

**MINUTES OF THE
THE EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS
Work Session
October 10, 2006**

The meeting was called to order at 7:00 p.m. by Chairman Gary Volovnik with Vice-Chairman David Nyman and member John Cressman present. Also present were Solicitor John Rice, Esq., Solicitor Patrick Armstrong, Esq., Engineer Bob Wynn, P.E. and Township Manager Anne Klepfer, as well as members of the Press and Public.

Item #1: Approval of Minutes:

John Cressman **moved** to approve the minutes of September 12, 2006; the motion was **seconded** by David Nyman. **All voted in favor.**

Item #2: Payment of Bills:

David Nyman **moved** to approve the Bill List for October 10, 2006 for bills totaling \$22,273.05; the motion was **seconded** by John Cressman. **All voted in favor.**

Public Comment Period

1. Resident Jane Underkoffler of 2027 N. Ridge Road came to the meeting to address the Board about the proposed municipal golf course. She stated that she would like to speak in support of the proposed golf course. She lives across the street and has been trying to follow the progress of the project but there seems to have been little progress made. She feels that using the open space to benefit East Rockhill residents can only be an asset to the whole community. It will definitely benefit every citizen, golfer and non golfer alike.

Mrs. Underkoffler explained that golf is a life skill, a sport that can be played regardless of age. Most of the sports that students participate in become unplayable as adults due to the physical limitations as people age. Not so in golf. It is her understanding that the course was designed with families and youngsters in mind. The 5 sets of tees provide an appropriate level for any group. Accommodating all age and skill levels will be a challenge but certainly can be met. How great for our kids if you would have a kids' summer golf camp, not only teaching skills but golf etiquette. They need to learn how to care for the fairways and greens. Having special days or times set aside for family play or kids, 8-14, who have gone to the "golf camp" earning their green cards, perhaps after 12 noon on certain days, or every Thursday for example. Provision for 9 hole play, perhaps after 3 PM, would be very appealing to senior citizens and the working public. Keeping golf fees low for children will make it affordable for them to learn this satisfying game. They will be our future adult golfers.

Mrs. Underkoffler continued to say that making our golf course unique with these offerings should help to bring all the revenue that you propose to earn. Eventually, these earnings will provide more funds for the township and help reduce or eliminate township taxes. The sport of golf will not go away and as other public courses have been bought up by developers, it makes our course only

more valuable. She asked the Board of Supervisors to please proceed with haste as it can only make East Rockhill Township a more desirable place to live and work.

The Board of Supervisors thanked Mrs. Underkoffler for her support.

2. Residents from the Pines were also present to discuss a petition they signed to ask the Supervisors to do something to prevent commercial vehicles from parking on their streets and causing sight distance and other safety hazards. The spokesperson was Rachel Masters. They submitted a letter to the Board of Supervisors dated September 27, 2006 complaining about a work vehicle that carries construction materials and gas cans in the back and is parked blocking the sight distance on the corner of Campus Drive and Alley A. They suggested that the Township ban overnight parking or paint the curb yellow to prohibit parking on the corners and at the intersections. The letter is signed by seven residents. They provided photographs of the truck as well as a trailer and other vehicles parked on the street that they feel are safety hazards.

The Board of Supervisors were very sympathetic to their concern for safety and directed the Township Manager and Solicitor to review the existing Township parking regulations and make a recommendation to the Board at their Regular Meeting on how this might best be addressed.

Item #3: Manager's Report: Anne W. Klepfer

Recreation Plan Adoption/Fees in lieu Mrs. Klepfer told the Board that a Resolution adopting the Recreation Plan will be on their Regular Meeting Agenda.

Open Space Appraisal – David Nyman **moved** to authorize the appraisal of 90 acres of land being considered for a conservation easement. John Cressman **seconded** the motion and the motion **carried 3-0**.

Open Space- Revised Appraisal – David Nyman also **moved** to authorize revising a recent appraisal if necessary. John Cressman **seconded** the motion and the motion **carried 3-0**.

Mager Appeal of denial of Building Permits – Mrs. Klepfer informed the Board that Mr. Mager has appealed the permits that were denied to the Zoning Hearing Board and he has filed a claim that Bucks County Common Pleas Court has jurisdiction to compel issuance of the building and zoning permits. The Township will need to continue the engagement of Robert L. Brant, Esquire as Special Counsel.

Antonuccio Tree Replacement- The engineer for the Antonuccio Subdivision, Scott Mease, P.E. was present and asked the Board for consideration of waiving or reducing the fees in lieu of tree replacement and road widening for this minor subdivision plan. The fees as calculated by the Township Engineer total \$22,273.05. The request was made upon submission of the subdivision plan but was held for consideration at final approval. After discussing the matter, the

Board agreed to consider Mr. Mease's arguments and give the Township Manager direction on how to advise Mr. Mease. If this matter is resolved the plan will be on the October Regular Meeting Agenda for consideration of final plan approval.

Fire Company Financial Statements – the Perkasio Fire Company financial statements are on file with the Township for anyone to review.

Fire Company- Disbursement of Relief and Fire Tax proceeds – Mrs. Klepfer reminded the Board that it is time to distribute the Fire Relief money from the state to the fire companies and that she will have the distributions on the Regular Meeting agenda for approval. She asked the Board if they wish to distribute the Fire Tax Proceeds annually in the same fashion and confirmed that the Perkasio Borough Workers Compensation Premiums will be deducted from Perkasio Borough Fire Companies fire tax allocation. She will prepare such for approval next week.

Annual Fall Dinner Meeting of BCATO- Mrs. Klepfer announced that the annual dinner meeting of BCATO will be held on Wednesday, October 25th at 6:30 at the Aldie Mansion in Doylestown. Mr. Nyman and Mrs. Klepfer will be attending.

Giant Zoning Permit/Certification – The Board of Supervisors asked Mrs. Klepfer to invite a representative from Giant to come to one of their next meetings to review matters such as noise and lighting problems that have occurred in the past and which the Township expects Giant to continue to control and manage.

Item #4: PWTA Report:

John Cressman handed out minutes to the September PWTA meeting and reviewed them with the Board.

Item #5: Solicitor Report:

Real Estate Transfer Tax Ordinance

John B. Rice, Esq. reviewed the Real Estate Transfer Tax Ordinance amendments that are required to make the Township's Ordinances consistent with the State's requirements. The Ordinance has been advertised for adoption at the next Board meeting.

Zoning Amendment Request

Mr. Rice also discussed with the Board a request from Lake House Inn owner Glen Stevens and his attorney William Benner, Esq., both of whom were present. Mr. Benner submitted a draft Ordinance Amendment for the Board to consider. Mr. Volovnik praised Mr. Stevens for the work he has done to revitalize the Lake House Inn and stated he wished all builders/developers in the Township did such a wonderful job. The Board discussed the reasons for considering an ordinance amendment versus the applicant applying for a variance. Mr. Rice stated that he thought an Ordinance amendment in this case is a good idea, however he would like to look at amending the use regulations for an Inn versus amending the definition of an accessory temporary structure. Mr. Stevens agreed to execute a professional services contract with the Township to pay for Mr. Rice's time. The Board of Supervisors discussed their concerns about parking and impervious surface and said that submission of an executed parking agreement for off-site parking would have to be a condition of approving the permit annually. It was

also suggested that the use could be applicable only to Inns that are existing at the time of ordinance adoption. The Board asked Mr. Rice to review the draft Ordinance and prepare a new one he was more comfortable with for review by the Township staff, Board of Supervisors, consultants and the applicant. David Nyman made a **motion** to this effect, Mr. Cressman **seconded** the motion and it was **approved 3-0**.

Item #6: Engineer Report: C. Robert Wynn, P.E.

Lapp Planning Module – Mr. Wynn advised that the Lapp Planning Module is ready for Board approval. John Cressman **moved** to adopt the Planning Module by Resolution No. 2006-20. David Nyman **seconded** the motion. The motion **carried 3-0**.

Tree Bids – Trees should be planted this month.

Christ Church Subdivision – A preliminary subdivision will be submitted to the Planning Commission and Board of Supervisor for review at their November meetings.

Branch Road Sewer Extension - The Board asked Mr. Wynn to prepare plans for the Sewer Extension and to provide Solicitor Rice with the legal descriptions necessary to prepare deeds of easement for the project.

School District Escrow Draw – One of the Vouchers on next week's agenda for approval will be for the school district for some striping work that was done by the Township on the school district's behalf.

Item #7: PACC Report:

Mr. David R. Nyman handed out a summary of the Pennridge Coordinating Committee's September 28, 2006 meeting notes at which the Water Resource Plan was reviewed. Mr. Nyman felt it was significant that seven out of eight municipalities had representation at the meeting. This plan is being reviewed by the Planning Commission and is recommended for adoption as an amendment to the Township's Comprehensive Plan.

Item #8: Other Business - 8:00 PM

Gulla Sketch Plan – Mr. Gulla and his engineer Cheryleen Strothers were present to follow up on the informal zoning review of his sketch plan. The Board told him that the zoning problems identified in the letter aren't going to go away and that a better design was possible. They suggested that a planner be selected by the Township and paid for by Mr. Gulla to review the Township's Ordinance and propose something that achieves Mr. Gulla's objectives and address the Township's concerns. Mr. Gulla agreed to review proposals for planning services and will consider the proposal. Mr. Rice and Mrs. Klepfer will work on obtaining proposals for planning services.

Mr. Gulla again asked about rezoning the small property adjacent to his that he is in negotiations to purchase. The Board advised him that the suggestion is consistent with the Comprehensive Plan and that they remain open to that suggestion.

Budget

Mrs. Klepfer is going to cancel the first Budget Meeting because the availability of the full Board has changed. She briefly reviewed the draft budget she distributed to the Board.

Item #9 Supervisors' Items

1. Moods Covered Bridge design – John Cressman **moved** to authorize Engineer Bob Wynn, P.E. to review the plans for the Moods Covered Bridge restoration submitted by PennDot and to mark-up the plans for return to PennDot. David Nyman **seconded** the motion and the motion **carried 3-0**.
2. Mr. Nyman handed out a Press Release that announces a study of the regional Emergency Services for the purpose of making recommendations to make operations more efficient and cost effective.
3. The Board discussed their idea of making Blooming Glen Road one-way, north-bound from Branch Road to 5th street. They plan on talking to Giant about it.
4. John Cressman asked Mrs. Klepfer to look into the cost of signs for the open space areas to remind people to clean up after their dogs.

Public Comment

A reporter for the News Herald asked for clarifying information about the parking complaint and distribution of the Fire Tax.

Item #10: Adjournment :

On motion by Mr. Nyman, **seconded** by Mr. Cressman, to adjourn into executive session at 9:47pm. **All voted in favor.**

Respectfully Submitted,

Anne W. Klepfer
Secretary

Date Approved _____