

East Rockhill Township Board of Supervisors

October 25, 2022

2023 Preliminary Draft Budget Meeting Minutes

The special budget meeting of the East Rockhill Township Board of Supervisors was held at 6:15 p.m. on October 25, 2022 in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	Gary Volovnik	Chairperson
	David Nyman	Vice-Chairperson
	Jim Nietupski	Member
	Marianne Morano	Township Manager
	Jeff Scholl	Public Works Director

The meeting was called to order at 6:17p.m. by Mr. Volovnik.

American Rescue Funds:

The Board reviewed proposed allocations for the American Rescue Funds. A Resolution will be presented at November's regular Supervisor meeting authorizing American Rescue Funds be expended for salaries benefits and provisions of other government. In 2023 \$155,500.00 is to be allocated as follows:

- \$10,000.00 each to the five (5) fire companies that service East Rockhill residents
- \$10,000.00 each to Grand View Hospital Ambulance and St. Luke's Ambulance
- \$7,500.00 to Pennridge Community Center
- \$5,000.00 to Pennridge FISH
- \$30,000.00 towards meeting room sound system
- \$43,000.00 to Pennridge Regional Police Department for 8 body cameras and 5 marked police cars
PC special mounts with a scanner

2023 Budget Highlights:

The Board reviewed proposed infrastructure improvements, equipment and technology improvements. No formal action was taken by the Board.

Adjournment

The budget work session adjourned at 6:32p.m.

Respectfully submitted,

Marianne Morano
Township Manager

East Rockhill Township Board of Supervisors

October 25, 2022

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on October 25, 2022, following the 2023 Preliminary Budget review in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, 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
	Sergeant Ruiz	Pennridge Regional Police Department

The meeting was called to order at 7:00p.m. by Mr. Volovnik with the Pledge of Allegiance.

Members of the public were present.

Announcements or Presentations:

An Executive Session will follow the meeting for potential real estate preservation.

Conditional Use Hearing.

Public Hearing to consider a B9 Residential Conversion to convert an existing residential accessory structure to one apartment at 1917 Old Bethlehem Pike with tax parcel number 12-008-041 in the RP Resource Protection Zoning District.

The hearing was opened. Mr. Lucas Hollenbach and Mrs. Kirsten Hollenbach were present. No party status requests were made and the legal notice was sent to adjoining properties.

A stenographic record request can be made to Karasch & Associates 610-696-8010. Transcripts are stored for five years. Without any public comment the hearing was closed.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve a B9 residential conversion use in the existing residential accessory structure at 1917 Old Bethlehem Pike tax map parcel 12-008-041 contingent on Planning Commission recommendations for the accessory structure consisting of (1) not to be used as a short-term rental; (2) meet septic requirements; (3) limited to residential use and (4) no further extension of footprint or height. With no additional discussion, all present voted in favor.

Public Works Maintenance Facility.

Mr. Joe Phillips and Mr. Jim Linske from Phillips and Donovan Architects were present to present the proposed replacement of the public works building and public works complex design. Of note, the current building is 32 feet deep and proposed building is 50 feet deep which will allow for truck and plow to be inside the building and with work space around the truck; currently some of the fleet is stored outside or in areas away from the municipal complex and the proposed building will allow for the entire fleet to be inside in one location; the proposed building contains current fleet storage, maintenance area with lifts, office area, mezzanine for sign storage, part storage. Fleet storage is proposed to be separated and un-

sprinklered. The location is proposed to be directly behind the municipal office and current public works area with a new salt shed, three material storage areas, relocated fuel pump and additional site work to be required. Cost estimates were provided consisting of site work in the amount of \$411,447.92; wood building option in the amount of \$2,646,235.75 or steel building option in the amount \$3,499,783.68. Board consensus was a steel building. The Board will provide input to staff for potential revisions.

Public Comment #1:

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes from September 27, 2022, Budget Work Session and Regular Meeting and October 17, 2022, Conditional Use Hearing.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the meeting minutes from the Board of Supervisors' September 27, 2022, Budget Work Session and Regular Meeting and October 17, 2022, Conditional Use Hearing, as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated October 20, 2022, in the amount of \$651,611.85.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve payment of the Bills List dated October 20, 2022, for a total amount of \$651,611.85 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Zoning Hearing Application for 1303 North Fifth Street. Application was moved to Township Engineer report under pending land development approval.

Zoning Hearing Application for 8066 Covered Bridge Road. Application of Joseph Chapman at 8066 Covered Bridge Road, Quakertown, Tax Map Parcel Number 12-006-092 in the RP – Resource Protection zoning district. Applicant seeks variances from Section 27-1708.a. to allow construction of an accessory building in the front yard and from Section 27-1708.c to permit the accessory building to be located five feet from the side yard where 12 feet is required.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to take a neutral position on the application. With no additional discussion, all present voted in favor.

Zoning Hearing Application for 1516 West Park Avenue. Application of Frederick A. Wedman at 1516 W. Park Avenue, Perkasie, Tax Map Parcel Number 12-008-092-001 in the R-1 – Residential zoning district. Applicant is seeking a variance from Section 27-802.b. to allow for a 22.99% building coverage where 15% is permitted. The request is the result of the Applicant's proposal to demolish an existing nonconforming garage and replace it with a new garage that is 48' x 48' for the storage of his motorhome and other vehicles. Mr. Wedman was present.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to take a neutral position on the application. With no additional discussion, all present voted in favor.

Trash Bids. As discussed at the July 26, 2022 regular meeting trash district bids were prepared and advertised by staff to include services to residents inside and outside of the trash district following prior bid documentation. Bids were received from Republic Services of Pennsylvania LLC and J.P. Mascaro & Sons, noting J.P. Mascaro & Sons did not provide a bid for outside of the trash district. Mrs. Morano reported Republic Services was the lowest bidder and following past procedure residents outside of the trash district needed to sign up for the entire contract period by June 15, 2023 to receive the discounted pricing. Mrs. Morano is to have a Republic Services contact to address any resident concerns and customer service is to have appropriate information to provide the correct pricing and service in response to resident inquiries. Following discussions with Republic Services, Township communications will provide detailed information to ensure residents have all pertinent information. Mr. Nyman noted trash service is private and previously the Township sought support from residents to have one hauler, however, residents were opposed and want the service to remain private and engage a hauler of their choosing.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Trash District Bid for 2023 to 2026 plus 2 option years Option 1 in the trash district with a price per dwelling / per month year 1 \$27.00; year 2 \$28.35; year 3 \$29.77; year 4 \$31.26; year 5 Township option \$32.82; year 6 Township option \$34.46 and Option 1A outside of trash district with a price per dwelling / per month year 1 \$27.00; year 2 \$28.35; year 3 \$29.77; year 4 \$31.26; year 5 Township option \$32.82; year 6 Township option \$34.46 as presented. With no additional discussion, all present voted in favor.

2023 Preliminary Budget.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize advertising the Preliminary 2023 Budget as presented for public inspection. With no additional discussion, all present voted in favor.

2023 Meeting Dates.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize advertising the 2023 Board of Supervisor regular meetings at 7:00pm on the fourth Tuesday of every month except for the months of April and December when the regular meeting shall be held on the third Tuesday, April 18 and December 19, 2023 and other meetings as presented. With no additional discussion, all present voted in favor. The annual Reorganization meeting will be held January 3, 2023 at 5:00pm.

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:

Mr. Scholl updated the Board on Public Works activities as of October 21, 2022. Of note, the 2005 Ford Explorer and Three Mile Run Road pump station generator were placed on Municibid and bids have been received. The report is on file.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the bids and authorize the sale of the 2005 Ford Explorer in the amount of \$1,650.00 and generator in the amount of \$2,150.00 as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, 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.

Pennridge School District Land Development and Zoning Hearing Board application.

Application of Pennridge School District at 1303 North 5th Street, Perkasio, Tax Map Parcel Number 12-014-023-002 located in the RR - Rural Residential zoning district. Applicant seeks a special exception pursuant to Section 27-304(l)(1) to permit use of a proposed nonresidential accessory use structure where the primary use is operating pursuant to a special exception and Applicant appeals the determination of the zoning officer that a proposed garage on the property constitutes an extension of a non-conforming use and contends that the proposed accessory building is permitted by right pursuant to Section 27-601(a)(23) of the East Rockhill Township Zoning Ordinance. Alternatively, the Applicant is seeking a special exception and variance from Section 27-2103.b.(3) to allow for construction of a six bay garage that results in an increase of a nonconforming use with a building or floor area that is in excess of 50% of the existing building or floor area. Ms. Brett Flowers, Esq and Mr. Kelly Harper were present.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to take a neutral position on the Zoning Hearing Board application. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to grant land development preliminary/final approval subject to Zoning Hearing Board approval, compliance with Wynn Associates August 5, 2022 correspondence and Planning Commission recommendations to accept existing recreational facilities and determine if lighting shields are necessary after construction is completed as presented. With no additional discussion, all present voted in favor.

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.

Zoning Map Amendment on Behalf of Renew Bible Church.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize advertisement of a public hearing for the ReNew Bible Church Zoning Map amendment. With no additional discussion, all present voted in favor.

Township Open Space.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize lawsuit against owners of 60 Deer Run Road for open space violations as presented. With no additional discussion, all present voted in favor.

Easement Acquisition Park Avenue and Three Mile Run Road. All easement acquisitions have been secured for the safety improvement of a roundabout at Park Avenue and Three Mile Run Road except for one property owner. It was noted if all easements could not be secured the developer would provide a \$200,000.00 contribution and did not have to install the roundabout.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to adopt **Resolution 2022-12** for fee simple interest real estate easement for construction of public roadway improvement, public safety improvement amicably or by eminent domain as presented. With no additional discussion, the motion passed 2-1 with Mr. Nietupski voting in opposition.

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: Sergeant Ruiz

The Sergeant shared the September 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 a zoning map change, McClennen final approval; 1731 Conditional Use application and Perkasio Regional Authority grant were reviewed. The October agenda and draft minutes were provided to the Board.

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

Penridge Wastewater Treatment Authority: Dave Nyman

The August and September 2022 minutes and flow reports were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Penridge Wastewater Treatment Authority 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 present voted in favor.

New or Other Business – Supervisors' Items:

- Mr. Nietupski asked for the status of enforcement for a property located on State Route 313. District Court Hearing is scheduled for the next day.

Public Comment #2:

- Anne Fenley, 1500 Branch Road, stated Whitetail Disposal charges her fuel surcharges for trash collection. It was noted the Township has no authorization for private trash collection fuel surcharges and the trash bid document presented was reviewed by Solicitor Oetinger and Solicitor Rice and acceptance of the Bid was authorizing the 80 plus page bid document.

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 8:29p.m.

Respectfully submitted,

Marianne Morano
Township Manager