

East Rockhill Township Board of Supervisors
Special Meeting
July 28, 2011
Adjudication of Select Properties, Inc. Conditional Use Application

- I. Chairman John Cressman called the meeting to order at 7:00 PM at the Township Municipal Building, 1622 N. Ridge Road, Perkasie, PA 1894 and led in the Salute to the Flag.
- II. Present were Chairman John Cressman, Vice-Chairman Gary Volovnik, Member Jim Nietupski, Solicitor John B. Rice, Special Counsel Scott MacNair, Township Manager Anne Klepfer, the Applicant and Attorney for Select Properties, Inc., and members of the press and public.
- III. Chairman Cressman turned to meeting over to Solicitor Rice. Mr. Rice announced the purpose of the special meeting was for the adjudication of the Select Properties, Inc. Conditional Use Application. He explained the Conditional Use Process and provided some background by way of referencing the Township's Comprehensive Plan and Zoning Ordinance. He explained that the subdivision and land development plan is not under consideration for approval but rather the B3 Performance Standard Development Use is under consider. He stated that the Township's Comprehensive Plan calls for higher density housing in areas of the Township supported by public water and public sewer and that the use is permitted as long as it complies with the use regulations for a B3 Performance Standard Development.
- IV. Mr. Rice then announced that after due deliberation and discussion at the public hearing, the East Rockhill Township Board of Supervisors did hereby grant the conditional use application of Select Properties, Inc., subject to thirty (30) conditions of approval, each of which the Board deems a necessary and essential component of this approval. Mr. Rice read the Oder and conditions thereto. **(See attached Adjudication).**

Mr. Rice explained that parties to the hearing have thirty (30) days to file an appeal of the Order. If there are no appeals filed, the next step for the applicant to seek approval of the proposed Subdivision and Land Development is to submit a Preliminary Plan of Subdivision/Land Development to East Rockhill Township. The preliminary plan would then be reviewed by the Township Planning Commission and the Board of Supervisors as well as the Bucks County Planning Commission. This process frequently takes in excess of six months. Adjacent property owners are notified at the time of preliminary plan submission but direct notification of which meetings the plan is to be reviewed is not given. The Planning Commission meets the First and Second Thursday of each month

and the Agenda for the Regular Meeting is posted on the Township website before the Meeting.

V. By **motion** of Gary Volovnik and **second** by Jim Nietupski the Board of Supervisors moved to approved and authorize the Adjudication and Order for the Select Properties Inc. Conditional Use Application dated July 28, 2011 as prepared and presented July 28, 2011.

VI. Chairman John Cressman opened the floor for Public Comment.

The Comments included statements:

- Confirming the Board's decision directed a single entrance off of Old Bethlehem Pike with two emergency ingress/egresses to Hill Road.
- Stating that Hill Road should be widened.
- Stating that the development will change the character of the township in a negative way.
- Wondering why public water hook ups for adjacent properties is required similar to sanitary sewer hook ups.
- Confirming that the Plan shown at the Conditional Use Hearing isn't being approved tonight just the Use and Dwelling Types.
- Stating concern about flooding, stormwater management and floodplain mapping.
- Thanking Mr. Cressman for his years of service to the Township and stating that the volume of traffic, speeding and site distance deficiencies on Old Bethlehem Pike still have not been addressed to her satisfaction.
- Thanking the Board for including a provision to require an updated traffic count after 75% of the units are occupied to determine the necessity for a traffic signal at Three Mile Run Road and Old Bethlehem/Park Avenue.
- Stating concern over the long term impact of this development on private wells and the viability of those wells.

VII. Following Public Comment, Chairman Cressman called for a vote. Board **voted 3-0** to Approved and authorize the Adjudication and Order for the Select Properties Inc. Conditional Use Application dated July 28, 2011 as prepared and presented July 28, 2011.

VIII. Chairman Cressman adjourned the meeting following a **motion** by Jim Nietupski and **second** by Gary Volovnik at 7:40 PM.

Minutes Submitted by: Anne W. Klepfer, Township Secretary

Minutes approved [date]: