

East Rockhill Township
PLANNING COMMISSION MINUTES

May 6, 2021

The Work Session of the East Rockhill Township Planning Commission was held at 7:00pm on May 6, 2021 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson
Joe Chellew, Vice-Chairperson
David Nyman, Secretary
Richard Kelly, Member
Blake Eisenhart, Member
Aaron Teel, Member
Steve Baluh, P.E., Township Engineer
Will Oetinger, Esq., Township Solicitor
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Mrs. Fenley.

Announcement:

The Planning Commission held their work session with special meeting protocol. The plan was available on the Township website. In-person attendees are physically distanced and required to wear masks at all times. Pre-registration on a first-come first-serve basis with limited attendance was available. Anyone wishing to provide public comment could do so on agenda and non-agenda items. All public comment will be read at the meeting.

Discussion:

McClennen Tract:

Mr. Chellew disclosed he worked for the same legal firm that represents the Developer but has not worked at the firm for eight years. It was noted there is no pecuniary gain and therefore not a conflict of interest.

Mr. Oetinger reviewed the Court of Common Pleas of Bucks County Court Order dated August 27, 2013 which was provided to the Commission. The Order was a result of eight hearings held in 2010 whereby conditions were imposed and some conditions were appealed by the developer to the Court of Common Pleas which resulted in the Order. The Order is binding on the Township and therefore could not be simply reopened.

Mr. Nyman noted the Planning Commission reviewed and commented on the plan, making recommendations to the Board of Supervisors at the time of the Conditional Use Hearings.

Mr. Baluh discussed his review letter with the Planning Commission. Of note, the proposed road exiting onto Old Bethlehem Pike near Tabor Road and the proposed road exiting onto Hill Road near Stone Edge Road both intentionally offset as part of previous discussion; the Township will only have ownership of the two main roads and the rest will be the responsibility of the homeowner's association; a homeowner's disclosure for the single family dwellings noting lot constraints should be considered, however when properties are resold new buyers do not get the same notification.

Mr. Nyman noted the Bucks County Planning Commission items for snow storage, hard surfaces for the trail and verification of availability of on-street parking should be reviewed.

Public Comment:

There was none.

Adjournment: On motion by Mr. Nyman, seconded by Mr. Chellew, the meeting adjourned at 8:40pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager