

**MINUTES OF THE
THE EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS
Work Session
July 11, 2006**

The meeting was called to order at 7:00 p.m. by Chairman Mr. Gary Volovnik with Vice-Chairman David Nyman and member Mr. John R. Cressman present. Also present were Solicitor John Rice, Esq. Solicitor Patrick Armstrong and Engineer Steve Baluh, and Director of Public Works Steven Funk, and members of the Press and Public.

Public Comment: None

Item #1. Approval of Minutes:

David Nyman **moved** to approve the minutes of June 13, 2006 subject to a few minor adjustments; the motion was **seconded** by John Cressman. **All voted in favor.**

Public Comment: None

Item #2: Manager's Report: Anne W. Klepfer

Public Handouts at BOS Meetings – the Board asked Mrs. Klepfer to check past meeting packets and to make sure that she continues to copy public packets as before. Planning Commission member Anne Fenley was present and indicated that they get copies of the Minutes, Engineer's Report, Emergency Services Reports, the Bills List and any draft Resolutions or Ordinances being considered.

Schwenkmill Road Sewer Connections – Mrs. Klepfer updated the Board of Supervisors on the responses from the affected property owners. The Board directed Mrs. Klepfer to send second notices to those who have not complied. The Board also agreed to extend the same financing agreement to the Schwenkmill Road residents as they did for the Old Bethlehem Pike residents. The Financing Agreement states the Board's willingness to permit monthly payments, however the properties will be liened to guarantee the financing, an administrative charge for removing the lien upon settlement will be charged and interest will be charged from the date of the lien on the unpaid balance. Anne Klepfer is to coordinate this process with Solicitor John Rice's office.

Drainage Issues- Mrs. Klepfer told the Board that East Rockhill made it through the June storms with only minor damage. She informed the Board that she got multiple drainage complaints about Stone Edge Road flooding. The Board discussed this bridge and explained that the bridge has flooded ever since it was built over twenty years ago. The Township has a design completed to adjust the bridge to alleviate the worst of the flooding, however DEP necessitated an easement across an adjacent Three Mile Run Road property because that property would experience a change in the flood boundaries for smaller storms. The

property owner has been unwilling to grant the Township the easement and the matter has been discontinued awaiting a resolution to the easement issue and acquisition of sufficient funding. The Township noted that there is another way in and out of the development when the bridge floods and that it only floods during extreme weather. The Township has set some money aside for the project in the future if the easement becomes a possibility and/or additional funding becomes available.

Building Inspection Invoices/Review of Inspection Agreements – the Board was comfortable with Mrs. Klepfer proceeding with sending the invoices out to attempt to collect payment for unpaid inspection work and review of the Inspection Agreements.

Joint UCC Board of Appeals Draft Ordinance – Mrs. Klepfer informed the Board that the Township is required to have a Building Permit Board of Appeals established and has been discussing forming a joint board with West Rockhill Township. West Rockhill Township’s Solicitor has prepared an Ordinance and provided us with a copy. If the Board is interested in moving forward with this, they should authorize John Rice to advertise the Ordinance for adoption and suggest names for possible people to serve on the Board. David Nyman **moved** to authorize the advertisement of the Joint UCC Board of Appeals Ordinance. John Cressman **seconded** the motion and it **carried unanimously**.

CGI Communications – Community Video & Banner Program. The Board was unanimously not interested in participating in this program.

Item #3: PWTA Report: John R. Cressman & Anne Klepfer

Mrs. Klepfer attended the PWTA meeting in place of Mr. Cressman. She reported that the main item for discussion was the new nutrient limits that DEP was going to impose and a proposal from a consultant to assist PWTA and other Authorities who discharge into the Perkiomen Creek. The Authority is going to attend a future informational meeting but feels that they can comply independently. There were also three planning modules approved, one for Telford Borough Authority and two for Sellersville Borough. Mrs. Klepfer noted that the Authority held an Executive Session which she was not invited to attend. The Board of Supervisors asked John Cressman to inquire as to whether there could be any privileges extended to alternates.

Item #4: Solicitor Report: John B. Rice

Perkasie Borough Authority Easement -for the entrance to the Pump Station is okay to sign and record. David Nyman **moved** to authorize the execution of the easement. John Cressman **seconded** the motion. The motion **carried unanimously**.

Gary Volovnik reiterated that PBA must make plans to address the wells that will be affected when they begin to use Well #7 and they must report back to East

Rockhill Township about what they plan to do before the solution is presented to the property owners and before the well is put into use.

Curley Conditional Use Hearing- Solicitor Rice informed the Board that the Conditional Use Hearing has been scheduled for 8:00 PM following their Regular Meeting next week.

Item #5: Engineer Report: Steven Baluh, P.E.

Mr. Baluh reported that the Hafler Lot Line Adjustment Plan is on the Planning Commission agenda and should be ready for Board of Supervisor's Preliminary/Final plan approval next week. The only other item on the Planning Commission Agenda is a planning module 537 Plan Amendment for a private system to replace a failed system.

Item #6: PACC Report: David R. Nyman

Mr. Nyman reported that at the last PACC meeting they reviewed the draft Model Water Ordinance with John Rice.

John Rice or Mr. Nyman will get more copies of the Water Resource Plan for Review by Bob Wynn and the Planning Commission.

Item #7: Other Business

Tim Gulla: was present to discuss the status of the appeal filed against the variances he received from the East Rockhill Township Zoning Hearing Board. He wanted to know if the Township was willing to start discussing other options in case the appeal is successful and he has to change his plans. The Board advised him that it is premature to start that discussion and advised him to let the appeal process play out.

Mr. Gulla next advised the Board that he has "Stan's Stop" property across the street from his proposed shopping center under agreement and reviewed with the Board of Supervisors a sketch plan proposing a "Sheetz" type convenience store and accessory gas pumps, a car wash and a quick lube business. He stated he was willing to discuss extending public sewer, but was present tonight to get the Board's feedback on what he would like to do.

Mr. Nyman told Mr. Gulla that what he is proposing is not the village concept the Township is looking for at this intersection and defeats the good job he and the Township worked out across the street.

The Board of Supervisors questioned whether Mr. Gulla could even do what he is proposing under the existing zoning. Mr. Gulla believes that the zoning is okay and is consistent with the B25 use, but will require a Special Exception for the service station. The Board suggested that Mr. Gulla submit a plan for an informal zoning review to see if the Township agrees.

Regardless of the zoning, the Board suggested that all of the parking and gas pumps be moved out of the front yard because it doesn't fit with the Village Commercial look the Township desires. Mr. Gulla and his engineer stated that

they do need to meet with the Township and PennDot to discuss the intersection and egress and ingress to the property. Mr. Gulla stated that he and his Engineer will take a look at that and get back to the Township.

Payment of Bills- David Nyman **moved** to approve bills totaling \$33,629.42. John Cressman **seconded** the motion. The motion **carried unanimously**.

Public Comment Period

A freelance reporter asked questions about the Stone Edge Road bridge flooding.

Item #8. Adjournment: On motion by Mr. Nyman, **seconded** by Mr. Cressman, to adjourn into executive session at 8:50 pm. **All voted in favor.**

Reconvene Work Session – At 9:30 PM Mr. Volovnik reconvened the Work Session Meeting and announced that the purpose of the Executive Session was to discuss Personnel Business and Litigation matters.

John Cressman **moved** to terminate Mr. Cornell's severance benefits specifically his salary benefits effective immediately and his health benefits effective at the end of the current month. David Nyman **seconded** the motion and the motion **carried unanimously**.

Adjournment: **On motion** by Mr. Nyman, **seconded** by Mr. Cressman, to adjourn the Work Session at 9:50 pm. **All voted in favor.**

Respectfully Submitted,

Anne W. Klepfer
Secretary