

East Rockhill Township Board of Supervisors

June 28, 2022

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on June 28, 2022, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasia, 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
	Chief Dickinson, Jr.	Pennridge Regional Police Department

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

Members of the public and press were present.

Announcements or Presentations:

- **First Baptist Church of Perkasia Presentation for Zoning Amendment Consideration.** Mr. Greg Landis and Mr. Scott Mease P.E. were present to review a conceptual plan for a future addition, improvements to traffic flow and soccer field project which would necessitate a variance for impervious surface relief and a land development submission. The addition was needed for the number of constituents attending Sunday services. A 2019 consolidation plan resulted in two (2) dwellings located on one parcel which will be reviewed for Zoning compliance. Consensus of the Board was concern for the impact at the Pennridge School District parcels by increasing impervious surface to 50% in the C-E district as requested for the First Baptist Church project and so additional Board consideration was needed.

Public Comment #1:

- Jim Snyder, 45 Stone Edge Road, provided to the Board of Supervisors copies of a sight visibility concern and missing street sign located in Perkasia Borough two state owned roads, at Ridge Road and Tunnel Road. The information will be provided to Perkasia Borough.
- Arlo Eby, 2157 Dublin Pike, stated concern for properties located across the street from his dwelling doing tree clearing and placing a camper and the former Wagon Wheel with a contracting use. Mr. Oetinger advised that the Township has issued Notices of Violation which are currently in the appeal period and the Board of Supervisor's will determine the next course of action if violations are not corrected.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked for the status of the McClennen Tract. Mr. Baluh stated that the applicant is finalizing submission of the final plan for Planning Commission review, and the roundabout is being finalized and breaking ground is to be determined by the Applicant.

Approval of Minutes and Bills Payable:

Approval of Minutes from May 24, 2022, Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt the meeting minutes from the Board of Supervisors' May 24, 2022, Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated June 23, 2022, in the amount of \$386,831.89.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve payment of the Bills List dated June 23, 2022, for a total amount of \$386,831.89 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Fuel Bids 2022-2023.

On motion by Nyman, seconded by Nietupski, to award the unleaded regular 87 octane bid amount of 0.0989 market value to Riggins, Inc. and to award the ultra-low sulfur diesel bid amount of 0.0335 market value to Petroleum Traders, Corp. for the 2022 - 2023 fuel bids covering the bid period of August 1, 2022 to July 31, 2023 as presented. With no additional discussion, all present voted in favor.

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

Public Works Report:

Mrs. Morano read the Public Works activities as of June 23, 2022. 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.

There was none.

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

Township Solicitor Report: Will Oetinger, Esq.

Conservation Easement 1800 Three Mile Run Road. A Resolution authorizing acquisition of a conservation easement Open Space Fund purchase totaling 22.302 acres located at 1800 Three Mile Run Road, Perkasio at a cost not to exceed of \$144,963.00 plus closing costs.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2022-07** and execution of the Agreement of Sale for a conservation easement at 1800 Three Mile Run Road totaling 22.302 acres as presented. With no additional discussion, all present voted in favor.

Amendment to East Rockhill Township Code of Ordinance Chapter 20. As the result of a public comment at the May 24, 2022 meeting, a draft Ordinance was presented to consider creating a new Part 3 permitting recreational and ceremonial fires and provide enforcement remedies, responsibilities of owners and penalties. There was general discussion of setbacks to the fires for single family dwellings and townhouses.

- Larry Wheatley, 5 Boulder Drive, stated his question about burning at May's meeting was related to a neighbor burning tires. Police need to be contacted when prohibited burning is taking place for enforcement and the matter would have been addressed at that time.

Bucks County Planning Commission is to be contacted as a resource for a model Ordinance.

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

Board and Commission Reports

Penridge Regional Police Department: Chief Dickinson, Jr.

The Chief shared the May 2022 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 noted the McClennen Tract sewage facilities planning module was approved for Planning Commission execution.

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

Penridge Wastewater Treatment Authority: Dave Nyman

PWTA adopted Resolution 2022-06 requesting members approve a 50-year extension to the Authority's Articles of Incorporation. It was noted the 1975 Agreement is not currently being implemented which provides for a restructuring of one representative per member however Perkasio Borough has three (3) representatives and Sellersville Borough has two (2) representatives. Mr. Nyman provided copies of a draft letter stating the Township's position regarding amending the Articles of Incorporation. The May 2022 minutes and flow reports were provided to the Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize the Township Manager to prepare and send the draft letter addressed to Penridge Wastewater Treatment Authority Board to not approve the 50-year extension as presented. With no additional discussion, all present voted in favor.

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

Penridge Area Coordinating Committee: Dave Nyman

Mr. Nyman shared highlights of the May 26, 2022, meeting. The meeting notes were provided to the Board and are on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Penridge Area Coordinating Committee report. 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 presented voted in favor.

New or Other Business – Supervisors’ Items:

There was none.

Public Comment #2:

- Lou DiTonno, 1 Boulder Drive, stated the Stone Edge culvert is not being discussed. Property acquisition is required prior to improvement being considered for the culvert which is an Executive Session matter.
- Larry Wheatley, 5 Boulder Drive, asked why West Rock Road bridge was being replaced. Mr. Volovnik stated there were cracks in the main beams which necessitated the Bucks County owned bridge to be repaired.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, 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