

East Rockhill Township
Planning Commission Minutes
July 13, 2023

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on July 13, 2023 at the Municipal meeting room at 1622 N. Ridge Road, Perkasio, PA 18944.

Present: Joe Chellew, Planning Commission Chairperson
Dave Nyman, Planning Commission Secretary
Richard Kelly, Planning Commission Member
Blake Eisenhart, Planning Commission Member
Colin Monahan, Planning Commission Member
Steve Baluh P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Mr. Chellew.

Approval of May 11, 2023 Minutes:

On motion by Mr. Monahan, seconded by Mr. Kelly, to approve the meeting minutes from the May 11, 2023 Planning Commission regular meeting minutes as presented. With no additional discussion, all present voted in favor.

Bartells Lot Line Adjustment, Callowhill Road:

A Lot Line Adjustment plan, sheet 1 of 1, dated May 31, 2023, prepared by Mease Engineering, P.C., was received on June 6, 2023.

Mr. Scott Mease P.E. and Jake and Kim Bartell who have purchased the vacant lot were present. Mr. and Mrs. Bartell indicated that they will be submitting permits for a dwelling on the vacant lot.

A lot line adjustment subdivision is proposed amongst several parcels located along Callowhill Road in East Rockhill and Hilltown Townships. The Jacob & Kimberly Bartells property (TMP 12-13-14-1 & 15-11-101-1) is an existing 10.34-acre lane lot. Adjustments are proposed between the Bartells property and the three existing lots between the Bartells property and Callowhill Road. The resulting lot areas are Bartells 9.797 acres total, John & Susan Miller (TMP 12-13-14-2) 1.205 acres, Thomas & James Miller (TMP 12-13-14) 1.797 acres, and James & Kathryn Croll (TMP 15-11-101) 2.05 acres. The Bartells property is vacant. The remaining properties include existing dwellings and outbuildings. Dwellings are served by on-lot wells, and public sewer is provided by Perkasio Regional Authority. No development is proposed as part of this application. The following comments are applicable to the parcels located within East Rockhill Township. This plan was also submitted to Hilltown Township for review.

1. Deeds of Consolidation should be recorded at the time of plan recordation so that nonconforming parcels are not created. Preparation and recordation of deeds should be completed by counsel for the applicant, with proof of recording submitted for Township records in a form satisfactory to the Township Solicitor. **Will comply.**
2. Plan includes conveyance of land with parcels in Hilltown Township. Accordingly, any plan approval granted by East Rockhill Township should be conditioned upon the applicant also obtaining plan approval from Hilltown Township, prior to plan recordation. **Will comply.**
3. Correspondence dated June 5, 2023 (refer enclosed copy), submitted by Mease Engineering, P.C.

on behalf of the applicant, requests waivers of natural resource protection mapping/calculations and street improvements (cartway widening, curb, and sidewalk) as no improvements are proposed on the plan. Township should determine if requested waivers are satisfactory. This office recommends that if granted, a note be included on the plan indicating that any future development on the Bartells parcels must comply with the natural resource protection standards of Section 1900 and 1901 of the Zoning Ordinance. Plan note 3 should be revised accordingly. (SLDO Section 22-300) **Will comply with requested note.**

4. Site was subject of a prior lot line adjustment subdivision plan for Miller/Croll, which received approval in 1991. At that time, the ultimate right-of-way of Callowhill Road was offered for dedication to the Township, but this office has no documentation confirming that the right of way area was ever conveyed to the Township. Deed research should be completed at Bucks County Courthouse to verify whether right of way deeds were ever recorded at the time of the prior subdivision plan approval in 1991. If so, plan should be revised to note the prior right of way dedication by note on the record plan, including reference to deed book/page of recorded deed.

In the event that ultimate right-of-way of Callowhill Road was not previously dedicated to the appropriate Township(s), the plan includes notes indicating that the ultimate right-of-way along Callowhill Road is offered for dedication as an easement to the Township(s). Rights-of-way should be accepted as an easement by the Township. Legal description for the right-of-way area to be dedicated to the Township should be submitted to the Township for review and preparation of right of way documents by the Township Solicitor. Easement documents should be executed by the property owners prior to plan recordation. (SLDO Section 22-506)

Will comply. It was noted Hilltown Township located the dedication in their records. Mrs. Morano will review East Rockhill files for a prior deed of dedication.

5. All proposed lot and right-of-way corner monumentation must be installed and certified in writing by the responsible surveyor prior to plan recordation. (SLDO Section 22-522) **Will comply.**
6. The following engineering/drafting details should be satisfactorily addressed: **Will comply.**
 - a. BCPC review number should be completed within the Bucks County Planning Commission certification block.
 - b. Name of the public road (Callowhill Road) should be revised in plan view.
 - c. Only a single notary certification is included on the plan. This presumes all property owners will sign the plan at the same time. Additional notary certifications should be included on the plan if necessary.
 - d. Well location for TMP 12-13-14-2 should be included on the plan.
- Steve Alderfer, 901 Fairview Avenue, stated he is purchasing 551 Callowhill Road and asked for the time line for plan recordation and procedure if he was to purchase the lot prior to plan recordation. Plans will be recorded in not less than 60 days and the owner of the lot whoever it is at the time of recordation needs to sign the recordation plans. It was recommended Mr. Alderfer seek advice from his legal counsel.

On motion by Mr. Eisenhart, seconded by Mr. Kelly to recommend preliminary / final approval of the Bartell Lot Line adjustment contingent on compliance with Wynn Associates July 11, 2023 correspondence and recommendation of fee waivers as presented. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Nyman, seconded by Mr. Kelly, the meeting adjourned at 7:21pm.

Respectfully Submitted,

Marianne Morano
Township Manager