

Minutes of the East Rockhill Township Board of Supervisors
Work Session
Tuesday, April 8 2008
Minutes

The meeting was called to order at 7:00 pm by Chairman David R. Nyman. Present were Vice-Chairman John R. Cressman and Supervisor Gary W. Volovnik. Also present were Township Manager Anne W. Klepfer, and Solicitor John B. Rice, Esquire as well as members of the press and public.

Item #1. Approval of Minutes

On motion by Mr. Volovnik, **seconded** by Mr. Cressman, the March 11, 2008 Work Session Minutes were **approved 3-0**.

Item #2. Payment of Bills

On motion by Mr. Cressman **seconded** by Mr. Volovnik, to approve the Bills List totaling \$26,618.85 dated April 8, 2008. With no additional comment, **all voted in favor**.

Item #3. Manager's Report:

Pipe Bids: By **motion** of Mr. Cressman and **seconded** by Mr. Volovnik, the Board **unanimously** approved awarding the Pipe Bid opened March 27, 2008 by Warrington Township on behalf of the Bucks County Consortium to Chemung for a total estimated contract of \$5,500 for select plastic pvc pipe materials.

Fuel Bids: By **motion** of Mr. Volovnik and **seconded** by Mr. Cressman, the Board **unanimously** approved awarding the Fuel bid opened March 28, 2008 by Upper Southampton Township on behalf of the Bucks County Consortium to Sunoco for Premium Unleaded Gasoline, #2 Home Heating Oil and Ultra Low Sulfur Diesel fuel for a total estimated cost of \$33,600.00.

CDBG Program Renewal: The Board discussed the program renewal. No action is needed for East Rockhill Township to continue to participate in the program.

Pennridge High School Athletic Field Presentation: Mr. Doug Taylor of D'Huy Engineering, Inc. introduced himself as the project manager for Pennridge School District's Athletic Field Improvement project that includes removing the grass field surface on the practice field behind the high school and replacing it with artificial turf. The project also includes four proposed 70 feet high lighting standards to provide adequate lighting for night games and use of the field. No permanent public address system or bathrooms/locker facilities are currently being proposed.

At the request of the Supervisors, Mr. Taylor along with Pennridge's School Business Administrator Robert Reinhart and Director of Operations Mr. Jeff Lawfer came to the meeting to give an informal presentation of their plans. A land development plan is currently making its way through the Planning Commission and will be before the Board for formal consideration of approval at a later date.

Once the project is completed it will give the School District a more reliable surface on which to host on-campus home games for middle school football, high school field hockey, boys and girls soccer, Lacrosse and track, as well as use for daily physical education classes. The Township Planning Commission has asked them to limit use of the field lighting to Monday-Friday up to 10 PM.

The Board of Supervisors questioned Mr. Taylor extensively about minimizing glare, noise and any other activity that would disturb the neighbors and become a nuisance. Mr. Jim and Mrs. Susan Weikel who live on the hill behind high school mentioned that they are concerned about the lighting and sound system used during night activities. They stated that they had a previous problem with glare from lamination, got no response from the School District and had to turn to the Township to get the problem resolved. They are looking for assurances that they won't have to go through that again.

Mr. Reinhart apologized on behalf of the School District for not being good neighbors and indicated he would try to do a better job of addressing their concerns.

Supervisor Cressman said he is concerned about creating additional noise. Everyone below the school can hear every public address system announcement and all of the noise from current activities. He asked the School District to be aware of this when making decisions that might make the current situation worse.

Supervisor Volovnik suggested to Mr. Reinhart and Mr. Taylor that the School District should reach out to their neighbors and meet with them to review their plans and give the residents a forum for asking questions and getting their concerns heard and addressed.

Mr. Volovnik concluded by thanking the School District for making the presentation and by stating that the Township wants to continue working with the School District for the betterment of the community.

Item #4. Public Works Report: Mr. Funk reported that he finished cleaning up the Fox Hill Subdivision and closed off the road just past the model home that is half finished. He used millings from the park to block the road in an effort to prevent additional dumping. Additionally, his crew has been working down at the Moods Bridge, completing the annual street sweeping and Christ Church has contacted him about the grading work they negotiated with the Township in exchange for the open space land. Also, the Oil & Chip bid/contract from 2007 can be extended an **additional three years** by agreement and he intends to get started on the 2008 Oil & Chip projects utilizing the same contract.

Mr. Funk asked the Supervisors if they would be comfortable allowing Rockhill Developers to connect their proposed Car Wash on Old Bethlehem Pike with two edus upfront and an agreement to meter their water usage and evaluate the need for additional edus after 12 months of data. The Board asked Mr. Rice to take care of an agreement and to also include in the agreement specific language about providing East Rockhill Township with the monthly receipt for having their grit pumped out regularly. Mr. Rice said he would talk to Mary Eberle who handled the developer agreements for West Rockhill Township and take care of it.

Item #5. PWTA Report: John R. Cressman – Mr. Cressman reported that the PWTA audit report can't be finalized until retirement plan figures are finalized; however the financial statements were approved.

Item #6. Solicitor's Report:

Ordinance Amendments: Solicitor Rice reported that comments from Bucks County Planning Commission were received that may result in some changes to the proposed SALDO amendment which will require resubmitting it to the Bucks County Planning Commission with the changes. However, the proposed Zoning Ordinance can proceed with adoption. Solicitor Rice will coordinate the SALDO changes with Township Engineer C. Robert Wynn.

Item #7. Engineer's Report: No report.

Item #8 PACC Report – Mr. Nyman handed out the summary of the PACC discussion items. He announced that there still may be some availability for the April 19th Stormwater Best Management Practice bus tour. Also the Water Resource Protection Plan will be discussed at the next PACC meeting.

Item #9. Other Business: None

Public Comment Period #2 – Anne Fenley informed the Board that she didn't think it is widely known that tickets are required for the Breakfast on the Bridge, or how much they cost. The tickets cost \$8.00 if purchased in advance and are \$10.00 the day of the event.

Mrs. Fenley also asked if well monitoring will be done if the golf course gets built. The Board told Mrs. Fenley that well monitoring was already done and was performed beyond the minimum limits when the wells were approved by the DRBC. The Board also mentioned that there is a possibility that public water could be used in conjunction with well water or instead.

The Board was asked if there is anything new regarding the Katz-Petit tract project. There have not been any new developments.

Brendan Purves of the News Herald inquired if the Township was concerned the artificial turf field is going to turn into a stadium. The Board advised that they want to understand

the scope of the project now and made it clear that if that scope is expanded in the future the School District will have to submit new plans and go through Land Development review again at that time.

Item #9. Adjournment:

Mr. Volovnik **moved** and Mr. Cressman **seconded** the motion to adjourn the meeting at 8:40 P.M. With no additional comment, **all voted in favor.**

Respectfully Submitted,

Anne W. Klepfer
Secretary / Manager

Approved: _____