Colby Grim, Esq.**

**Verizon Franchise Renewal Ordinance.** A public hearing was advertised and posted to act on an Ordinance to authorize the execution of a nonexclusive Cable Franchise Agreement with Verizon Pennsylvania LLC. No public comment was received.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Ordinance 295** to authorize the execution of a nonexclusive Cable Franchise Agreement with Verizon Pennsylvania LLC as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Township Solicitor's report. With no additional discussion, all present voted in favor.

#### **Board and Commission Reports**

##### **Pennridge Regional Police Department: Gary Volovnik**

Mr. Volovnik shared the November 2020 Pennridge Regional Police activity report. The report is on file.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to accept the Police Department Report. With no additional discussion, all present voted in favor.

##### **Pennridge Wastewater Treatment Authority: David Nyman**

Mr. Nyman shared the December 14, 2020 meeting report. Of note, industrial pretreatment use fees were increased to cover the cost of a required DEP permit.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Pennridge Wastewater Treatment Authority reports. With no additional discussion, all present voted in favor.

#### **Department and Emergency Services Reports**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt of the Department and Emergency Services reports. With no additional discussion, all present voted in favor.

#### **New or Other Business – Supervisors' Items**

- Mr. Volovnik requested a status update on the Select Properties Land Development submission. The property has officially been sold to Select Properties.

- Mr. Nietupski requested clarification regarding the donation to the Perkasio Fire Company for the use of their meeting room. The donation was listed on the approved bills list.
- Mr. Nyman suggested that as a result of increased speeding concerns on Schwenkmill Road between the Ridge Road and Three Mile Run Road that the speed limit be reduced to 25 mph.
- Mr. Volovnik advised that the Police Commission recognized Detective Lewis's retirement and litigation for Headquarters HVAC has been resolved with the settlement to be distributed 50-50 to each municipality minus legal fees payable to the Police Department.

**Public Comment #2 as per COVID Protocol:**

There was none.

**Adjournment:**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 7:45p.m.

Respectfully submitted,

Marianne Morano  
Township Manager

**East Rockhill Township Board of Supervisors**

**January 4, 2021**

**Re-Organization Business Meeting Minutes**

The re-organization business meeting of the East Rockhill Township Board of Supervisors was held at 5:00p.m. on January 4, 2021 in the conference room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	David Nyman	Supervisor
	Gary Volovnik	Supervisor
	Jim Nietupski	Supervisor
	Marianne Morano	Township Manager
	John Rice, Esq.	Township Solicitor
	Jeff Scholl	Public Works Director

The meeting was called to order at 5:07p.m. by Mr. Nyman.

**Announcement:**

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 meeting packet was available on the Township website. Anyone wishing to provide public comment on the Board's agenda items can do so electronically or by submitting a public comment form. All public comment will be read at the Board's meeting.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to appoint Township Manager Marianne Morano to serve as Temporary Chairperson. With no additional discussion, all present voted in favor.

**On motion** by Mr. Volovnik, seconded by Mr. Nyman, to appoint Mr. Nyman as Chairperson. The nomination passed 2-1 with Mr. Nietupski voting in opposition. Mrs. Morano turned the meeting over to Mr. Nyman.

**On motion** by Mr. Nyman, seconded by Mr. Volovnik, to appoint Mr. Volovnik as Vice Chairperson. The nomination passed 2-1 with Mr. Nietupski voting in opposition.

**Resolution 2021-01 Reorganization.** Mr. Nyman read each Article of Resolution 2021-01. Following the reading of each Article, the Articles were approved as follows:

**ARTICLE II. Board Appointments.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Board Appointments as read. With no additional discussion, all present voted in favor.

**ARTICLE III. Staff Positions.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Staff Positions as read. With no additional discussion, all present voted in favor. Mr. Volovnik abstained from the Township Solicitor appointment.

**ARTICLE IV. Financial Institutions and News Publications.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the financial institutions and news publications as read. With no additional discussion, all present voted in favor.

**ARTICLE V. Planning Commission Appointments.**

Mr. Weikel and Mr. Brodhead have resigned from the Planning Commission leaving two vacancies for terms ending December 31, 2024. Applicants will attend Planning Commission meetings for a recommendation to be made to the Board of Supervisors.

**ARTICLE VI. Zoning Hearing Board Appointments.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the reappointment of Kathleen Hart to the Zoning Hearing Board. With no additional discussion, all present voted in favor.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to appoint John Fenley as a member of the Zoning Hearing Board to a term ending December 31, 2021. With no additional discussion, all present voted in favor.

**ARTICLE VII. Park and Recreation Board Appointments.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the reappointment of Anne Fenley and William Wilson III to the Park and Recreation Board. With no additional discussion, all present voted in favor.

**ARTICLE VIII. Joint UCC Appeals Board Appointments.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the reappointment of James Kopchak to the Joint UCC Appeal Board. With no additional discussion, all present voted in favor.

**ARTICLE IX. Tax and Assessments.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to reaffirm the tax and assessments as read. With no additional discussion, all present voted in favor.

**ARTICLE X. Real Estate Tax Exemption.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the real estate tax exemption as read. With no additional discussion, all present voted in favor.

**ARTICLE XI. Treasurer's Bond.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to approve establishing the Treasurer's Bond in the amount of \$500,000. With no additional discussion, all present voted in favor.

**ARTICLE XII. Employee Wages and Benefits.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve the employee wages and benefits as read. With no additional discussion, all present voted in favor.

**ARTICLE XIII. 2020 Township Meeting Schedule and Hours of Operation.** Amy Domres has moved out of state and therefore the Elected Auditor meeting was cancelled for no quorum.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to approve delineating and reaffirming all Township meeting schedules and Township office hours. With no additional discussion, all present voted in favor.

**Resolution 2021-01. ReOrganization.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to re-affirm Resolution 2021-01 as a whole. With no additional discussion, all present voted in favor.

**Resolution 2021-02. Resolution appointing the Tax Collection Committee Delegate.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve Resolution 2021-02 naming Marianne Morano as Primary Voting Delegate and Kathleen Percetti and Susan Burger as Alternate Voting Delegates for the TCC. With no additional discussion, all present voted in favor.

**Resolution 2021-03. Resolution authorizing payment of bills.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to approve Resolution 2021-03 authorizing interim payment of specified bills. With no additional discussion, all present voted in favor.

**Resolution 2021-04. Setting the Tax Collector Compensation for the 2022-2025 Term.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adopt Resolution 2021-04 setting the Tax Collector compensation at \$8.50 per bill plus interims for the 2022 to 2025 term of office. With no additional discussion, all present voted in favor.

**Other Business of the Board**

- Mr. Nietupski questioned if the Quarry tonnage requirement resolution was sent to Bucks County Association of Township Officials. Yes it was sent.
- Mrs. Morano requested an executive session to discuss possible litigation (Code of Ordinance violation).

**Public Comment**

There was none.

**Adjournment**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adjourn the meeting into Executive Session. With no additional discussion, the meeting was adjourned at 5:26p.m.

Respectfully submitted,

Marianne Morano  
Township Manager



UNPAID 2020 BILLS LIST  
JANUARY 22, 2021

<b>FUND CODE</b>	<b>FUND NAME</b>	<b>TOTAL AMOUNT TO BE PAID OUT</b>	
01	GENERAL FUND	\$	21,179.36
05	OPEN SPACE FUND	\$	535.55
08	SEWER FUND	\$	8,861.27
09	PARK & RECREATION/DRIVING RANGE FUND	\$	744.18
13	STREET LIGHT FUND	\$	1,569.00
19	CAPITAL IMPROVEMENT FUND	\$	9,647.17
35	STATE AID (LIQUID FUEL) FUND	\$	1,737.77
90	ESCROW FUND	\$	815.32
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		<b>TOTAL UNPAID BILLS \$</b>	<b>45,089.62</b>
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Unpaid 2020 Bills List  
January 22, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
AmeriGas	Propane - Fire Substation	192.15
AmeriGas	Propane - Garage	205.79
AmeriGas	Propane - Garage	350.88
AmeriGas	Propane - Garage	36.00
Bucks County Court Reporters	WEGBB, LLC Transcript	685.00
Bucks County Planning Commission	2020 Household Hazardous Waste Program	768.42 *
Chase Credit Card	Pods	351.97 *
Chase Credit Card	Lowes	183.42 *
Chase Credit Card	Harbor Freight	42.97 *
Clemens Uniform	Uniforms 12/2020	138.03
Clemons Richter & Reiss	WEGBB, LLC 12/2020	798.70
Clemons Richter & Reiss	Webster 12/2020	391.20
Clemons Richter & Reiss	Heridia	1,418.10
Comcast	Phone & Internet 12/2020	327.48 *
Courier Times	Verizon Agreement Ad	202.20
Dave Chlebda	Heridia ZHB	25.00
David Watt	Heridia ZHB	25.00
Davis Feed of Bucks County	Calcium Chloride Pellets	25.90
DCED	October to December 2020 Permits	103.50
Grim, Biehn & Thatcher	Township Solicitor General Matters 12/2020	723.00
Grim, Biehn & Thatcher	Township Solicitor Lake House Inn 12/2020	186.00
Grim, Biehn & Thatcher	Township Solicitor Quarry 12/2020	46.50
IT Business Solutions	Computer Supplies - Wireless Cameras	300.00 *
John Fenley	WEGBB, LLC/Heridia ZHB	50.00
Keystone Collections Group	EIT Commission 12/2020	1,064.53 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	403.69 *
Keystone Collections Group	EIT Taxpayer Refunds	6.57 *
Keystone Collections Group	LST Commission	2.71 *
Manko Gold Katcher Fox	Township Environmental Solicitor 10/2020	3,672.75
Neat & Clean	Township Office 12/2020	150.00
PP&L Electric	Emergency Aux Bldg. + Break Room 11/2020	146.84 *
PP&L Electric	Parking Lot Lights 11/2020	113.84 *
PP&L Electric	Municipal Office 11/2020	204.68 *
PP&L Electric	Garage/Shop 11/2020	100.08 *
PP&L Electric	Emergency Aux Bldg. + Break Room 12/2020	221.85
PP&L Electric	Parking Lot Lights 12/2020	468.54
PP&L Electric	Municipal Office 12/2020	330.33

Unpaid 2020 Bills List  
January 22, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Garage/Shop 12/2020	125.20
PSATS	PAAZO 2021 Membership - MM	125.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service 12/2020	830.00
Ricoh-Images	Black & White/Color Copies 12/2020	32.38
Riggins	Unleaded	76.95 *
Riggins	Diesel	199.18
Riggins	Diesel	298.62
Sprint	Cell Phone Service 11/2020	133.89 *
Staples Credit Plan	Supplies	202.08 *
Wynn Associates	Township Engineer General Matters 12/2020	261.75
Wynn Associates	Township Engineer Quarry 12/2020	36.75
Wynn Associates	Township Engineer Township Bldg Addition 12/2020	4,357.19
Wynn Associates	Township Engineer Zoning Permit Reviews 12/2020	36.75
<i>General Fund</i>		<u>\$ 21,179.36</u>

**Open Space Fund - 05**

Keystone Collections Group	EIT Commission 12/2020	532.26 *
Keystone Collections Group	Taxpayer Refunds	3.29 *
<i>Open Space Fund</i>		<u>\$ 535.55</u>

**Sewer Fund - 08**

Auto Plus	Part - F350	22.85 *
Brad S. Nicholas	Pump Sludge Per Kevin Franks	135.00
Comcast	Treatment Plant Phone Service 12/2020	98.61 *
Kevin Franks	Treatment Plant Operations 12/2020	1,850.00
MJ Reider Associates	Lab Analysis 12/2020	550.00 *
PA One Call	Monthly Activity 12/02020	20.05
PP&L Electric	Pump Station 11/2020	631.19 *
PP&L Electric	Treatment Plant 11/2020	1,929.07 *
PP&L Electric	Pump Station 12/2020	795.06
PP&L Electric	Treatment Plant 12/2020	2,320.18
Sprint	Cell Phone Service 11/2020	89.26 *
US Postal Service	Jan 2021 Sewer Billing	420.00 *
<i>Sewer Fund</i>		<u>\$ 8,861.27</u>

**Park & Recreation / Driving Range Fund -09**

Auto Plus	Supplies - Mowers	53.94 *
Auto Plus	Supplies - Mowers	39.68 *
Chase Credit Card	Dog Waste Depot	185.11 *
Chase Credit Card	Eagle Power Turf & Tractor	60.33 *

Unpaid 2020 Bills List  
January 22, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
George Allen Portable Toilets Inc.	12/2/20-12/29/20	160.00 *
Little's	Parts - Gator	91.19 *
PP&L Electric	Markey Centennial Park Sign 11/2020	26.95 *
PP&L Electric	Markey Centennial Park Buildings 11/2020	53.89 *
PP&L Electric	Markey Centennial Park Sign 12/2020	28.26
PP&L Electric	Markey Centennial Park Buildings 12/2020	44.83
<i>Park &amp; Rec / Driving Range Fund</i>		<u>\$ 744.18</u>

**Street Light Fund - 13**

PP&L Electric	Street Lights 12/2020	1,569.00
<i>Street Light Fund</i>		<u>\$ 1,569.00</u>

**Capital Improvement Fund - 19**

Computer Cabling Systems	IT Services - Camera System	6,825.49
Computer Cabling Systems	IT Services - Camera System	2,276.68
Computer Cabling Systems	IT Services - Camera System	545.00
<i>Capital Improvement Fund</i>		<u>\$ 9,647.17</u>

**State Aid (Liquid Fuel) Fund - 35**

Auto Plus	Air Filter Panel-Road Mower	6.12 *
Auto Plus	Bluedef/Oil - All Vehicles	82.56 *
Auto Plus	Supplies	189.76 *
Auto Plus	Oil - 2014 Chevy	18.78 *
Auto Plus	Supplies - 2005 GMC	13.11 *
Auto Plus	Part - Roller	36.69 *
BR Scholl	State Inspection - Chevy 3500	70.00 *
Edward McDermott	Snow Removal 12/16/2020	950.00 *
Little's	Parts - JD Road Mower	145.05 *
PP&L Electric	Signal 313 & 5th 11/2020	31.53 *
PP&L Electric	Flasher 5th Street 11/2020	27.67 *
PP&L Electric	Signal Campus & 5th 11/2020	36.41 *
PP&L Electric	Signal 313 & 563 11/2020	31.71 *
PP&L Electric	Flasher Schwenkmill Road 11/2020	27.93 *
PP&L Electric	Signal 313 & Mountain View 11/2020	42.90 *
PP&L Electric	Flasher Mountain View 11/2020	27.55 *
<i>State Aid Fund</i>		<u>\$ 1,737.77</u>

**Escrow Fund - 90**

Grim Biehn & Thatcher	Township Solicitor Peace Tohickon 12/2020	15.50
Grim Biehn & Thatcher	Township Solicitor Select McClennen 12/2020	74.00

Unpaid 2020 Bills List  
 January 22, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Wynn Associates	Township Engineer PSD Tennis Courts 12/2020	73.50
Wynn Associates	Township Engineer Peace Tohickon 12/2020	163.93
Wynn Associates	Township Engineer Select McClennen 12/2020	73.50
Wynn Associates	Township Engineer Green Ridge West 12/2020	36.75
Wynn Associates	Township Engineer Fox Hill 12/2020	30.63
Wynn Associates	Township Engineer Vanden Boom 12/2020	103.13
Wynn Associates	Township Engineer Rowe 12/2020	244.38
	<i>Escrow fund</i>	<u>\$ 815.32</u>
<b>Total Unpaid Bills</b>		<b>\$ 45,089.62</b>

*\*denotes already paid*

UNPAID 2021 BILLS LIST  
JANUARY 22, 2021

<b>FUND CODE</b>	<b>FUND NAME</b>	<b>TOTAL AMOUNT TO BE PAID OUT</b>	
01	GENERAL FUND	\$	133,038.87
08	SEWER FUND	\$	67,069.56
09	PARK & RECREATION/DRIVING RANGE FUND	\$	669.63
19	CAPITAL IMPROVEMENT FUND	\$	121,541.74
22	BUILDING DEBT FUND	\$	5,797.22
35	STATE AID (LIQUID FUEL) FUND	\$	6,922.52
90	ESCROW FUND	\$	349.49
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		<b>TOTAL UNPAID BILLS \$</b>	<b>335,389.03</b>
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Unpaid 2021 Bills List

January 22, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
Arlo Eby	WEGBB/Webster ZHB	50.00
BCATO	Membership 2021	300.00
BCATO	113th Annual Convention - DN/GV/JN	75.00
Bucks County Consortium of Municipalities	Membership 2021	150.00
Chase Credit Card	Pods	351.97
Chase Credit Card	Zoom License	158.89
Chase Credit Card	Lowes	115.91
Clemens Uniform	Uniforms 1/2021	92.02
Clemons Richter & Reiss	WEGBB 1/2021	1,370.10
Clemons Richter & Reiss	Webster 1/2021	1,510.50
Clemons Richter & Reiss	Heridia 1/2021	638.70
Delaware Valley Health Insurance (DVHT)	Insurance Premium	10,050.16
Delaware Valley Property/Liability (DVIT)	Insurance Premium	14,944.75
Delaware Valley Workers Comp (DVWCT)	Insurance Premium	13,515.00
Home Depot	Filters	59.91 *
Hough Associates	Recycling Grant	3,920.00
IT Business Solutions	2021 & 2022 GoDaddy Certificate Reimbursement	127.98 *
IT Business Solutions	IT Services 1/2021	459.00
John Fenley	WEGBB/Webster ZHB	50.00
Kathleen Hart	WEGBB/Webster ZHB	50.00
Land Trust of Bucks County	Membership 2021	100.00
Lawson Products	Supplies	301.89
MEA	Renewal 2021	683.00
Pennridge Regional Police Department	Police Services 1/2021	82,559.00
Principal Financial Group	Insurance Premium 1/2021	506.01 *
Principal Financial Group	Insurance Premium 2/2021	506.01
Ready Refresh	Rent/Prepay 1/2021	50.00
Ricoh	Prepay Copier Rental 2/2021	128.07
Shadywood Communications	Enews 1/2021	215.00
		<i>General Fund</i> <b>\$ 133,038.87</b>

**Sewer Fund - 08**

ADT	Alarm 1/1/2021 - 3/31/2021	150.75 *
Anchor Pump and Engineered Equipment	Pump Repair	7,053.28
Bullseye	Pumping Station Alarm Service 1/2021	130.49 *
Comcast	Treatment Plant Phone Service 1/2021	109.43
Delaware Valley Health Insurance (DVHT)	Insurance Premium 2021	694.71

Unpaid 2021 Bills List  
January 22, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Delaware Valley Property/Liability (DVIT)	Insurance Premium 2021	16,958.25
PA DEP	Fuel Tank Registration 2021	50.00
PA DEP	Waste Transporter Renewal 2021	300.00
Principal Financial Group	Premium 1/2021	136.08 *
Principal Financial Group	Premium 2/2021	136.08
PWTA - Capital Fund	Quarterly Billing 1st Quarter 2021	4,589.00
PWTA - Operating Fund	Quarterly Billing 1st Quarter 2021	36,324.00
Riggins	Diesel	437.49
	<i>Sewer Fund</i>	<u>\$ 67,069.56</u>
<b>Park &amp; Recreation / Driving Range Fund -09</b>		
George Allen Portable Toilets Inc.	Markey Centennial Park 1/2021	160.00
JC Steinly	Heating Fuel Markey Park Boy Scout Cabin	509.63
	<i>Park &amp; Rec / Driving Range Fund</i>	<u>\$ 669.63</u>
<b>Capital Improvement Fund - 19</b>		
Gordon H. Bayer, Inc.	Municipal Office Project (GC) - Application #8	95,184.74
MJF Electrical	Municipal Office Project (EC) - Application #7	26,357.00
	<i>Capital Improvement Fund</i>	<u>\$ 121,541.74</u>
<b>Building Debt Fund - 22</b>		
Pennridge Regional Police Department	Principle and Interest Debt Payment 1/2021	5,797.22
	<i>Building Debt Fund</i>	<u>\$ 5,797.22</u>
<b>State Aid (Liquid Fuel) Fund - 35</b>		
Chase Credit Card	Sands Ford of Red Hill	186.85 *
Auto Plus	Parts - 2014 Chevy	45.80
Auto Plus	Parts - 2018 Mack	57.59
Auto Plus	Part - Leaf Vac	5.87
Bergey's	Parts - 2018 Mack	126.66
Bergey's	Parts - 2015 Hino	47.95
BR Scholl	State Inspection - 2018 Mack	80.00
H&K Materials	5.77 Tons Green Patch	565.17
Heacock Lumber	Wood - 2008 Ford/2005 GMC	112.00
Lawson Products	Supplies	121.27
Morton Salt	85.49 Tons Salt	4,512.16
Naceville Materials	44.67 Tons 1/4" Stone	818.80
PP&L Electric	Signal 313 & 5th 12/2020	33.37
PP&L Electric	Flasher 5th Street 12/2020	28.91
PP&L Electric	Signal Campus & 5th 12/2020	38.38



Unpaid 2021 Bills List  
 January 22, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Signal 313 & 563 12/2020	33.43
PP&L Electric	Flasher Schwenkmill Road 12/2020	29.00
PP&L Electric	Signal 313 & Mountain View 12/2020	50.38
PP&L Electric	Flasher Mountain View 12/2020	28.93
	<i>State Aid Fund</i>	<u>\$ 6,922.52</u>
<b>Escrow Fund - 90</b>		
Thomas Vanden Boom	Escrow Closure	349.49
	<i>Escrow fund</i>	<u>\$ 349.49</u>
<b>Total Unpaid Bills</b>		<b>\$ 335,389.03</b>

*\*denotes already paid*

# 2021 Projects for Final Approval

Estimated Cost

➤ Road Work

- In-House:
  - Sterner Mill Road (remainder)
  - Rich Hill Road, Rockhill Road, Hill Road (temporary repairs)
  - Crack Seal unit rental and Chip Truck (Pines)
- Bucks County Conservation District Grant (pending award):
  - Three Mile Run Road stormwater corner at Nockamixon Park House
  - East Rock Road driveway trench boxes that wash out into roadway

State Aid.....	\$	58,000
State Aid.....	\$	40,000
State Aid.....	\$	23,000
Capital Reserve.....	\$	40,000

➤ Township Owned Infrastructure

- Municipal Complex, 1622 N. Ridge Road:
  - Review function and future of Public Works complex
- Sewer Treatment Plant, 506 Branch Road:
  - Paint tank coatings
  - Steel process tank maintenance
  - Replace shed
  - Reinstall anodes on process tank
  - Tanks drained and inspected for maintenance
  - (4) Reed beds emptied
- Pumping Station, 1000 Three Mile Run Road:
  - Replacement (bid opening March 3)
  - Shed roof replaced
- Stormwater:
  - MS4 Compliance Annual Report (Wynn Associates)
  - Tunnel Road Basin MS4 Project #1 to reduce sediment
  - Harriet Drive roadway stormwater repair as reviewed with Engineer
- Open Space / Right-of-Way:
  - Removal of dead ash trees *tbd*
  - Harriet Drive street trees trimmed

General Fund		
Sewer Fund .....	\$	6,500
Sewer fund.....	\$	6,500
Sewer Fund .....	\$	5,000
Sewer Fund .....	\$	500
Sewer Fund .....	\$	15,000
Sewer Fund .....	\$	14,000
Sewer Fund note.....	\$	856,545
Sewer fund.....	\$	1,800
General Fund .....	\$	1,500
General Fund .....	\$	10,500
State Aid.....	\$	2,000
General Fund .....	\$	20,000

➤ Operations

- Update to 1987 Zoning Ordinance (pending on Rock Hill Quarry litigation)
- Act 537 Update

General Fund .....	\$	35,000
General Fund .....	\$	35,000

*January:*

- ◆ Final approval of 2020 projects as budgeted:
  - Sterner Mill Road from Mountain View to Clymer overlay bid out.
  - Willard H. Markey Centennial Park portion of walking trail paved in-house and sign replaced .
  - Municipal Complex sign replaced.
  - MS4 (stormwater) compliance reports.
  - Right-of-Way dead ash street trees removed as marked.
  - Curbing painted for no-parking Harriet Drive, Meadow Lane and Pines Development.
  - Used paver to replace 1987 model.
  - Backhoe power broom attachment.
  - Road mower tires.
  - One-ton dump truck to replace 2002 model.
  - Municipal office addition and renovation project.
- ◆ Zoning Hearing Board alternate Arlo Eby appointed.
- ◆ Elected Auditor Karen Chelley appointment with a term expiring December 31, 2021.
- ◆ Recognition of Nancy Booz after 40 years of volunteer service on the Planning Commission.
- ◆ Municipal Office addition and renovation contracts executed.
- ◆ Municipal Office public sewer and water line installed.

*February:*

- ◆ 2020 census presentation
- ◆ Land Development waiver granted to Pennridge School District for an accessory building.
- ◆ Bid accepted from Bray Brothers in the amount of \$126,450.00 for an overlay on Sterner Mill Road from Mountain View Road to Clymer Road with line striping to be done separately.
- ◆ Lawn Maintenance proposals accepted for 2020 and 2021.
- ◆ Tree trimming approved at Willard H. Markey Centennial Park adjacent to driveway to comply with Pennridge Airport Annual Safety Inspection Report.
- ◆ Act 537 update by Township Engineer approved.
- ◆ Conservation Easement on approximately 13.2 acres approved on Mountain View Road.

*March:*

- ◆ Rock Hill Quarry asphalt plant use trial at Bucks County Court of Common Pleas.
- ◆ RE Pierson began removing equipment off the Rock Hill Quarry site.
- ◆ Township operations evolved in response to COVID-19 while remaining responsive to residents.
- ◆ Based on Governor Disaster Declaration the Board of Supervisors closed their monthly meeting to public attendance and established special meeting protocol for public participation.
- ◆ Conditional Use approved for Truck and Car Wash at 2301 North Fifth Street.
- ◆ Local Disaster Emergency Declaration adopted in response to COVID-19.
- ◆ Planning Commission resignation of Blaze Youngers acknowledged.
- ◆ Planning Commission vacancy appointments Blake Eisenhart and George Broadhead.
- ◆ End of winter season – 161 tons of salt and 68 tons of anti-skid purchased.

*April:*

- ◆ Bid accepted for 2011 Track Paver in the amount of \$54,674.00.
- ◆ Township real estate taxes face payment due date for 2020 extended to July 30, 2020 adopted in response to COVID-19 pandemic.

*May:*

- ◆ Electric generation accepted for a 36-month contract.
- ◆ Trash district contract with Republic Services reaffirmed for option year 2021 and option year 2022.
- ◆ Computer Cabling Systems estimate accepted in the amount of 12,452.40.
- ◆ Pennridge High School graduation firework display permit fee waived.
- ◆ Ordinance 293 adopted amending the non-uniform pension plan.
- ◆ Spring yard waste completed.

*June:*

- ◆ Land development plan approved for Truck and Car Wash at 2301 North Fifth Street.
- ◆ Resolution adopted establishing guidelines and policy for outdoor sales of merchandise and/or outdoor dining during COVID-19 pandemic.

*July:*

- ◆ Based on updated Governor Disaster Declaration the Board of Supervisors held their monthly meeting with limited public attendance with pre-registration required at Pennridge Regional Police Headquarters.
- ◆ Zoning Hearing application for setback variance at 1819 Old Bethlehem Pike.
- ◆ Street tree removal granted for 605 Campus Drive and 704 Campus Drive.
- ◆ Traffic mast to be replaced at Fifth Street and SR313 as the result of auto accident damage.
- ◆ Inlet box on Branch Road repaired as a result of auto accident damage.
- ◆ Driving Range opened.
- ◆ Treatment plant affluent and grease higher than normal due to COVID-19 stay at home Governor order.

*August:*

- ◆ Conditional Use Hearing approved with conditions for group home at 925 Three Mile Run Road.
- ◆ Street tree removal granted for 700 Campus Drive.
- ◆ Bids accepted for fuel 2020-2021.
- ◆ The 2019 H2O pumping station grant was not approved and no new grants are available.
- ◆ Tropical Storm Isaias occurred with extreme heavy rains in a short amount of time.

*September:*

- ◆ 2021 Preliminary budget review begins.
- ◆ 2019 Financial Report approved without PMRS 2019 pension amounts which would be reported in the 2020 Financial Report.
- ◆ 2021 Minimum Municipal Obligation approved.
- ◆ Paver and sweeper sold on Municibid.
- ◆ Ordinance 294 adopted amending Chapter 10, part 4 Fireworks.

*October:*

- ◆ Recognition of Patricia Marlin for volunteer service on the Park and Recreation Board.
- ◆ Zoning Hearing application for setback and woodland variance for corner of Muskrat and Rich Hill Roads.
- ◆ Zoning Hearing application for change in non-conforming use at 1528 North Ridge Road.
- ◆ Bridge 279 on West Rock Road over Three Mile Run Bucks County easement purchase approved.
- ◆ Bid accepted for salt 2020-2021.
- ◆ Grader sold on Municibid.
- ◆ Ordinance 295 adopted adding to Chapter 27 homestead chickens and livestock.
- ◆ Ordinance 296 adopted amending Chapter 27 signs.
- ◆ Policy adopted for granting or denying modifications under the Subdivision and Land Development Ordinance creating a capital improvement fund.

*November:*

- ◆ Comprehensive Plan 2020 adopted.
- ◆ Land development waiver granted to Peace Tohickon Church for a pavilion and public bathrooms.
- ◆ A different polling location to be explored to provide adequate parking.
- ◆ 2021 budget approved.
- ◆ Driving range closed for season.

*December:*

- ◆ Based on updated Governor Disaster Declaration the Board of Supervisors closed their monthly meeting to public attendance and established special meeting protocol for public participation.
- ◆ Recognition of David Watt for 15 years of volunteer service on the Planning Commission and Zoning Hearing Board.
- ◆ Snow emergency declared December 16 4:00pm to December 17, 2020 12:00pm.
- ◆ Ordinances 295 adopted authorizing execution of Verizon Pennsylvania Cable Franchise Agreement.

Website Analytics:

	<u>Users</u>	<u>Session Duration</u>	<u>Sessions</u>	<u>Pageviews</u>
2013 –	8,251	2:32	12,054	39,816
2014 –	8,585	2:22	12,416	37,470
2015 –	9,625	2:01	13,821	37,326
2016 –	10,530	2:08	15,701	43,470
2017 –	9,477	2:22	15,111	42,061
2018 -	13,008	2:10	24,443	59,535
2019 -	16,254	2:11	26,744	65,168
<b>2020 -</b>	<b>18,899</b>	<b>2:03</b>	<b>29,018</b>	<b>66,435</b>

# Public Works Report

January 21, 2021

## Roads

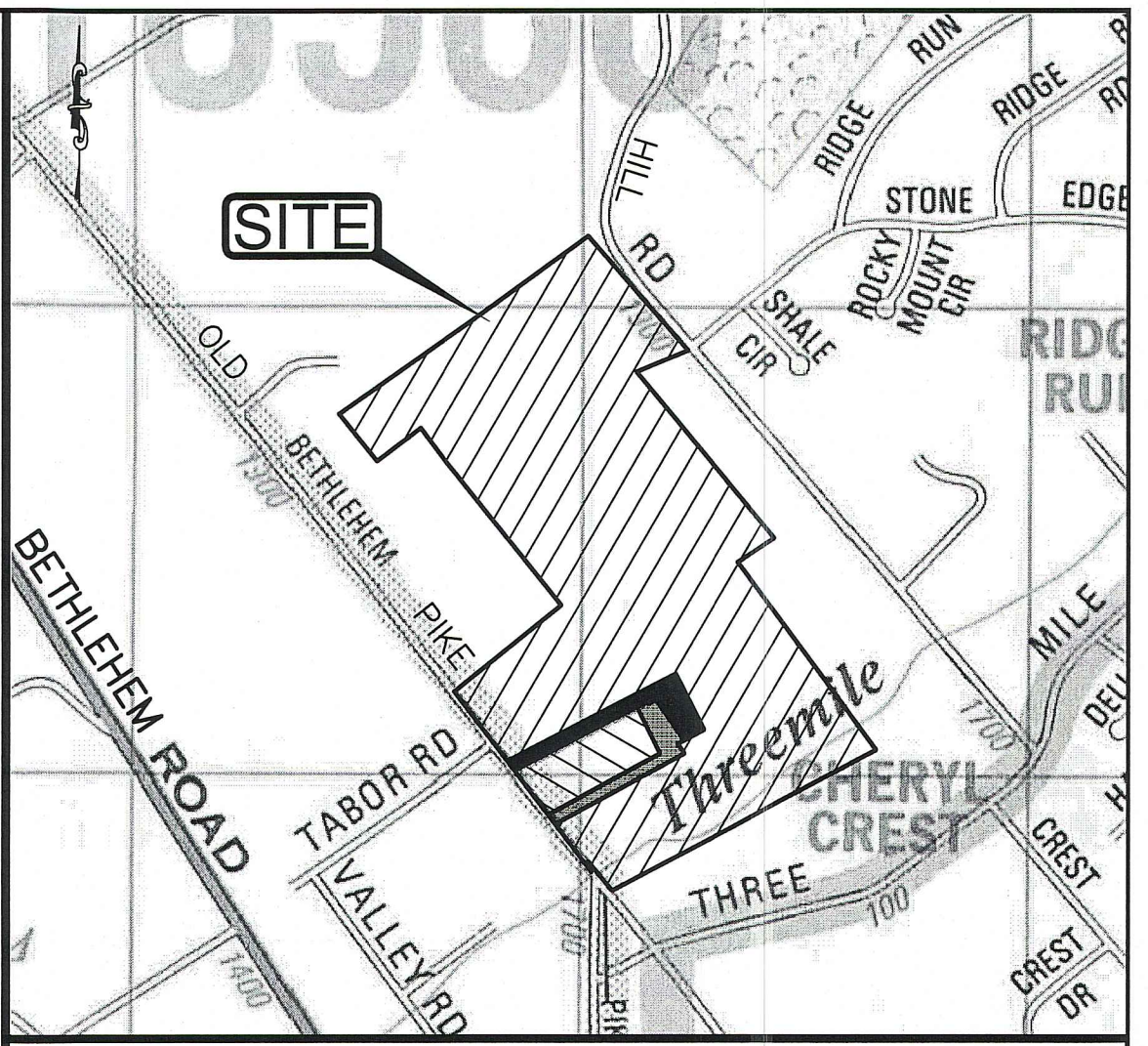
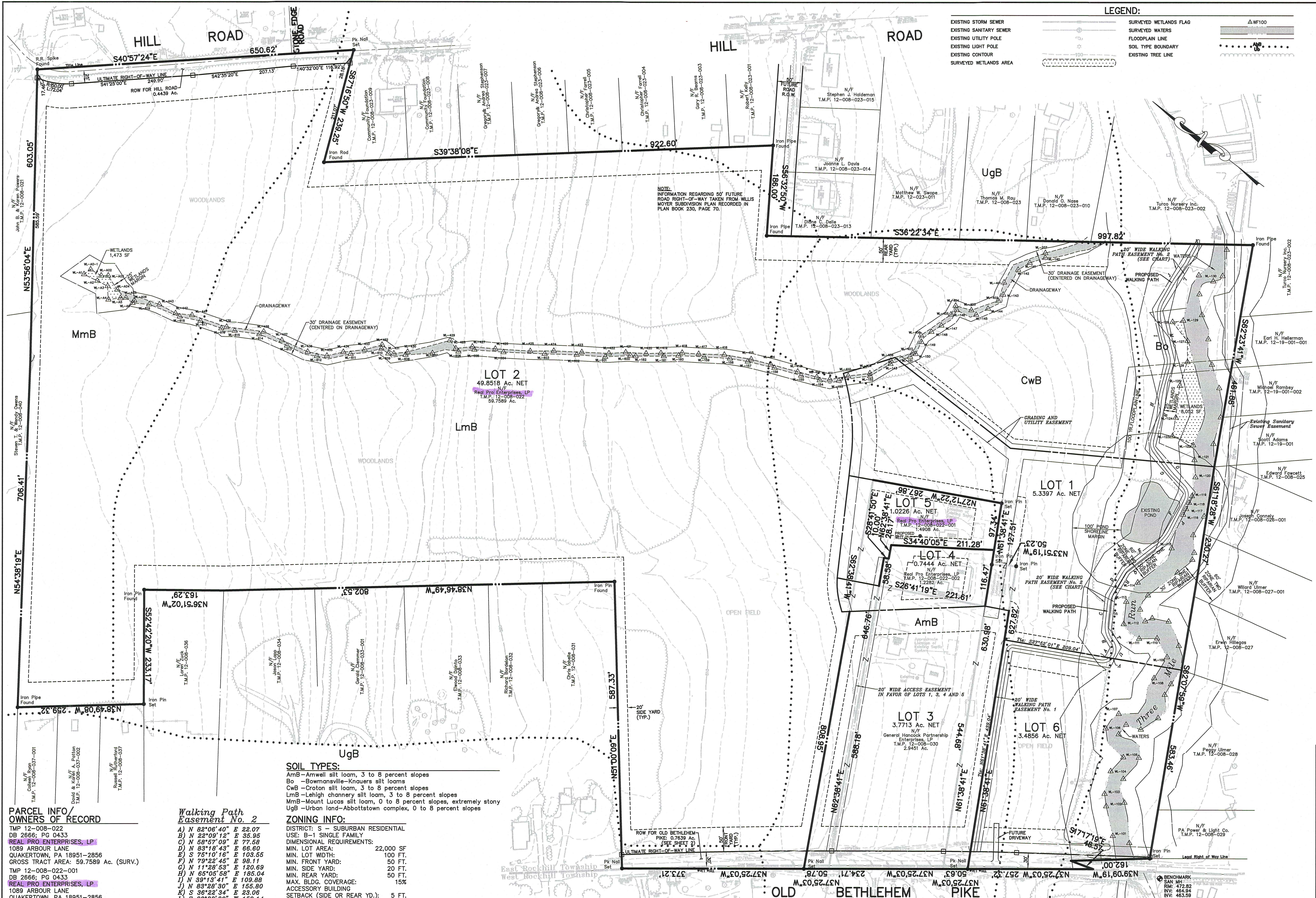
1. Snowstorm from December 15<sup>th</sup> was handled without any issues.
2. Leaf Vac has been serviced, new impeller, bearings, liner, and belt installed and put away.
3. Potholes have been at a minimum so far this year.
4. Minor ditch work has been done on township roads where issues were present.
5. The 2002 Truck was placed on municibid with the bid opening on Monday January 25.
6. Flooding and high winds occurred over the Christmas holiday, minor damage with a few trees down.
7. Tree on Old Bethlehem Pike right-of-way in West Rockhill Township that is maintained by East Rockhill per the agreement, will be removed by a third-party contractor.
8. Repairs to shoulders have been done to various roads throughout township.

## Parks

1. Park benches being repaired at Willard H. Markey Centennial Park tot lot and driving range.
2. Restitution will be made from turfing incident at football field.
3. If weather holds will be renting a high reach and trimming trees along driveway of park and bike trail at park.

## Pumping Station/Treatment Plant

1. Pump has been rebuilt and installed at Treatment Plant.
2. Support bracket will have to be installed to hold valve up in aeration tank.



LOCATION MAP  
SCALE: 1"=800'

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF BUCKS

ON THE DAY OF 20, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CLAYTON HECKLER, THE PRESIDENT OF HANCOCK CORPORATION, THE GENERAL PARTNER OF GENERAL HANCOCK PARTNERSHIP ENTERPRISES, LP, AND THAT HE, AS SUCH PRESIDENT, ACKNOWLEDGES THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON SITUATED IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.  
(NOTARY SIGNATURE) \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)  
HANCOCK CORPORATION, THE GENERAL PARTNER OF GENERAL HANCOCK PARTNERSHIP ENTERPRISES, LP, HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.  
WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CLAYTON HECKLER, PRESIDENT

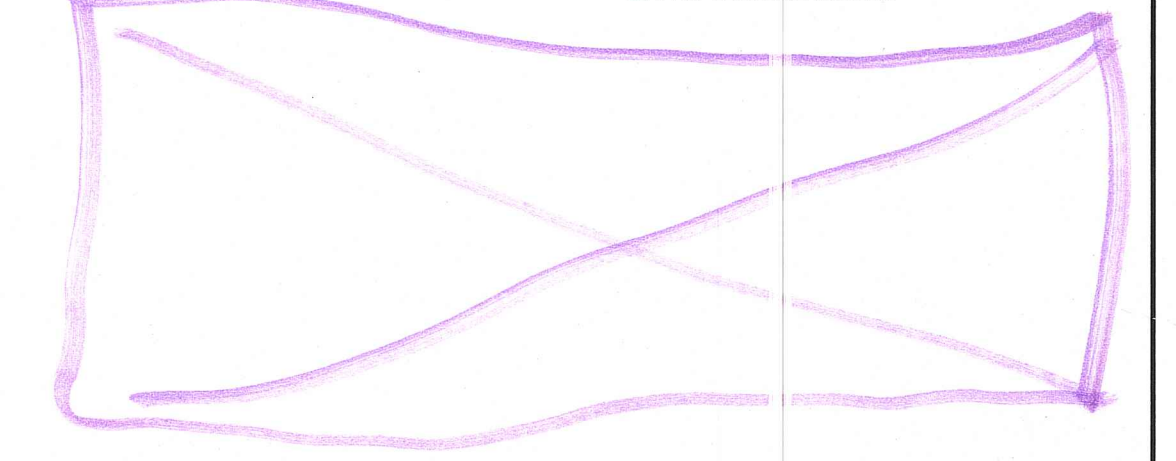
ON THE DAY OF 20, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CLAYTON HECKLER, THE PRESIDENT OF FOREST MANOR APARTMENTS, INC., THE GENERAL PARTNER OF REAL PRO ENTERPRISES, LP, AND THAT HE, AS SUCH PRESIDENT, ACKNOWLEDGES THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON SITUATED IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.  
(NOTARY SIGNATURE) \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)  
FOREST MANOR APARTMENTS, INC., THE GENERAL PARTNER OF REAL PRO ENTERPRISES, LP, HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CLAYTON HECKLER, PRESIDENT



APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF EAST ROCKHILL TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN	DATE	DESCRIPTION	BY
9	10/19/11	NEW LAND OWNERSHIP	KWC
8	06/20/13	PER SETTLEMENT AGREEMENT	KWC
7	05/01/12	PER CLIENT COMMENTS	KWC
6	03/27/12	PER CLIENT COMMENTS	KWC
5	02/22/12	PER SUPERVISORS COMMENTS 02/21/12	KWC
4	02/14/12	PER TWP. ENGINEER LTR. DATED 01/27/12	KWC
3	01/12/12	ADJUST LOTS AND PER APPROVAL LTR. DATED 11/22/11	KWC
2	08/26/11	PER TWP. ENGINEER LTR. DATED 05/06/11	KWC
1	04/05/11	REVISE BUILDING SETBACK LINES	KWC

MINOR SUBDIVISION PLAN  
RECORD PLAN SHEET 1 OF 2  
SELECT EAST ROCKHILL

SCHLOSSER & CLAUSS  
CONSULTING ENGINEERS, INC.  
21 EAST LINCOLN AVE., SUITE 200  
HATFIELD, PA 19440-2540  
PHONE: 215-855-3000 FAX: 215-855-3300  
www.schlosserandclauss.com

SCALE: 1"=100'	DRAWN BY: AJB	DATE: 03-21-2011
CHECKED BY: KWC	DWG NO: 10043	JOB NO: 10043
		SHEET 1 OF 4

**PARCEL INFO / OWNERS OF RECORD**  
TWP 12-008-022  
DB 2866; PG 0433  
REAL PRO ENTERPRISES, LP  
1089 ARBOUR LANE  
QUAKERTOWN, PA 18951-2856  
GROSS TRACT AREA: 59,7589 Ac. (SURV.)  
TWP 12-008-022-001  
DB 2866; PG 0433  
REAL PRO ENTERPRISES, LP  
1089 ARBOUR LANE  
QUAKERTOWN, PA 18951-2856  
GROSS TRACT AREA: 1,4908 Ac. (SURV.)  
TWP 12-008-022-002  
INSTRUMENT #2014056781  
REAL PRO ENTERPRISES, LP  
2312 N BROAD STREET  
COLMAR, PA 18915-9725  
GROSS TRACT AREA: 1,2282 Ac. (SURV.)  
TWP 12-008-030  
DB 5932; PG 1516  
GENERAL HANCOCK PARTNERSHIP ENTERPRISES, LP  
2312 NORTH BROAD STREET  
COLMAR, PA 18915-9725  
GROSS TRACT AREA: 2,9451 Ac. (SURV.)  
HILL ROAD ROW: 0.4439 Ac.  
OLD BETHLEHEM PIKE ROW: 0.7639 Ac.

**SOIL TYPES:**  
AmB—Arnwell silt loam, 3 to 8 percent slopes  
Bo—Bowmansville—Knauers silt loams  
CwB—Croton silt loam, 3 to 8 percent slopes  
LmB—Lehigh channel silt loam, 3 to 8 percent slopes  
MmB—Mount Lucas silt loam, 0 to 8 percent slopes, extremely stony  
UgB—Urban land—Abbottstown complex, 0 to 8 percent slopes

**WALKING PATH EASEMENT NO. 2**  
A) N 82°06'40" E 22.07'  
B) N 22°09'12" E 35.95'  
C) N 68°57'08" E 77.58'  
D) N 63°18'45" E 68.00'  
E) S 75°10'16" E 103.55'  
F) S 79°22'45" E 98.11'  
G) N 11°28'53" E 120.69'  
H) N 65°05'58" E 185.04'  
I) N 59°13'41" E 109.88'  
J) N 53°28'30" E 155.80'  
K) S 96°22'34" E 23.06'  
L) S 83°28'30" E 159.14'  
M) S 59°13'41" E 108.35'  
N) S 68°05'58" E 179.53'  
O) S 11°28'53" E 124.05'  
P) S 79°22'45" E 116.09'  
Q) N 78°10'16" E 104.37'  
R) S 63°18'45" E 68.49'  
S) S 68°57'08" E 68.61'  
T) S 22°09'12" E 40.88'  
U) S 82°06'40" E 26.33'  
V) N 27°52'01" E 21.28'  
Area: 19,570 S.F., 0.4439 Ac

**ZONING INFO:**  
DISTRICT: S - SUBURBAN RESIDENTIAL  
USE: B-1 SINGLE FAMILY  
DIMENSIONAL REQUIREMENTS:  
GROSS TRACT AREA: 22,000 SF  
MIN. LOT AREA: 100 FT.  
MIN. LOT WIDTH: 50 FT.  
MIN. FRONT YARD: 20 FT.  
MIN. SIDE YARD: 5 FT.  
MIN. REAR YARD: 5 FT.  
MAX. BLDG. COVERAGE: 15%  
ACCESSORY BUILDING SETBACK (SIDE OR REAR YD.): 5 FT.

**NOTES:**  
1. BOUNDARY, EXISTING FEATURES, CONTOURS AND WETLANDS/WATERS FLAG LOCATIONS TAKEN FROM A PLAN OF SURVEY PREPARED BY PICKERING, CORTS & SUMMERSON, INC., DATED FEBRUARY 24, 2009.  
2. THE 100-YEAR FLOODPLAIN LINE HAS BEEN ESTABLISHED USING FEMA CROSS-SECTIONS AND ELEVATIONS FROM THE DETAILED STUDY INFORMATION FOUND ON FLOOD INSURANCE RATE MAPS #420770039F AND #420770043F, EFFECTIVE DATE MAY 18, 1999.  
3. THE PURPOSE OF THIS PLAN IS TO TAKE THE FOUR EXISTING TRACTS OF LAND AND RE-DIVIDE THEM INTO SIX LOTS. REFER TO SHEET #2 FOR DETAILED LOT DIMENSIONS AND AREAS.  
4. NO IMPROVEMENTS ARE PROPOSED AT THIS TIME. ANY NEW DEVELOPMENT WILL REQUIRE ANOTHER APPLICATION TO EAST ROCKHILL TOWNSHIP.  
5. THE EXISTING LOTS WERE CREATED BY A SUBDIVISION RECORDED IN PLAN BOOK 237, PAGE 30, DATED DECEMBER 19, 1980.  
6. WETLANDS/WATERS OF THE COMMONWEALTH DELINEATION WAS DONE BY NOVA CONSULTANTS, LLC.  
7. THE AREAS WITHIN THE ULTIMATE RIGHTS-OF-WAY OF OLD BETHLEHEM PIKE AND HILL ROAD AS SHOWN ON THIS PLAN ARE HEREBY OFFERED FOR DEDICATION AS AN EASEMENT TO EAST ROCKHILL TOWNSHIP, OR THE GOVERNING BODY HAVING JURISDICTION AT THE TIME OF PLAN RECORDING.  
8. THE THREE MILE RUN SANITARY SEWER INTERCEPTOR RUNS ALONG AND WITHIN THE SUBJECT TRACT OF LAND, ALONG THE THREE MILE RUN CREEK. THE PROPOSED LOTS WILL TIE INTO THE EXISTING PUBLIC SEWER. THE EXISTING SEPTIC SYSTEMS WILL BE UTILIZED UNTIL PUBLIC SEWER IS EXTENDED TO SERVE THEM.  
9. [ ] INDICATES MONUMENT TO BE SET. ALL OTHER CORNERS SHALL BE SET WITH IRON PINS.  
10. THE 20' WIDE ACCESS EASEMENT IN FAVOR OF LOTS 1, 3, 4, AND 5 WILL REMAIN UNTIL PUBLIC ROAD FRONTAGE IS PROVIDED FOR LOTS 1, 3, 4, AND 5.  
11. THE 20' WIDE ACCESS EASEMENT WILL BE EXTINGUISHED AFTER PUBLIC ROAD FRONTAGE IS PROVIDED TO LOTS 1, 3, 4, AND 5.  
12. ANY CONSTRUCTION ON LOTS 1, 2, AND 6 REQUIRE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH TOWNSHIP CODE CHAPTER 26.  
13. IN THE EVENT LOTS 4 OR 5 ARE TRANSFERRED SEPARATELY, A NEW WELL MUST BE INSTALLED ON LOT 5. WELL MUST BE CONSTRUCTED IN ACCORDANCE WITH BUCKS COUNTY DEPARTMENT OF HEALTH AND TOWNSHIP REQUIREMENTS.  
14. LOTS CAN NOT BE FURTHER SUBDIVIDED.  
15. THE LOTS SHOWN HEREON SHALL CONTINUE TO BE INCLUDED IN THE CALCULATIONS FOR THE PENDING CONDITIONAL USE APPLICATION FOR THIS SITE AFTER RECORDING OF THIS PLAN, INCLUDING DENSITY AND OPEN SPACE.  
16. THE APPLICANT SHALL ENTER INTO AN AGREEMENT WITH FINANCIAL SECURITY WITH EAST ROCKHILL TOWNSHIP FOR THE COST FOR INSTALLING THE PROPERTY MONUMENTATION. IF ANY LOT IS CONVEYED TO ANY PARTY OTHER THAN THOSE SHOWN ON THIS PLAN, THE PROPERTY MONUMENTS FOR THE CONVEYED LOT SHALL BE INSTALLED PRIOR TO SETTLEMENT.  
17. THE LOCATION OF THE FUTURE DRIVEWAY SHOWN ON LOT 6 IS APPROXIMATE. THE EXACT LOCATION OF THIS DRIVEWAY IS SUBJECT TO EAST ROCKHILL TOWNSHIP APPROVAL OF A HIGHWAY OCCUPANCY.  
18. THE SIGNATURE OF LOT 6 OWNERS WILL NOT BE REQUIRED ON THE FUTURE PENDING CONDITIONAL USE/SUBDIVISION PLAN.

**NATURAL RESOURCE PROTECTION STANDARDS:**

RESOURCE:	ACRES:	MAXIMUM PERMITTED DIST.:	PROPOSED DIST.:
FLOODPLAIN:	5.96	0%	0%
FLOODPLAIN SOILS:	0	0%	N/A
STEEP SLOPES, 15-25%:	0	30%	N/A
STEEP SLOPES, OVER 25%:	0	20%	N/A
WOODLANDS:	38.12	40%	0%
MATURE TREES:	0	40%	0%
STREAMS, WATERCOURSES, LAKES OR PONDS:	0 <sup>1</sup>	0%	0%
LAKE OR POND SHORELINES:	0.31	20%	0%
WETLANDS:	0.03 <sup>1</sup>	0%	0%
WETLAND MARGINS:	0.19 <sup>1</sup>	20%	0%
RIPARIAN BUFFER:	1.72 <sup>1</sup>	VARIES <sup>2</sup>	0%

**APPLICANT / OWNER IN EQUITY**  
SELECT PROPERTIES, INC.  
2312 NORTH BROAD STREET  
COLMAR, PA 18915  
215 822-1830  
BCPC NO. 11063  
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE \_\_\_\_\_  
EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS IN DOYLESTOWN, PA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY \_\_\_\_\_ RECORDER OF DEEDS

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. - PHONE: 1-800-242-1775 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.

East Rockhill Township Municipal Office Addition - 1/26/2021 Board of Supervisor Agenda

<b>GC - X-#11</b>	\$4,549.93		
Access to HVAC system for maintenance			
<b>GC - X-#12</b>	\$25,500.00	\$30,049.93	Gordan H. Baver, Inc. - reaffirm approval
Dais Height Adjusted			
Not to Exceed Amount - time and materials			

<b>EC - RFCO-#015</b>	\$1,548.00		
Light Fixtures			
<b>EC - RFCO-#016</b>	\$875.00	\$2,423.00	MJF Electrical Contracting - reaffirm approval
Dais Receptacles			

**\$32,472.93**





PROPOSAL FOR THE ADDITION OF AN AGRICULTURAL SECURITY AREA

This form is to be completed by the landowner(s) who propose(s) to form an agricultural security area under the Agricultural Area Security Law (Act 43 of 1981). Three copies of this form, including the required map (see below) shall be submitted certified mail, return receipt requested, to the township in which the proposed agricultural security area is located. If the proposed area is located in more than one township (municipality) the proposal shall be submitted to all governing bodies affected. The tax parcel number may be obtained from the property tax notice or the county mapping office. If a number cannot be found, the deed reference numbers/account numbers of the property may be substituted. A map showing the boundary of the proposed agricultural area and boundaries of the properties owned by the undersigned landowners within the proposed agricultural security area should be attached to each copy of this form (A county tax map, US Geological Survey topographic map, or other map as specified by the local government). Properties owned by each petitioner shall be identified on each map. In cases of joint ownership, all owners must sign the proposal.

LOCAL GOVERNMENT UNIT USE ONLY	
DATE RECEIVED	_____
HEARING DATE	_____
ACTION DATE:	_____
APPROVED W/O MODIFICATION	_____
MODIFIED, THEN APPROVED	_____
REJECTED	_____

1. Location of the proposed area: EAST ROCKILL Twp Becks  
 (Township, Borough or City) (County)

2. Total acreage in area: 131.52

3. Names and addressed of landowners proposing the area. Use additional paper with just columns if needed. Signers to this proposal give their consent to include the described land in the agricultural security area once it is approved.

Landowner's Name (PRINTED) and Signature (BELOW LINE)	Address (PRINT)	County Tax Parcel ID Number (PIN) & Account Number	Acreage
TOHI LLC <i>[Signature]</i>	8092 Richlandtown rd. Quaker town, PA 18951	12-006-041	81.57
<i>[Signature]</i>		12-006-042	6.952
		12-006-040	2.60
AXE HANDLE LLC <i>[Signature]</i>	4610 AXE HANDLE rd. Quaker town, PA 18951	12-006-039	40.40

**Planning Commission Annual Report**  
**2020**

Project	Type of Project	Date	Action
Comprehensive Plan Update	Update to the East Rockhill 2005 Comprehensive Plan with Bucks County Planning Commission	Multiple Meetings	Recommended to the Board of Supervisors for consideration
Pennridge School District	Request for waiver of land development for an accessory building	February 6, 2020	Recommended to the Board of Supervisors for consideration
Creekside Independent Living	Land Development	October 22, 2019	Board of Supervisors accepted the withdrawal of the Land Development plan
Etzler, 2386 East Rock Road	Lot Line Adjustment	January 24, 2020	Plan Recorded
Freier, 417 Three Mile Run Road	Lot Line Adjustment	February 10, 2020	Plan Recorded
Scholl's Truck and Car Wash, N. Fifth Street and SR313	Land Development and Conditional Use	Multiple Meetings	Conditional Use recommended March 12, 2020 and preliminary/final Land Development recommended May 14, 2020 to the Board of Supervisors for consideration
Perkasie Regional Authority, 1503 Park Avenue	Land Development	February 28, 2020	Plan Recorded
Weidner Tract, 1622 Seven Corner Road	Sketch Plan	June 11, 2020	No Action Taken
Draft Sign and Residential Livestock	Zoning Ordinance	Multiple Meetings	Recommended with comments to the Board of Supervisors for consideration
925 Three Mile Run Road, B5 Group Home	Conditional Use Application	August 13, 2020	Recommended with comments to the Board of Supervisors for consideration