

East Rockhill Township Board of Supervisors

July 25, 2023

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on July 25, 2023, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

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

Members of the public and press were present.

Announcements or Presentations:

- Next Board of Supervisors Meeting August 22, 2023 7:00pm
- Executive session to take place following the meeting for potential real estate acquisition

Public Comment #1:

- Ron Schulberger, 2386 Hill Road, asked for an update on Old Bethlehem Pike and Three Mile Run Road road-closure. Round-a-bout construction will not begin until PPL moves poles and the intersection only may re-open temporarily.
- Steve Haldeman, 2154 Hill Road, stated trees have been removed from the McClennen Tract adjacent to existing houses which he would like to have replaced and a detour sign is partially blocking a stop sign on Tunnel Road. Mr. Haldeman was urged to look at the approved buffer plan at the Township office.
- Jennifer Wright, 400 Three Mile Run Road, also stated a detour sign is blocking a stop sign on Tunnel Road and there is a hole by Three Mile Run Road walking trail near the rail road bridge.

Approval of Minutes and Bills Payable:

Approval of Minutes Payment of Unpaid Bills.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the meeting minutes from the Board of Supervisors' June 27, 2023 Regular Meeting 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 Bills List dated July 20, 2023, for a total amount of \$258,310.13 as presented. With no additional discussion, all present voted in favor.

Board and Commission Reports:

Pennridge Regional Police Department: Sergeant Ruiz

The Sergeant shared the June 2023 Pennridge Regional Police activity report. The report is on file.

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

Planning Commission: Dave Nyman

The July 13, 2023 meeting agenda and draft minutes were provided to the Board. The Bartells lot line adjustment plan was recommended for preliminary/final approval.

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

Pennridge Wastewater Treatment Authority: Dave Nyman

The June 2023 minutes and flow reports were provided to the Board. The 2024 budget is anticipated to be completed by September.

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

Township Manager's Report: Marianne Morano

Tree Removal Bid.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize advertising a bid for removal of trees at the proposed location of the Public Works building replacement as presented. With no additional discussion, all present voted in favor.

2013 General Fund Note. Ms. Morano suggested closing the 2013 General Fund Note, noting interest savings would be \$3,363.00 by paying off prior to the maturity date. Mr. Nyman reminded the Board that we had considered this possibility during last year's budget discussions.

On motion by Nyman, seconded by Nietupski, to authorize closing the 2013 note prior to the 2025 maturity date from the General Fund 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: Jeff Scholl

Mr. Scholl updated the Board on Public Works activities as of July 24, 2023. 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.

Bartells Lot Line Adjustment, Callowhill Road. Mr. Scott Mease P.E., Jake Bartells and Kim Bartells were present. It was noted the Hilltown Board of Supervisors granted approval July 24, 2023.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve preliminary/final lot line adjustment to Jacob and Kimberly Bartells at Callowhill Road in East Rockhill with tax map parcels 12-013-014; 12-013-014-001; 12-013-014-002 and Hilltown Township tax map parcel 15-11-101 located in East Rockhill Township Suburban Zoning District as presented contingent on compliance with Wynn Associates July 11, 2023 correspondence and to grant waivers 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.

Public Hearing Amendment to Chapter 26. Public hearing was held as advertised to adopt Ordinance 302 to amend Chapter 26 revising the district for mandatory connection to public water service. The draft Ordinance was provided in the public packet posted to the Township website. Hearing was opened for public comment.

- Steve Haldeman, 2154 Hill Road, stated he was notified Hill Road would be impacted. Only properties as listed on Old Bethlehem Pike and Park Avenue are to be added to the district.
- Jennifer Wright, 400 Three Mile Run Road, asked how many properties are to be connected above PFAS contamination. The information was not available.
- James Casey, 205 Three Mile Run Road, asked for confirmation Three Mile Run Road would not be mandated. No plans for Three Mile Run Road
- William Yocum, 1642 Park Avenue, asked if decommissioning well would be included in the grant. No and at this time it is not mandated however that may be subject to a future DEP determination.

With no further public comment the Public Hearing was closed.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Ordinance 302** as presented. With no additional discussion, all present voted in favor.

McClennen Tract Development Agreements.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize the Chairperson execution of Agreements as prepared by the Township Solicitor and signature on the plans for recordation for the McClennen Tract also known as Park Hill Estates as presented. With no additional discussion, all present voted in favor.

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

Department and Emergency Services Reports:

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

- Mr. Nietupski asked for the status of the Stone Edge culvert design ~~so~~ in regard to placing easements on adjoining properties. Design continues however Mr. Baluh stated the road cannot be raised higher than what was proposed at the last meeting because the culvert could become blocked resulting in Three Mile Run Road to flood.

Public Comment #2:

- Steve Haldeman, 2154 Hill Road, stated there is speeding on Three Mile Run Road.
- Chuck Weaver, 47 Ridge Run Road, stated he sees walkers in the development walking with traffic instead of towards it and would like signs posted. Park and Recreation will review his concern.
- Jennifer Wright, 400 Three Mile Run Road, stated she contacted DEP who came out and looked at Three Mile Run Creek in regard to her concern about oil and sludge in the Creek. Mr. Baluh stated he looked at the sheen on the creek when she first reported it and did not see anything unusual and confirmed it was not related to McClennen Tract construction and did notify Bucks County Conservation District.

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 7:39p.m.

Respectfully submitted,

Marianne Hart Morano
Township Manager