

East Rockhill Township Board of Supervisors

February 27, 2024

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on February 27, 2024, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Dave Nyman	Supervisor Chairperson
	Gary Volovnik	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
	Chief Dickinson	Pennridge Regional Police Department

The meeting was called to order at 7:00 PM by Mr. Nyman with the Pledge of Allegiance.

Members of the public and press were present.

Announcements or Presentations:

- Next Board of Supervisors Regular Meeting is March 26, 2024 7:00 PM
- Executive session will take place following tonight's meeting for potential litigation and status of land acquisition

Public Comment #1:

- Jim Snyder, 45 Stone Edge Road, stated the Township purchased a property at the corner of Three Mile Run Road and Stone Edge Road with the intention of placing an easement for Stone Edge culvert repair and then selling the house but are unable to finalize the easement; expressed concern regarding the culvert improvement project cost estimated at \$1,000,000.00 and stated with Park Hill Estates new development providing a third emergency exit for the Ridge Run development. He also stated that the Creek should be cleaned out along the streambank, sell the property and not do the costly improvement to the culvert because of the new third exit which does not flood during heavy rain events.
- Mr. Volovnik stated he sent grant information to the Township Engineer and Township Manager directing them to apply for grants in the amount of \$2,000,000.00 to construct a bridge on Stone Edge Road. He wants a bridge that will not flood citing an incident in Upper Makefield Township. He will not spend East Rockhill tax dollars for the bridge. The house is to be rented and is on the Agenda.
- Mr. Nietupski questioned if the railroad bridge should be updated instead of the Stone Edge culvert and if that would resolve flooding of the culvert.

Approval of Minutes and Bills Payable:

Approval of Minutes.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the meeting minutes from the Board of Supervisors January 23, 2024 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Approval of Bills Payable.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated February 22, 2024 for a total amount of \$426,888.37 as presented. With no additional discussion, all present voted in favor.

Mr. Nyman noted the bills include the purchase of a new truck in the amount of \$232,870.00.

Board and Commission Reports:

Penridge Regional Police Department: Chief Dickinson

The Chief shared the January 2024 Penridge Regional Police activity report. Of note, NIBRIS data has been added to the monthly report which is a newly implemented FBI reporting system with group B being minor offenses such as disorderly conduct not previously reported to the FBI. Mr. Nyman and Mr. Nietupski thanked the Chief for the level of professionalism he has brought to the Department. The report is on file.

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

Planning Commission: Marianne Hart Morano

The February 8, 2024 agenda and draft minutes were provided to the Board. Mrs. Morano stated that a requested Waiver of Land Development for the Public Works building replacement was reviewed and recommended to the Board of Supervisors, which will be sent to Bucks County Planning Commission and be on the Supervisor March 27, 2024 agenda. The draft Zoning Ordinance amendment was recommended for approval and review of the A7.b. Agricultural Retail percentage of 25% to be grown produced or raised on the property.

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

The January 2024 minutes and flow reports were provided to the Board. Of note, a grant in the amount of \$877,000.00 was received for the replacement of an ultra violet system for an estimated total cost of \$1,600,000.00 has been awarded. Recertification of the 1974 agreement 50-year renewal has not been approved by all members. Mr. Nyman requested a motion for the Chairperson to execute the Recertification Agreement contingent on Telford Borough receiving a second representative on the Penridge Wastewater Treatment Authority Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize Chairperson execution of the Recertification Agreement contingent on Telford Borough receiving two (2) representatives on the Penridge Wastewater Treatment Authority Board as presented. With no additional discussion, all present voted in favor.

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

Pennridge Area Coordinating Committee: David Nyman

The January 25, 2024 meeting notes were provided to the Board. Mr. Nyman handed out the February 22, 2024 meeting notes and stated Ken Nugent, Dublin Fire Chief was present to discuss firefighting and fundraising time constraints with a request for increased funding. Mr. Nyman recommended fire tax millage rate be evaluated during the 2025 budget review process.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Pennridge Area Coordinating Committee report. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Hart Morano

Residential Lease 426 Three Mile Run Road.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to reaffirm the Township Manager executing a residential lease at 426 Three Mile Run Road as presented. With no additional discussion, all present voted in favor.

Street Light District.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2024-04** defining the Street Light District as presented. With no additional discussion, all present voted in favor.

Zoning Hearing Board Appointment.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to appoint Andrew Slike as a Zoning Hearing Board Alternate. With no additional discussion, all present voted in favor.

2024 and 2025 Lawn Maintenance. Requests for Proposals as advertised were provided to the Board for grass mowing and maintenance services for the 2024 and 2025 seasons on specific open space.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Emerald Garden for the 2024 and 2025 seasons as presented. With no additional discussion, all present voted in favor.

Ultra-Thin Bonded Wearing Course.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the bid from Asphalt Maintenance Solutions base bid in the amount of \$301,957.49 to apply an ultra-thin bonded wearing course on Branch Road from Schwenkmill Road to Callowhill Road; Blooming Glen Road from Branch Road to Hilltown Township line; and Blooming Glen Road from Branch Road to Perkasio Borough Line payable from general fund as budgeted and State Liquid Fuels funds reallocating the oil and chip application budget as presented. With no additional discussion, all present voted in favor.

Verizon Franchise

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize a Verizon Franchise renewal with an expiration date of December 16, 2025 through the Bucks County Consortium. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, 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 February 22, 2024. Of note, the truck budgeted in 2023 has been received and the replacement will be sold on Municibid. The report is on file.

- Mr. Volovnik asked if a street tree had been removed in the Pines Development. No, but it is on the schedule.
- Mr. Volovnik stated he would like Welcome to East Rockhill signs replaced with something that will last. Mrs. Morano will seek proposals for future Board consideration.
- Mr. Volovnik stated he has residents contacting him about potholes on Fifth Street in the vicinity of the High School. PennDOT will be contacted for the repairs, with support requested from State Representative Staats' office.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, 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 unless the Board wanted to discuss Stone Edge Culvert.

Stone Edge Culvert. The Township Engineer thoroughly reviewed the culvert and determined it will continue to flood during certain storm events. His discussion with Mr. Volovnik to do an improvement that will never flood is potentially a 40 to 50 foot span bridge structure for an estimated cost of \$2,000,000.00. For that the Township Traffic Engineer consultant or another consultant of the Board choosing would need to be engaged for bridge design. Consensus of the Board was to have Mr. Baluh contact the Township Traffic Engineer to have the project placed on Bucks County TIP for possible grant funding. The Board did not want to seek a proposal from the traffic consultant at this time.

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

Township Solicitor Report: Will Oetinger, Esq.

Draft Zoning Ordinance Amendment. Bucks County Planning Commission review period has expired and comments have not been received. The Board will consider re-advertising the draft Ordinance if comments when received are substantive. East Rockhill Planning Commission comments have been received.

- Mr. Nietupski stated he would like properties with Agricultural Uses notified of the proposed Zoning Amendment.
- Mr. Nyman stated he did not want to selectively contact a group and noted the Ordinance has been reviewed at numerous public meetings.
- Mr. Volovnik did not object to Mr. Nietupski personally contacting property owners.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to authorize advertisement of the draft Zoning Ordinance amendment as presented. With no additional discussion, all present voted in favor.

Conditional Use Hearing Application. Perkasie Regional Authority has submitted a Conditional Use Hearing application for a new building at 730 Three Mile Run Road to enclose equipment for the treatment of PFAS.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize advertisement of a Conditional Use Hearing on March 26, 2024. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, 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. Volovnik, 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. Volovnik recognized Jeff Darwick and Deanna Ferry with Bucks County for providing grant information he provided Mr. Baluh and Mrs. Morano.
- Mr. Volovnik stated Natural Lands purchased 29 acres on North Rockhill Road adjacent to Rock Hill Quarry to be transferred to State Game Lands #139.
- Mr. Nyman recommended the land purchase be an article in the printed newsletter.
- Mr. Nietupski asked who will write and prepare grants. Township Engineer, Township Traffic Engineer with the Township Manager's assistance.
- Mr. Nietupski stated that at the recent Bucks County Association of Township Official Convention elected officials heard about the tragic July 15th flash flooding in Upper Makefield Township that took lives and questioned if stormwater regulations should be stricter than State recommendations.
- Mr. Baluh stated the Ordinance is part of the Township MS4 permit and would need to be approved by the State and may impact the permit. No action was taken by the Board.

- Mr. Nyman stated he lived through the Upper Makefield flooding tragedy and that a similar flash flood would likely not occur in East Rockhill due to the topography being completely different as stated at the Convention.

Public Comment #2:

- Chuck Weaver, 47 Ridge Run Road, asked for the status of roundabout construction and if an article could be placed in Township communications reminding all of safe pedestrian walking guidelines. Verizon will be relocating poles shortly and safe pedestrian walking will continue to be in Township communications.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 7:58 PM

Respectfully submitted,

Marianne Hart Morano
Township Manager