

**East Rockhill Township Board of Supervisors**

**May 25, 2021**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on May 25, 2021 in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	David Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Will Oetinger, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director

The meeting was called to order at 6:59p.m. by Mr. Nyman with the Pledge of Allegiance.

Members of the public and press were present.

**Announcements:**

The Board of Supervisors held their monthly meeting with special meeting protocol. The meeting public packet 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 Board's meeting.

The protocol was modified to not require masks for people in attendance who have received the COVID vaccine.

An Executive Session will follow the regular meeting for real estate and personnel.

**Public Comment #1:**

There was none.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from April 27, 2021 Regular Meeting.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' April 27, 2021 Regular Meeting as presented. With no additional discussion, all present voted in favor.

**Payment Unpaid Bills dated May 21, 2021 in the amount of \$207,884.93.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated May 21, 2021 in the amount of \$207,884.93 as presented. With no additional discussion, all present voted in favor.

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

**Pines of Pennridge Fence Deed Restriction.** Property owner Marie Seternus and prior owner Paul Seternus, 712 Campus Drive were present to request deed restriction relief to install a six feet high solid vinyl privacy fence in the rear yard where split rail 2 or 3 rails with wire mesh backing and privacy fencing 6 feet to 8 feet high panels within 16 feet of rear foundation walls is only permitted. The request was made to minimize impact of an adjoining property owner. It was reiterated that parcels with the same deed restriction could still oppose the fence by filing a complaint and enforcing the deed restriction which could result in the fence being removed. General discussion was opposition to setting a precedent by allowing a privacy fence in the rear yard. Two adjoining property owners contacted Township staff opposing the fence in the storm water easement and requested it be installed similar to adjoining properties 6 feet from the rear property line. In response to the property owner believing a neighbor had poisoned their dog, Chief Dickinson, Jr. stated the Police need to be contacted so a record can be made and recommended installing security cameras.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to grant Township relief from the fence deed restriction at 712 Campus Drive parcel 12-029-157 contingent on the fence being 4 ½ feet high specrail aluminum fence as approved for previous relief requests, compliance with the Zoning Ordinance, requestor securing any and all other approvals and proceeding at their own risk. With no additional discussion, all present voted in favor.

**Zoning Permit Fee Waiver Request**

**On motion** by Mr. Nyman, seconded by Mr. Volovnik, approving a requested zoning fee waiver for the Pennridge School District's Class of 2021 prom celebration firework display in the amount of \$500.00. With no additional discussion, the motion passed 2-1 with Mr. Nietupski voting in opposition to fee waiver.

**Three Mile Run Road Pumping Station Replacement.** Mrs. Morano stated requests for proposals for the Three Mile Run Pump Station replacement financing in the amount of \$500,000.00 with 20-year term or 25-year term options are anticipated to be received on or before June 1, 2021.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Solicitor to prepare and advertise an Ordinance to secure a note for Three Mile Run Road Pump Station Replacement. With no additional discussion, all present voted in favor.

**Access to Perkasio Regional Water Facility at Willard H. Markey Centennial Park.** Mrs. Morano noted a Bulk Water Supply Agreement between Perkasio Regional Authority and BR Scholl Sales and Service, Inc. is on file. Mr. Nyman questioned Township review of this private transaction.

**PFAS Contamination Remediation Update.** Mrs. Morano advised the Board Perkasio Regional Authority has sent notification to Pennsylvania Department of Environmental Protection (DEP) to request a meeting to discuss potential public water access to properties with high levels of contamination at a reduced cost due to a pending land development. Mr. Baluh noted DEP was contacted prior to the subdivision being approved so public water consideration would not be delayed longer than necessary.

**Street Tree Removal Request.** As requested at the April 27, 2021 Supervisor meeting estimates were obtained from contractors to replace one sidewalk square which is \$1,500.00. It was noted the requestor

at 708 Campus Drive did not respond to Township correspondence and the property has recently sold. Mrs. Morano will prepare a Resolution to memorialize requiring an escrow of \$1,500.00 to guarantee all sidewalks are repaired after a street tree is removed.

**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 May 20, 2021. Of note, the street sweeper will be returning to roads that were oil & chipped for loose stone collection. The report is on file.

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

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

**Release of Escrow Vouchers.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Penridge Airport Business Park Voucher Number 8 dated May 20, 2021 payable to Wynn Associates in the amount of \$492.67 for construction observation and escrow administration as presented. With no additional discussion, all present voted in favor.

**Subdivision Plan Review Status.** Review dated May 6, 2021 is in the Board's packets.

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

**Township Solicitor Report: Wil Oetinger, Esq.**

**Re-Sale Use and Occupancy.** Mr. Oetinger noted at the Planning Commission meeting reviewing the McClennen Tract it was suggested subsequent buyers be required to sign off on deed restriction. Consensus of the Board was to draft an Ordinance for the McClennen Tract requiring re-sale notification.

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

**Board and Commission Reports**

**Penridge Regional Police Department: Chief Dickinson, Jr.**

Chief Dickinson Jr. thanked the Board and Commission for a heartfelt welcome at the Police Commission April 26, 2021 meeting. The Chief shared the April, 2021 Penridge Regional Police activity report. The report is on file.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Penridge Regional Police Department report. With no additional discussion, all present voted in favor.

**Planning Commission Report: Anne Fenley**

Mrs. Fenley shared highlights of the May 13, 2021 meeting. The agenda and draft minutes were provided to the Board. Mrs. Fenley recommended no personal items in open space be added to the re-sale draft Ordinance.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Planning Commission report. With no additional discussion, all present voted in favor.

**Pennridge Wastewater Treatment Authority: David Nyman**

Mr. Nyman shared the May 24, 2021 meeting report. The April, 2021 minutes and flow reports were provided to the Board.

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

**Department and Emergency Services Reports**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, 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. Nietupski noted the flashing on the front of the Municipal Office is buckling. Mr. Baluh will contact the General Contractor.
- Mr. Volovnik stated his opposition to street trees between the sidewalk and curb which have caused problems for homeowners. Mr. Baluh has placed a recommendation in the McClennen Tract review letter for consideration of a different location. If necessary, a waiver can be granted. The requirement could be removed from the Subdivision and Land Development Ordinance as part of the zoning ordinance review.
- Mr. Nietupski stated there were too many steps from the parking area to the new polling location at Bucks County Community College. Mr. Volovnik believed the first floor would be made available after it was no longer needed for COVID vaccinations. Mrs. Morano will contact Bucks County Board of Elections with the concern.

**Public Comment #2:**

- Mrs. Fenley, 1500 Branch Road, believed the November election would be held on a third floor.
- Blake Eisenhart, 2031 West Rock Road, is on the Bucks County Community College Board of Trustees and accessing the polling location will be top priority for the incoming President.

**Adjournment:**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 8:07p.m.

Respectfully submitted,

Marianne Morano  
Township Manager