

**East Rockhill Township Board of Supervisors**

**March 26, 2024**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on March 26, 2024, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

<b><u>Present:</u></b>	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. Volovnik with the Pledge of Allegiance.

Members of the public and press were present.

**Announcements or Presentations:**

- Next Board of Supervisors Regular Meeting is April 23, 2024 7:00 PM
- Executive Session will take place following tonight's meeting for potential litigation

**Conditional Use Public Hearing and Consideration of Waiver of Land Development.** Perkasio Regional Authority was present for the expansion of a G1 Utilities Use to add water filtration and treatment facilities at 730 Three Mile Run Road tax map parcel 12-009-009. Mr. Brian Binney, PLS; Mr. Sean Torpey, P.E.; Mr. Nick Fretz, Manager; Mr. David Watt, Chairperson and Mr. Tom Horn, Vice-Chairperson were present. The public hearing was opened. No party status requests were received. Of note, the 1,400sf addition to an existing well house is to be preemptive for PFAS and PFOS water treatment, applicant intends to apply for a grant; sewage facilities are not needed at this time; lighting is to be as needed; there will be no change to daily operations.

The Hearing was opened to public comment.

- Steve Dunley, 945 Three Mile Run Road, asked about water purification and if a grant was not received the cost to consumers. An increase of \$1.25 a quarter per customer is estimated.
- BJ Scherff, 1020 W. Schwenkmill Road, is on a private well and was unaware of the PFAS contamination.
- Jennifer Wright, 400 Three Mile Run Road, asked questions regarding PFAS levels noted in a Perkasio Regional Authority public report.

A stenographic record of the hearing was taken and will provide a record of the proceedings. A request can be made to Marissa Bennett at 610-429-1508 ext. 501. Transcripts are stored for five years.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to grant Conditional Use approval and Waiver of Land Development contingent on compliance with Wynn Associates correspondence dated March 8, 2024, buffer plantings as recommended by the Planning Commission, granting park and

recreation waiver request and façade to be subject to Township approval. With no additional discussion, all present voted in favor.

The Public Hearing was closed at 7:41 PM.

**Public Comment #1:**

- Ned Powell, 2744 Three Mile Run Road, asked about Bed and Breakfast and short term rental uses in the Zoning Ordinance amendment on the agenda and for the status of reclassifying the speed of Three Mile Run Road as recommended in the 2020 Comprehensive Plan. Township Solicitor interpretation is needed for the road reclassification and guest house use has been updated to bed and breakfast use.
- Jennifer Wright, 400 Three Mile Run Road, asked for the status of contacting DEP to test wells. No response at this time. State Representatives and Senators have jurisdiction over DEP.
- Kristin Jones, 1200 Butler Lane, started a farm in 2020 and was grateful for the proposed accessory farm business use and stated they host small school groups and would like classes to be included in the Zoning Ordinance amendment.
- Robert Naper, 2360 E. Rock Road, encourages farming and supports it and has no objection to the draft Zoning Ordinance on the agenda.

**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 February 27, 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 March 21, 2024 for a total amount of \$197,331.47 as presented. With no additional discussion, all present voted in favor.

**Board and Commission Reports:**

**Pennridge Regional Police Department: Chief Dickinson**

The Chief shared the February 2024 Pennridge Regional Police activity report.

- Mr. Nietupski thanked the Chief for the Crime Blotter.

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

**Planning Commission: Marianne Hart Morano**

The March 14, 2024 agenda and draft minutes were provided to the Board. Mrs. Morano stated Renew Church land development was reviewed with no action taken until Township's traffic consultant comments are received and Perkasio Regional Authority Conditional Use application and

Waiver of Land Development request were reviewed and recommended for approval with a recommendation to have buffer plantings added across the street from a residential dwelling.

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

**Pennridge Wastewater Treatment Authority:**

The February 2024 minutes and flow reports were provided to the Board.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2024-05** of the Recertification Agreement as presented. With no additional discussion, all present voted in favor.

**Township Manager's Report: Marianne Hart Morano**

**Zoning Hearing Board Application Hill Road.** Mr. Matt Benner was present to answer questions regarding requested variance for woodland clearing for an accessory building in the rear yard at 2821 Hill Road. The Zoning Hearing Board application and supporting documentation were provided to the Board.

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

**Use of Fire Police Personnel.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to authorize fire police personnel for traffic control duties for triathlon bicycle events on May 19, 2024 and August 4, 2024 in Haycock Township as presented. With no additional discussion, all present voted in favor.

**Destruction of Specific Township Records.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2024-06** as presented. With no additional discussion, all present voted in favor.

**Residential Lease 1802 Ridge Road.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Manager to execute a residential lease at 1802 Ridge Road when a tenant is known as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, 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 March 20, 2024. Of note, street sweeper will be starting the next day and meetings with CKS Engineers and a Contractor have taken place to provide an accurate quote under Costars pricing for the aeration tank repair as budgeted however it is anticipated to be over budget.

- Mr. Volovnik stated he was on site when the tank was drained which was done to determine the extent of work needed and requested multiple quotes.

**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.**

**Consideration of Waiver of Land Development.** Mr. Baluh presented the proposed location of a new public works facility to replace an existing maintenance building at 1622 N. Ridge Road which is at the end of it's life span noting it is located to the rear of the property with access to Schwenkmill Road; the building will enclose the entire fleet which is currently stored outside or in various locations and pads were in place to relocate the salt sheds at a future time. The existing maintenance building is to be demolished with plantings installed adjacent to a residential property and a berm and plantings are proposed along Schwenkmill Road. A wetland study has been completed and application will be made to Bucks County Conservation District and a NPDES permit will be obtained. The plan has been submitted to Bucks County Planning Commission and East Rockhill Planning Commission which recommended the plan for waiver of land development. Neighboring properties were given written notice the plan would be reviewed at tonight's meeting.

- Comments and questions were received informally from neighboring property owners BJ Scherff and Vicki Scherff.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to grant waiver of land development for a new public works maintenance building as presented. With no additional discussion, all present voted in favor.

**Escrow Voucher Release.** The Scholl Car and Truck Wash has been substantially complete for over a year and site is satisfactory; therefore it is recommended all escrow funds be released.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the release of all funds for the Scholl Car and Truck Wash as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Volovnik, 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 Ordinance Amendment.** Mr. Oetinger presented the draft Zoning Ordinance Amendment noting the Bucks County Planning Commission and East Rockhill Township Planning Commission have reviewed the draft in addition to the Board of Supervisors. The complete draft has been posted to the Township website; sent out as a news posting to all subscribers and the public hearing advertised and posted for consideration to adopt. The draft is to clarify language, provide for new uses and update language to current trends.

- Robert Naper, 2360 E. Rock Road, asked why the B2 and B3 uses were amended. At the request of the Board for long term planning to increase lot size and acreage.
- Greg Landis, on behalf of 1600 N. 5th Street, asked the impact to a plan already in review. The plan is already vested and new regulations would not be applicable.

- Scott Snyder, 2010 W. Rock Road, stated the ancillary farm use size was inadequate and believes visitors to farm stands need entertainment.
- Kevin Jones, 1200 Butler Lane, stated the language ‘and no other permitted’ in the Agricultural regulations is concerning when he is trying to earn a living.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Ordinance 303** Omnibus Zoning Ordinance amendment as presented. With no additional discussion, all present voted in favor.

**Conservation Easement Preservation.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Engineer to prepare a survey and baseline document and the Township Solicitor to prepare title insurance and agreement of sale for a Conservation Easement totaling approximately four (4) acres located at 935 Three Mile Run Road tax map parcel 12-009-130. 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. Volovnik, 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 at this time.

**Public Comment #2:**

- Greg Landis, on behalf of Renew Bible Church stated the Church has been working with EPA and have removed telephone poles located on the property and recently met with Senator Coleman and expressed his concern for stormwater funding and lack of support from PennDOT to repair roads.
- Mr. Volovnik requested an update to the Stone Edge culvert. A proposal would be presented at the April meeting from the Traffic Engineer with a cost to evaluate a larger structure and funding opportunities.
- Mr. Volovnik stated his desire for the Stone Edge culvert to be an agenda item every month. No formal action was taken by the Board.

**Adjournment:**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 9:19 PM

Respectfully submitted,

Marianne Hart Morano  
Township Manager