

**East Rockhill Township Board of Supervisors
November 15, 2011
Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 p.m. on November 15, 2011 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 Ridge Road, Perkasio, PA 18944.

Present:	John Cressman	Chair
	Gary Volovnik	Vice Chair
	Patrick Armstrong	Township Solicitor
	Anne Klepfer	Township Manager
	Steve Baluh	Township Engineer

The meeting was called to order at 7:00 p.m. by John Cressman with the Pledge of Allegiance.

Minutes from October 18, 2011

Gary Volovnik made a motion to adopt the meeting minutes from the October 18, 2011 Board of Supervisors' meeting. John Cressman seconded the motion. The motion passed 2-0.

Payment of the Bills

Gary Volovnik made a motion to approve and pay the bills on the Bill List dated November 15, 2011 in the amount of \$122,234.02. John Cressman seconded the motion. The motion passed 2-0.

Public Comment #1

There was some general discussion about the recent proposal for the Tohickon Campground property. No formal action was taken by the Board.

Manager's Report

E-news Advertising Specifications. Gary Volovnik made a motion that the Township approve the E-news advertising specifications. John Cressman seconded the motion. The motion passed 2-0.

2012 Draft Budget. Gary Volovnik made a motion to advertise the draft 2012 budget for public review, comment and consideration. John Cressman seconded the motion. The motion passed 2-0.

Planning Commission

No report.

PWTA Report

No formal action was taken by the Board.

PACC Report

No formal action was taken by the Board.

Police Commission Report

No formal action was taken by the Board.

Township Engineer's Report Steve Baluh

Select Properties Five Lot Subdivision. Gary Volovnik made a motion that the Board grant conditional preliminary/final plan approval, subject to the following conditions being satisfied:

- Compliance with all the comments and requirements set forth in the September 30, 2011 Township Engineer review letter.
- Sanitary sewer EDUs must be purchased by the applicant from East Rockhill Township for each lot, and the applicant must enter into an agreement and post the requisite financial security with East Rockhill Township to extend public sewer service to the lots when deemed necessary by East Rockhill Township or Bucks County Department of Health at the sole cost of the applicant.
- In the event Lots 4 or 5 are transferred separately, a new well must be installed on Lot 5 and it must be constructed in accordance with Bucks County Department of Health and Township requirements.
- A "Variable Width Utility and Walking Path Easement", which traverses Lots 1 and 2 along Three Mile Run as shown on the plan, must be established in a manner satisfactory to the Township Solicitor. The easement agreement shall grant and entitle East Rockhill Township immediate and unrestricted access to use and improve the easement area for utility uses, a walking path and/or other public uses. The easement shall give the Township the right and ability to construct a walking path for public use at any time deemed appropriate by the Township. Applicant shall also establish and post with the Township financial security in an amount and form acceptable to the Township, sufficient for the design, permitting, and construction of the walking path within the easement area. The financial security shall be used to construct such a walking path at a time to be decided by the Township, but no later than at the time of land development application and/or building permit application for lots 1 and/or 2, unless otherwise approved by the Township.
- Fee in-lieu-of recreation land dedication in the amount of \$1,900.00 shall be paid by the applicant to East Rockhill Township for the one new lot created.

The Motion also granted the requested modifications of Subdivision Ordinance requirements as itemized in the August 24, 2011 correspondence prepared by Schlosser & Clauss, Inc. (Section 22-504.D. to allow irregular lot configuration; and, Sections 22-506, 512 and 513 to defer cartway widening, curb, and sidewalk improvements) subject to the execution of a Unilateral Declaration of Covenants, Restrictions, and Conditions, in a manner and form acceptable to the Township, deferring all road improvements of Bethlehem Pike and Hill Road until such time as Lot 2 is further developed and prior to the issuance of any building permits for Lot 2. Deferred improvements must be extended along the frontage of all currently proposed lots.

John Cressman seconded the motion. The motion passed 2-0.

November 3, 2011 Voucher Report. Gary Volovnik made a motion that the following vouchers be paid/approved:

- Fox Hill Voucher #21 for \$15,489.00 for site work completed;
- Bucks County Community College Voucher #16A for \$735.68 for construction observation and escrow administration; and,

John Cressman seconded the motion. The motion passed 2-0.

Green Jackets. Gary Volovnik made a motion to require the Green Jackets to enter into a Professional Services Agreement and post \$1500.00 in escrow for their proposed project. John Cressman seconded the motion. The motion passed 2-0.

Solicitor Report Patrick M. Armstrong, Esq.

The Solicitor announced that the Board would discuss a litigation matter in executive session.

Emergency Service Reports

No official action was taken by the Board.

Other Business/Supervisors' Items

No official action was taken by the Board.

Adjournment

Gary Volovnik made a motion to adjourn. John Cressman seconded the motion. The motion passed 2-0. The meeting was adjourned at 8:40 p.m.