

East Rockhill Township Board of Supervisors

January 25, 2022

Regular Business Meeting Minutes

DRAFT

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on January 25, 2022, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	Gary Volovnik	Supervisor Chairperson
	Dave Nyman	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 7:01p.m. by Mr. Volovnik with the Pledge of Allegiance.

Members of the public and press were present.

Announcements or Presentations:

An executive session will follow the meeting for real estate potential preservation.

Public Comment #1:

- Tom Reiss, 53 Stone Edge Road, stated he appreciated the clean up done from the edge of Stone Edge culvert and asked for an update contacting the property owner adjacent to the culvert. Clean up from the edge of the culvert was completed as permitted by the property owners. Mr. Scholl spoke to the property owner two times and stated the Township is requesting a formal meeting which is being pursued. Mr. Reiss asked if residents could clean up outside of the 50 feet area. Yes.
- Lou DiTonno, 1 Boulder Drive, stated he did not like how the creek bed was cleaned out. One property owner would not allow work on his property and therefore it was done in the right-of-way only.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked questions regarding public water and sewer connection to her residence as part of the McClennen Tract approval. Detail will be provided under the McClennen Tract agenda item review.
- Hal Schirmer, West Rockhill Township Supervisor, introduced himself as a newly elected Supervisor.

Approval of Minutes and Bills Payable:

Approval of Minutes from December 21, 2021, Regular Meeting and January 3, 2022, Reorganization Meeting.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt the meeting minutes from the Board of Supervisors' December 21, 2021, Regular Meeting and January 3, 2022, Reorganization meeting as presented. With no additional discussion, all present voted in favor.

Payment 2021 Unpaid Bills dated January 21, 2022, in the amount of \$69,429.37 and 2022 Unpaid Bills dated January 21, 2022, in the amount of \$234,530.37.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve payment of the 2021 Bills List dated January 21, 2022, in the amount of \$69,429.37 as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the 2022 Bills List dated January 22, 2022, in the amount of \$234,530.37 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Bid for 1404 Schwenkmill Road Trailer.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to award the bid to Kreshnik Blakaj in the amount of \$1.00 for the 24' x 60' modular home contingent on removal of the whole modular home from the site by May 30, 2022, as presented. With no additional discussion, all present voted in favor.

Final Approval of 2022 Projects. Due to shortages, vehicle replacements as budgeted cannot be ordered until August 2022 for 2023 inventory. Staff will have ordered as soon as possible. The 2022 projects were available on the website in the public packet.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to grant final approval of 2022 projects as presented. With no additional discussion, all present voted in favor.

Architectural Proposals. Per the approved 2021 budget staff met and reviewed the function of the public works complex to replace the 1983 public works maintenance building and 1972 garage with a building to accommodate current equipment and fleet in one location for improved function and response. A preliminary site rendering, photos of holes and structural concerns in the current building and two proposals for Architectural services, as approved in the 2022 budget, were provided to the Board.

Mr. Nietupski stated opposition expressing a bigger concern to minimize flooding to Stone Edge culvert. Mr. Nyman noted Mr. Nietupski delayed the office project which increased the cost and at that time Mr. Nietupski expressed a desire for the public works building to be replaced and opposition to the office addition.

Consensus of the Board was for staff to continue to look at the site for a conclusion by the end of 2022 as budgeted.

Municipal Building HVAC Proposal.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept Energy Equipment Controls LLC quote in the amount of \$3,500.00 for remote access to the HVAC equipment in the new municipal office addition as presented. With no additional discussion, all present voted in favor.

2021 Manger Overview. Mrs. Morano cited her 2021 Overview which had been provided to the Board of Supervisors and in the public packets. The report is posted to the Township website.

Mr. Nyman thanked Mrs. Morano for her efforts through the year, especially during the renovation.

On motion by Mr. Nyman, seconded by Mr. Nietupski, 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 January 18, 2022. Of note, the treatment plant generator is in need of repair. The report is on file.

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

Township Engineer Report: Steve Baluh, P.E.

McClennen Tract. Mr. Baluh reiterated multiple conditional use hearings were held for the McClennen Tract which resulted in a 2013 Court Order Stipulation Agreement and in 2021 a plan was submitted for approval within the Agreement parameters. After multiple Planning commission meetings the plan has been recommended for preliminary approval, with conditions. Staff met with representatives and outstanding items for Supervisor's recommendation were reviewed.

Consensus of the Board was to have the Developer do improvements on Hill Road utilizing the overlay cost estimate noting there are deep ditches on the road which gives the perception of a narrow road and trees in the right-of-way both of which may impede improvements; Old Bethlehem Pike is to receive a full width overlay as required in the Ordinance and which is maintained by East Rockhill Township; left turn lane into the development on Old Bethlehem Pike shall be per Township Traffic Planning Consultant recommendation once speed information has been provided by Pennridge Regional Police; the left turn lane for the residential driveway across from the Old Bethlehem Pike entrance shall be per Township Traffic Engineer recommendation; applicant is moving forward with meeting with property owners for roundabout right-of-way acquisition; Board is agreeable to closing Park Avenue and Three Mile Run Road intersection for sewer, water and roundabout installation and would like recognition this will shorten the length of time for construction and requested applicant do additional improvements to Hill Road; sewer sanitary sewer connection at Township request to Old Bethlehem Pike has been provided and there is also an easement per the Stipulation Agreement behind properties which was to not have sewer infrastructure; EDU payments are historically received at one time but in response to applicants request to pay with permit submission staff can resolve a phased EDU payment and a phase with reservation fees, with savings credited to the Township; Township Engineer will determine cost of parking lot and playing field not to be constructed with monies put towards Hill Road improvements; all three bus stops locations as recommended by Pennridge School District shall have shelters; water main extension will be per Perkasio Regional Authority; basin fencing is to be installed where required by Ordinance; Township Traffic Engineer is to determine traffic calming crosswalk design pattern recognizing Township roads shall not have substantial maintenance cost; and Supervisors were in agreement with the Planning Commission waiver request recommendations.

Interjections from the public without stating name and address were responded to. The exit from the development to Hill Road was never approved as an emergency exit; large trucks traversing through and over roundabout will remain on their side of the street; traffic engineer will review the proposed detour to maintain traffic flows; the applicant reviewed stormwater and potential impact of water to Stone Edge culvert which confirmed the development will slow the speed of water during heavy rain events; the Stone

Edge culvert was not constructed incorrectly but was installed according to a DEP issued permit and according to the approved plan which was designed and approved to flood; the sanitary sewer connection installed to Old Bethlehem Pike will allow future connections but further detail is needed before design and cost to properties in the vicinity is known.

The McClennen Tract extension request to March 1, 2022, was acknowledged.

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

Township Solicitor Report: Will Oetinger, Esq.

There was none.

Board and Commission Reports

Penridge Regional Police Department: Chief Paul Dickinson, Jr.

The Chief shared the December 2021 and 2021 to 2020 Annual comparison Penridge Regional Police activity report. The report is on file.

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

Planning Commission: Anne Fenley

Mrs. Fenley shared the 2021 annual report. The report is on file.

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

Penridge Wastewater Treatment Authority

Mr. Nyman shared the January 24, 2022, meeting report. The December 2021 minutes and flow reports were provided to the Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the Penridge Wastewater Treatment Authority minutes and flows. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports

On motion by Mr. Nyman, 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 stated appreciation for agenda executive session detail and reiterated his desire for Township Engineer Planning Commission review letters to be made public prior to Planning Commission review of the plan. The Board did not support making draft documents public, noting that documents remain draft until presented at a public meeting and it was not fair to the Planning Commission who are appointed to review and make recommendations on plans.

- Mr. Nyman met with Bucks County Covered Bridge Society over concerns with PennDOT owned Sheards Mill Covered Bridge roof replacement which is located in Haycock and East Rockhill Townships. Mr. Nyman is contacting state representatives for both municipalities for repairs and Buck's County representative to consider taking ownership.

Public Comment #2:

- Anne Fenley, 1500 Branch Road, is a member of the Bucks County Covered Bridge Society and thanked Mr. Nyman.

Adjournment:

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adjourn the regular meeting into executive session. With no additional discussion, the meeting was adjourned at 9:07p.m.

Respectfully submitted,

NOT APPROVED

Marianne Morano

Township Manager

East Rockhill Township
Unpaid Bills List Summary

Dated: February 18, 2022

FUND	TOTAL
General <i>General Purposes</i>	\$ 120,697.71
Fire <i>Revenue from Real Estate 1.0 mil</i>	\$ 1,300.21
Open Space <i>Revenue from Earned Income 0.25</i>	\$ 386.41
Sewer <i>Revenue from sewer rates and connections</i>	\$ 15,335.44
Park & Recreation / Golf Driving Range <i>Revenue from token sales, park reservations & contributions</i>	\$ 238.81
Street Light <i>Revenue from annual street light assessment for properties in district</i>	\$ 1,670.89
Capital Improvement <i>Revenue from Real Estate 1.25 mil</i>	\$ 46,743.70
Building Debt <i>Revenue from Real Estate 1.26 mil</i>	\$ 5,797.22
Capital Reserve <i>Revenue from grants and contributions</i>	\$ -
State Aid (Liquid Fuels) <i>Revenue from State fuel tax</i>	\$ 15,668.51
Escrow <i>Revenue for consultant review time</i>	\$ 13,323.70
Unpaid Bills Total	\$ 221,162.60

East Rockhill Township
Unpaid Bills List Summary

February 18, 2022

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
AmeriGas	Propane	635.35 *
BCATO	2022 Membership	300.00 *
Clemens Uniform	Uniforms	47.24 *
Clemens Uniform	Uniforms	142.60
Clemons Richter & Reiss	WEGBB, LLC	117.60 *
Comcast	Phone & Internet	377.94
Computer Cabling	Internet	1,000.00 *
County of Bucks	Moods Bridge Insurance Policy	597.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	11,468.49
Dunlap SLK	2021 Audit	6,500.00
Emerald Garden	Tree Trimming	2,000.00
Grim, Biehn & Thatcher	Township Solicitor Rockhill Quarry	32.00
Grim, Biehn & Thatcher	Township Solicitor General	560.00
Grim, Biehn & Thatcher	Township Solicitor Sunshine Act	128.00
Grim, Biehn & Thatcher	Township Solicitor Stone Edge Rd	16.00
Grim, Biehn & Thatcher	Township Solicitor PWTA	32.00
Grim, Biehn & Thatcher	Township Solicitor Lake House Inn	1,287.00
Grim, Biehn & Thatcher	Township Solicitor Pennridge Airport	33.00
Home Depot	Supplies	1,388.63
IT Business Solutions	Monthly Service	459.00
J&J Arbor Care	Tree Removal	2,660.00 *
Keystone Collections Group	EIT Commission	676.60 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	580.34 *
Keystone Collections Group	EIT Taxpayer Refunds	43.71 *
Keystone Collections Group	LST Commission	236.15 *
Kriebel Security	Quarterly Service	147.00
Labelcraft Press	Office Supplies	90.00
Neat & Clean	Township Office	280.00
Nyco	Supplies	143.80 *
Pennridge Regional Police	Police Service	83,114.33 *
PP&L Electric	Parking Lot Lights	423.33
PP&L Electric	Municipal Office	481.37
PP&L Electric	Garage/Shop	98.93
Perkasie Regional Authority	Municipal Office Water Bill	182.30 *
Pitney Bowes	Quarterly Lease	102.00 *
Principal Financial Group	Insurance Premium	506.01
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	830.00
Ricoh-Images	Black & White/Color Copies	96.43 *
Safety-Kleen	Supplies	344.35
Shadywood Communications	E Newsletter	215.00

East Rockhill Township
Unpaid Bills List Summary

February 18, 2022

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Sprint	Cell Phone Service	132.72 *
Steve Conolly Builders	1802 Ridge Rd Deck Replacment	1,205.00
Verizon	Phone & Internet	125.34
Wilcox Recycling	Tire Disposal	285.00 *
Wynn Associates	Township Engineer Rockhill Quarry	36.75
Wynn Associates	Township Engineer General Matters	440.20
Wynn Associates	Township Engineer Twp Maintenance Complex	37.20
Wynn Associates	Township Engineer FEMA	24.80
Wynn Associates	Township Engineer Lake House Inn	37.20
		<i>General Fund</i> <u>\$ 120,697.71</u>

Fire Fund - 03

AmeriGas	Substation Propane	1,091.54
PP&L Electric	Substation	208.67
		<i>Fire Fund</i> <u>\$ 1,300.21</u>

Open Space Fund - 05

Keystone Collections Group	EIT Commission	316.55 *
Keystone Collections Group	Taxpayer Refunds	21.86 *
Grim Biehn & Thatcher	Township Solicitor Real Estate	48.00
		<i>Open Space Fund</i> <u>\$ 386.41</u>

Sewer Fund - 08

Brad S. Nicholas	Pump Sludge	630.00
Bullseye	Pumping Station Alarm Service	139.30
CKS Engineers	Engineering Pump Station	1,301.27
Comcast	Treatment Plant Phone Service	98.83
Delaware Valley Health Insurance (DVHT)	Insurance Premium	928.41
Emergency Generator Repair	Treatment Plant	229.00
Grim Biehn & Thatcher	Township Solicitor Sewer Matters	226.00
Georges Tool Rental	Equipment Rental	1,516.62
Kevin Franks	Treatment Plant	1,850.00
MJ Reider Associates	Lab Analysis	554.95
PA One Call	Monthly Activity	25.65
PP&L Electric	Pump Station	537.71
PP&L Electric	Treatment Plant	2,383.31
PAPCO	Diesel Fuel	1,375.22
PAPCO	Unleaded Fuel	253.21
Principal Financial Group	Insurance Premium	136.08
Sprint	Cell Phone Service	88.48 *
Univar Solutions	Aluminum Sulfate	3,061.40
		<i>Sewer Fund</i> <u>\$ 15,335.44</u>

East Rockhill Township
Unpaid Bills List Summary

February 18, 2022

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Park & Recreation / Driving Range Fund -09		
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
PP&L Electric	Markey Centennial Park Sign	29.14
PP&L Electric	Markey Centennial Park Buildings	49.67
	<i>Park & Rec / Driving Range Fund</i>	<u>\$ 238.81</u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,670.89
	<i>Street Light Fund</i>	<u>\$ 1,670.89</u>
Capital Improvement Fund - 19		
Energy Equipment Controls	Thermostat Control	2,000.00 *
KC Mechanical	Application #4	44,743.70
	<i>Capital Improvement Fund</i>	<u>\$ 46,743.70</u>
Building Debt Fund - 22		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22 *
	<i>Building Debt Fund</i>	<u>\$ 5,797.22</u>
State Aid (Liquid Fuel) Fund - 35		
Auto Plus	Supplies	14.04 *
Auto Plus	Supplies	54.53
BR Scholl	State Inspection	71.00
Cargill	Salt	9,993.27
Hart Mechanical	Mower Repair	248.00
H&K Materials	Supplies	424.96 *
H&K Materials	Supplies	2,196.40
Edward McDermott	Snow Plowing	1,575.00 *
Miller Tire & Auto	Tire Repair	90.00
Nyco	Supplies	207.23
PP&L Electric	Signal 313 & 5th	30.39
PP&L Electric	Flasher 5th Street	26.53
PP&L Electric	Signal Campus & 5th	34.96
PP&L Electric	Signal 313 & 563	30.56
PP&L Electric	Flasher Schwenkmill Road	26.95
PP&L Electric	Signal 313 & Mountain View	46.32
PP&L Electric	Flasher Mountain View	26.31
Plasterer	Parts	108.49
Service Tire Truck Centers	Tire Repair	463.57
	<i>State Aid Fund</i>	<u>\$ 15,668.51</u>

East Rockhill Township
Unpaid Bills List Summary

February 18, 2022

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Escrow Fund - 90		
Moyer	Escrow Return	200.00
Grim Biehn & Thatcher	Township Solicitor First Baptist Church	171.00
Grim Biehn & Thatcher	Township Solicitor Mager	32.00
Grim Biehn & Thatcher	Township Solicitor Pennridge Airport	480.00
Grim Biehn & Thatcher	Township Solicitor Pennridge HS	798.00
Grim Biehn & Thatcher	Township Solicitor Resutek	38.00
Grim Biehn & Thatcher	Township Solicitor Scholl	57.00
Grim Biehn & Thatcher	Township Solicitor Select McClennan Major	2,451.00
Grim Biehn & Thatcher	Township Solicitor Select McClennan Minor	950.00
Grim Biehn & Thatcher	Township Solicitor St Peters UCC	532.00
Wynn Associates	Township Engineer First Baptist Church	48.45
Wynn Associates	Township Engineer Pennridge SD	1,226.95
Wynn Associates	Township Engineer McClennan Tract	4,056.18
Wynn Associates	Township Engineer Weidner Tract	1,105.54
Wynn Associates	Township Engineer Select 6 Lot	197.20
Wynn Associates	Township Engineer Scholl	148.80
Wynn Associates	Township Engineer St Peters Tohickon UCC	24.50
Wynn Associates	Township Engineer Resutek	424.98
Wynn Associates	Township Engineer Fox Hill	62.00
Wynn Associates	Township Engineer Yates	320.10
	<i>Escrow fund</i>	\$ 13,323.70
Total Unpaid Bills		\$ 221,162.60

**denotes already paid*

Request for Proposal Results
 Lawn Maintenance 2022 & 2023

		Emerald Garden	Lima Lawn Care	Brady Landscaping
<u>Location</u>	<u>Frequency</u>		<u>Cost per Mowing</u>	
Branch Road (Country Hunt Basins)	once every 7-10 days	\$ 100.00	\$ 160.00	\$ 125.00
Buck & Campus Drive (Pines small basin)	once every 7-10 days	\$ 98.00	\$ 120.00	\$ 95.00
5 th Street (large basin)	once every 7-10 days	\$ 130.00	\$ 155.00	\$ 150.00
Tunnel & Three Mile Run Roads (basin)	once every 7-10 days	\$ 52.00	\$ 80.00	\$ 95.00
Park Avenue & Holly Drive (basin)	once every 7-10 days	\$ 55.00	\$ 80.00	\$ 95.00
506 Branch Road (Treatment Plant)	once per week	\$ 100.00	\$ 145.00	\$ 195.00
Firethorn Drive (open space)	once every 7-10 days	\$ 125.00	\$ 135.00	\$ 125.00
Winterberry Drive (tot lot)	once per week	\$ 55.00	\$ 65.00	\$ 95.00
1802 Ridge Road (around house)	once per week	\$ 95.00	\$ 110.00	\$ 250.00
	Total Price Per Mowing	\$ 810.00	\$ 1,050.00	\$ 1,225.00
	Estimated Annual Cost	\$ 20,250.00	\$ 26,250.00	\$ 30,625.00

Overlay Bridgeview Drive

General Fund Project, estimated cost \$90,000

Final line striping will be a separate contractor

	Description	UOM	Quantity	Bray Brothers, Inc.	Delaware Valley Paving	James D. Morrissey, Inc.	Blooming Glen Contractors	Sacks and Sons	CriLon Corp	Bracalente Construction, Inc.
1	Supply and install 1½" depth superpave asphalt. Mixture design 9.5 mm wearing course, PG 64-22, 0.0 to 0.3 million ESAL's, SRL H (including tack coat & seam sealing). Bridgeview Drive	TN	850.00	\$71,400.00	\$70,762.50	\$75,650.00	\$74,417.50	\$81,600.00	\$91,681.00	\$89,250.00
2	Supply and install leveling course, superpave asphalt. Mixture design 9.5mm wearing course, PG 64-22, 0.0 to 0.3 million ESAL's, SRL H, as directed by Township. Bridgeview Drive	TN	400	\$33,600.00	\$37,320.00	\$35,600.00	\$41,840.00	\$43,200.00	\$40,488.00	\$42,000.00
3	Neat cut (milling) to a depth of 1 ½" across streets and paved driveways and along curbing. Bridgeview Drive	LS	1	\$3,120.00	\$8,010.00	\$6,500.00	\$6,742.50	\$4,770.00	\$7,042.94	\$9,500.00
	Total			\$108,120.00	\$116,092.50	\$117,750.00	\$123,000.00	\$129,570.00	\$139,211.94	\$140,750.00 *

*includes prevailing wage

2022

Ultra-Thin Bonded Wearing Course Application

State Aid Budget Amount \$ 106,500.00

Old Bethlehem Pike (Ridge Road to Three Mile Run Road) 7,265 sy
Crest Drive 5,885 sy

<u>Bidder</u>	<u>Bid Amount</u>
Asphalt Maintenance Solutions	\$ 109,671.00

Prevailing Wage not required for maintenance work



LOCATI
SCALE: 1" = 20'

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THE DAY OF FEBRUARY, 2012, I, DAVID BROWN, PERSONALLY APPEARED before me and acknowledged to me that he is the owner of the above described property and that he desires to have the same recorded according to law.

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

MY COMMISSION EXPIRES _____ DAY OF _____ 20____
HANCOCK PARTNERSHIP, THE GENERAL PARTNER OF GENERAL HANCOCK PARTNERSHIP, INC. HAS CAUSED THIS INSTRUMENT TO BE FORWARDED TO THE COUNTY RECORDS OFFICE FOR RECORDATION.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____
(NOTARY SIGNATURE)

ON THE DAY OF FEBRUARY, 2012, I, DAVID BROWN, PERSONALLY APPEARED before me and acknowledged to me that he is the owner of the above described property and that he desires to have the same recorded according to law.

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

MY COMMISSION EXPIRES _____ DAY OF _____ 20____
FORREST MANOR PARTNERSHIP, INC. HAS CAUSED THIS INSTRUMENT TO BE FORWARDED TO THE COUNTY RECORDS OFFICE FOR RECORDATION.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____
(NOTARY SIGNATURE)

ON THE DAY OF FEBRUARY, 2012, I, DAVID BROWN, PERSONALLY APPEARED before me and acknowledged to me that he is the owner of the above described property and that he desires to have the same recorded according to law.

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

MY COMMISSION EXPIRES _____ DAY OF _____ 20____
I, DAVID BROWN, HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRE THAT THE SAME BE RECORDED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____
(NOTARY SIGNATURE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENNSYLVANIA, ON THIS _____ DAY OF _____ 20____
RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION

DAVID BROWN
TMP 12-008-028

CHAIRMAN

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____
(NOTARY SIGNATURE)

DAVID BROWN
TMP 12-008-028

CHAIRMAN

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____
(NOTARY SIGNATURE)

DAVID BROWN
TMP 12-008-028

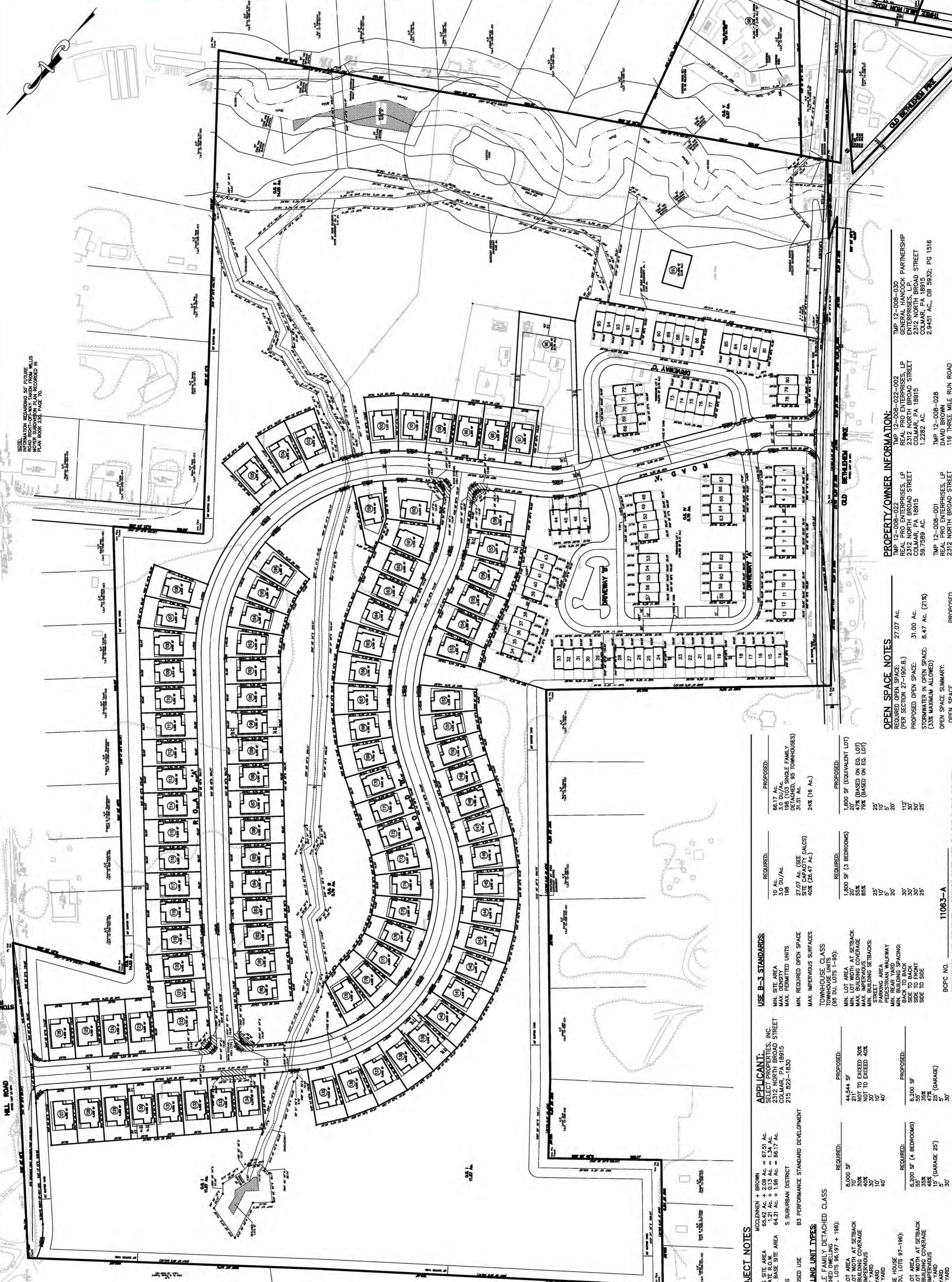
CHAIRMAN

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____
(NOTARY SIGNATURE)

DAVID BROWN
TMP 12-008-028

CHAIRMAN

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____
(NOTARY SIGNATURE)



NOTE: INFORMATION REGARDING 50' FUTURE HILL ROAD WIDENING FROM MILLIS ROAD SUBDIVISION PLAN AS SHOWN IN PLAN BOOK 234, PAGE 70.

HILL ROAD

UNIVERSITY A

UNIVERSITY B

UNIVERSITY C

UNIVERSITY D

UNIVERSITY E

UNIVERSITY F

UNIVERSITY G

UNIVERSITY H

UNIVERSITY I

USE B-3 STANDARDS

MIN. SITE AREA 10 AC.

MAX. DENSITY 100 DU/AC.

MAX. PERMITTED UNITS 136

MIN. REQUIRED OPEN SPACE 27.07 AC. (SEE SITE CAPACITY CALCS)

MAX. IMPERVIOUS SURFACES 40% (20.47 AC.)

TOWNSHIP UNITS (95 DU, LOTS 1-95)

MIN. LOT AREA 1,800 SF (3 BEDROOMS)

MIN. LOT WIDTH AT SETBACK 20'

MAX. BUILDING COVERAGE 55%

APPLICANT:

SELECT PROPERTIES, INC.

2312 NORTH BROAD STREET

COLMAR, PA 18915

215 622-1630

PROJECT NOTES

GROSS SITE AREA 66.17 AC.

ULTIMATE R.O.W. AREA 1.21 AC. + 0.13 AC. = 1.34 AC.

TOTAL BASE SITE AREA 64.21 AC. + 1.96 AC. = 66.17 AC.

ZONING S SUBURBAN DISTRICT

PROPOSED USE B3 PERFORMANCE STANDARD DEVELOPMENT

DWELLING UNIT TYPES

SINGLE FAMILY DETACHED CLASS

DETACHED DWELLING (3 DU, LOTS 197-199):

MIN. LOT AREA 8,000 SF

OPEN SPACE NOTES

REQUIRED OPEN SPACE: 27.07 AC.

(PER SECTION 27-1901.B)

PROPOSED OPEN SPACE: 31.00 AC.

STORMWATER IN OPEN SPACE: 6.47 AC. (21%)

(33% MAXIMUM ALLOWED)

OPEN SPACE SUMMARY:

OPEN SPACE: ACRES: PROPOSED USE(S):

AREA: ACRES: PROPOSED USE(S):

TOTAL NUMBER OF SINGLES: 103

PROPERTY/OWNER INFORMATION:

TMP 12-008-022

REAL PRO ENTERPRISES, LP

2312 NORTH BROAD STREET

COLMAR, PA 18915

58.7589 AC.

TMP 12-008-001

REAL PRO ENTERPRISES, LP

2312 NORTH BROAD STREET

COLMAR, PA 18915

PROPERTY/OWNER INFORMATION:

TMP 12-008-030

GENERAL HANCOCK PARTNERSHIP

2312 NORTH BROAD STREET

COLMAR, PA 18915

2.9451 AC., DB 5932; PG 1516

TMP 12-008-028

DAVID BROWN

116 THREE MILE RUN ROAD

SELLERSVILLE, PA 19380

RECORD PLAN

MASTER PLAN

OWNER'S STATEMENT

Commonwealth of Pennsylvania: _____
2Y Properties LLC (TP 12-9-116) _____
John Laurita (TP 12-9-117) _____
Kathleen Laurita (TP 12-9-117) _____
Matthew Resutek (TP 12-9-117-10) _____
Tonya Resutek (TP 12-9-117-10) _____
County of Bucks _____
On the _____ day of _____, 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan, who acknowledges that he is the registered owner of the designated plan, that he obtained and is endorsed thereon and that he desires 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

TOWNSHIP BOARD OF SUPERVISORS
Approved by the Board of Supervisors of the Township of East Rockhill this _____ day of _____, 20____.

TOWNSHIP PLANNING COMMISSION
Recommended for approval by the East Rockhill Township Planning Commission this _____ day of _____, 20____.

BUCKS COUNTY PLANNING COMMISSION
BCPC No. _____
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 Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____ Page _____ on the _____ day of _____, 20____.

ZONING REQUIREMENTS
Zoning District _____
RP (Resource Protection)
Min. Lot Area _____
Min. Lot Width _____
Min. Front Yard _____
Min. Side Yard _____
Min. Rear Yard _____
Max. Building Coverage _____
Max. Blg. Height _____

SITE DATA
Tax Parcel Number _____
Total Tract Area _____
Instrument _____
Use _____
Sewer _____
Water _____

ENGINEER'S CERTIFICATION
I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer _____
Registration No. _____

- SYMBOLS**
- Property Corner Marker
 - Utility Monument Corner Marker
 - Adjoining Property Line (Approx.)
 - Building Setback Line
 - Buffer Yard Line
 - Existing Contour
 - Zoning District
 - Zoning District Boundary Line
 - Floodplain Line (see Note 2)
 - Property Line To Be Deleted
 - Well
 - Existing Tree Line
 - Proposed Features
 - To Be Removed

RP
Z
Well
Stippled Text
Straight Text
TBR

LINE TABLE

LINE	BEARING	LENGTH
L2	M48°28'18" W	9.50'
L3	N22°04'38" E	49.55'
L4	N20°54'27" E	29.39'
L1	S57°49'42" E	25.00'

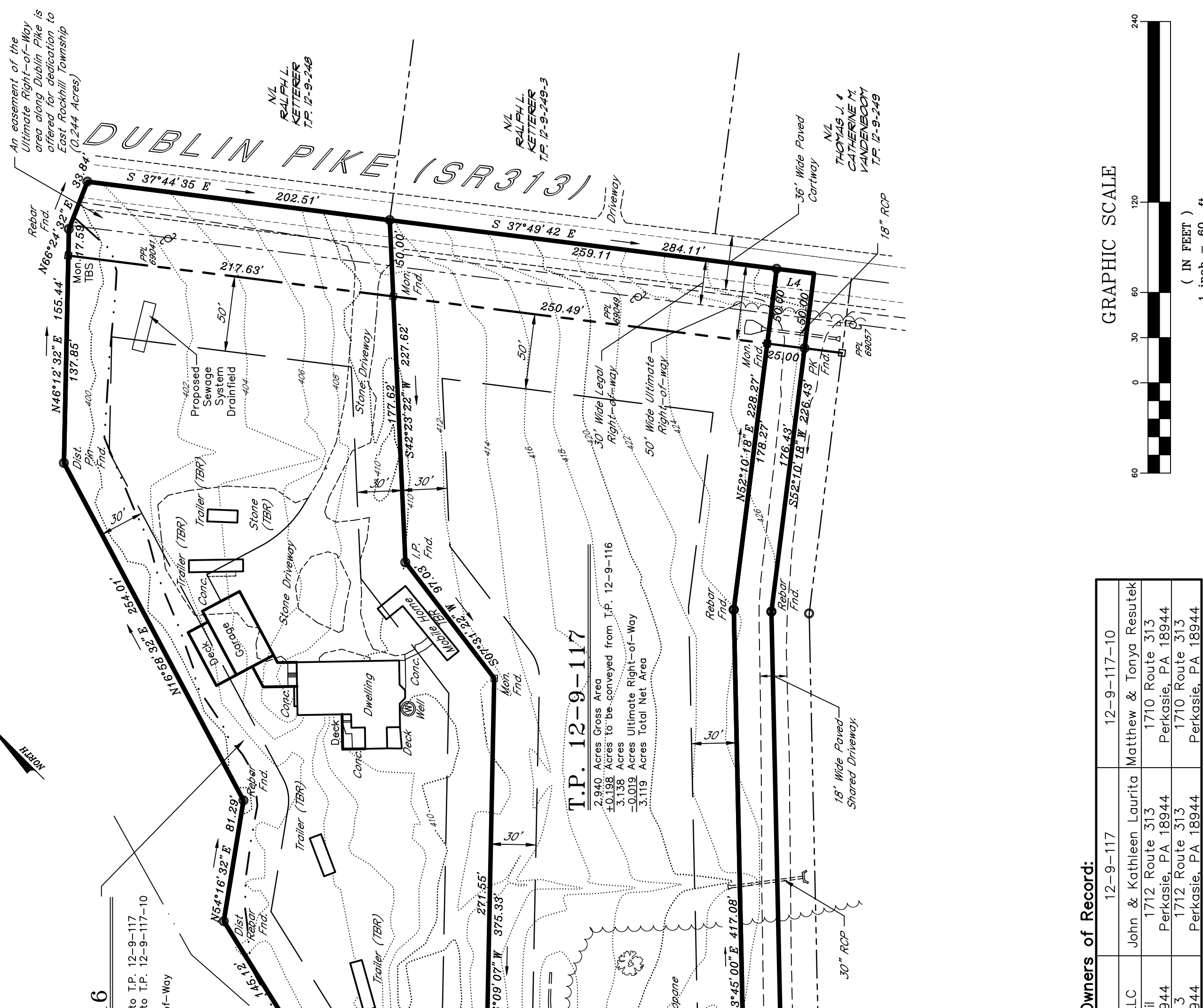
BENCHMARK
TOP OF IRON PIN
Elev. 398.34

T.P. 12-9-116
4.387 Acres Gross Area
-0.198 Acres To Be Conveyed To T.P. 12-9-117
-0.198 Acres To Be Conveyed To T.P. 12-9-117-10
-0.222 Acres To Be Deleted
-0.244 Acres Ultimate Right-of-Way
2.584 Acres Total Net Area

T.P. 12-9-117
2.940 Acres Gross Area
-0.038 Acres To Be Conveyed From T.P. 12-9-116
-0.038 Acres To Be Conveyed To T.P. 12-9-117
-0.038 Acres To Be Deleted
-0.038 Acres Ultimate Right-of-Way
2.834 Acres Total Net Area

T.P. 12-9-117-10
4.453 Acres Gross Area
-0.038 Acres To Be Conveyed From T.P. 12-9-116
-0.038 Acres To Be Conveyed To T.P. 12-9-117
-0.038 Acres To Be Deleted
-0.038 Acres Ultimate Right-of-Way
4.347 Acres Total Net Area

LOCATION MAP
1" = 800'
GRAPHIC SCALE



RESUTEK LOT LINE ADJUSTMENT PLAN
East Rockhill Township, Bucks County, Pennsylvania
SCALE: 1" = 60'
DATE: 4 Jan. '22
DRAWN BY: FKM
FILE: 21180101

ME Mease Engineering, P.C.
516 W. Broad Street
Mantoloking, PA 18951
OFFICE (610) 556-5005
FAX (215) 556-6881
PROFESSIONAL ENGINEERING & SURVEYING

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1-800-242-1776
PROJECT SERIAL NO. _____

Owners of Record:

Tax Parcel	12-9-116	12-9-117	12-9-117-10
Owners of Record	2Y Properties LLC	John & Kathleen Laurita	Matthew & Tonya Resutek
Owner Address	735 Minisi Trail Perkasie, PA 18944	1712 Route 313 Perkasie, PA 18944	1710 Route 313 Perkasie, PA 18944
Site Address	Perkasie, PA 18944	Perkasie, PA 18944	Perkasie, PA 18944

NOTES

- Contour Datum: Field verified U.S.G.S contours (Quakertown Quadrangle) The benchmark used is RM 142-1; Pennsylvania Department of Highways disk on bridge on State Route 313 (Dublin Pike) over Three Mile Run; painted 9/58+00. Elevation 408.569.
- The "approximate 100-year floodplain" boundary line was taken from FEMA Flood Insurance Rate Map Number 420700142 F.
- Boundary and topographic information is from 2006 aerial photography performed by Mease and this plan surveying field located and confirmed by Mease Engineering, PC in November 2021.
- The legal right-of-way line is taken from PennDOT plans for Dublin Pike (SR 313/LR656), section 4, pages 18-19, STA. 948+00 to 963+00.
- T.P. 12-9-117 & 117-10 was granted to East Rockhill Township as part of the Courtney Major Subdivision in 2017.