

**MINUTES OF THE  
THE EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS  
Work Session  
December 12, 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 C. Robert Wynn, P.E. and Township Manager Anne Klepfer, as well as members of the Press and Public.

**Item #1: Approval of Minutes:**

David Nyman **moved** to approve the minutes of November 7, 2006; the motion was **seconded** by John Cressman. **All voted in favor.**

**Item #2: Payment of Bills:**

John Cressman **moved** to approve the Bill Lists for December 12, 2006 in the amounts of \$17,575.66 and \$73,818.18; the motion was **seconded** by David Nyman. **All voted in favor.**

**First Public Comment Period**– There were no public comments

**Item #3: Manager's Report – Mrs. Anne Klepfer**

**Perkasie Borough Ambulance Squad:** Ms. Lori Wychakinas from the Perkasie Ambulance Squad was present. She explained to the Board that the Squad ~~will need to~~ is considering selling the building they are currently headquartered in to re-pay debts the Squad has incurred. She is present to ask the Board if there is any possibility of the Squad utilizing the bay and crew area in the Fire Company Substation at 1622 N. Ridge Road that was originally intended for the Ambulance Squad. She was led to believe that the Ambulance Squad contributed financially to the construction of the bay and crew area when it was first built, but since they had just purchased their current property they agreed to permit the East Rockhill Township Police Department to use it and now she understands that the Township Public Works Department uses it.

Supervisor David Nyman explained to Ms. Wychakinas that she must be misinformed. East Rockhill Township paid for the building in its entirety. The Fire Co. contributed “sweat labor” and finished the inside to their needs. The Fire Co. also executed a lease with the Township for use of their space. The Township is the owner and the Fire Company is the lessee.

Mr. Nyman also explained that the septic system is not suitable for the full-time use of a professional ambulance squad operating out of the substation. The Ambulance use would be far more intensive than that of the volunteer fire department substation.

The Board of Supervisors stated that the Township is willing to help try to identify another location for the Ambulance squad to consider. They inquired what the Ambulance Squad's time table is. Ms. Wychakinas stated that their time

table is dependent on the assistance they requested from Perkasio Borough and they should know more after the Borough Council meets.

Chairman Volovnik stated that the Township is involved with the development of a master plan for the Regional Police Department and Emergency Management issues. He suggested that Perkasio Borough Ambulance submit in writing a list of what their needs, goals and objectives are as well as what they can afford to donate and/or contribute to the project, if they are interested in being a part of it.

John Cressman invited the Ambulance squad to a meeting with the emergency service providers for East Rockhill Township. The meeting is in the process of being scheduled for a date in January. The project involves planning for a new police department and emergency management center/training facility.

David Nyman commented that the Board should still look at short term solutions that may help the Ambulance squad.

Ms. Wychakinas agreed to provide the Township with more details of their plans and their needs as requested and thanked the Board for their willingness to discuss these matters.

**Election Districting Re-alignment Petition:** Mrs. Klepfer stated that the Solicitor has prepared a petition that he recommends be filed to compel the Board of Elections to review the election districts in East Rockhill and seriously look at re-drawing the district boundaries for the two districts that currently exist. Mr. Nyman asked the Solicitor why a petition is necessary. Solicitor Rice explained that the Board of Elections probably won't get to it any time soon by request and a petition to the Court to compel them to study it, evaluate it and get back to the Court with a recommendation would speed the process up. Mrs. Anne Fenley stated that her research indicates that there are 2501 electors in District 1 and there is only supposed to be 1200 per district. She also clarified that the Township does not want a third district, rather a more even distribution of electors in each existing district.

Mr. Nyman would like to make contacts and do the petition only after that fails. John Cressman **moved** to authorize the preparation and submission of a petition to the Board of Elections for the reconfiguration of the two existing districts to be submitted if Mr. Nyman is unsuccessful with alternative channels of communication. The motion was **seconded** by David Nyman and was **approved 3-0**.

**Blasting Permits:** Mrs. Klepfer recommended the Board adopt Blasting Regulations that will require anyone who is blasting in the Township to submit a permit application and comply with all state and local requirements. David Nyman **moved** to authorize the Township Solicitor to prepare an Ordinance regulating blasting in East Rockhill Township. John Cressman **seconded** the motion and the motion **carried 3-0**.

**TreeVitalize Grant Applications:** The Board discussed applying to the Tree Vitalize Grant Program by January 15, 2007 for funding to prepare a tree management plan. The Board was in favor of making the application. It was noted that PACC may also apply for supplemental funding for a tree planting project they are working on.

**Household Hazardous Waste Collection Program Commitment:** Mrs. Klepfer asked the Board to authorize execution of the commitment form to renew participation in the County Household Hazardous Waste Collection Program for an additional three years. The annual commitment would be up to \$.13 per residence according to the 2000 census population. David Nyman **moved** to authorize execution of the Commitment Form. John Cressman **seconded** the motion and it was **approved 3-0**. It was noted that an important component of this program is the collection of used electronics equipment such as computers and printers.

**Senior Center Contributions :** Mrs. Klepfer informed the Board that her research indicates that the Township agreed to pledge \$2500 for 2002, 2003, 2004 and 2005 and budgeted an additional \$2,500 in 2006; however the Township failed to make a contribution in 2004 and 2005 and has yet to make the contribution in 2006. The Board directed Mrs. Klepfer to make the 2006 contribution if the funds are available and communicate with the Pennridge Community Senior Center to inform them that the Township intends to honor the 2004 and 2005 pledges when funds are available in 2007.

**Municipal Services Tax Collection Procedures:** Mrs. Klepfer discussed her recommendation that the Board adopt a formal policy and procedure for administering exemptions and refunds for the Municipal Services Tax. Although the legislation that would require the Township to do so was not signed by the Governor, it is still something the Township should consider doing. The Board suggested that Mrs. Klepfer communicate with the current collection agency used by the Township to determine what their recommendation is.

**Blooming Glen Road Open Space :** The Board was in favor of permitting the use of the Township's open space for the MS Walk on April 22, 2007.

**Meeting Schedule:** Mrs. Klepfer confirmed that it is the desire of the Board of Supervisors to extend their current meeting schedule into 2007. The East Rockhill Township Board is also in favor of changing the time the Police Commission meets to 7:00 PM.

**Item #4: PWTA Report :**

John Cressman reported that he asked for clarification on the email from Gary Winton but noted that he doesn't think PWTA should get into the middle of the disagreement between Perkasio Borough Authority and Hilltown Township.

**Item #5: Solicitor Report: John B. Rice, Esq.**

**Tax Anticipation Note for 2007** – Solicitor Rice reported that his office has received two proposals worthy of consideration and that he expects one more before the Board Meets on the 19<sup>th</sup> of December.

**SALDO Amendments:** The proposed SALDO amendments have been revised and resubmitted to the Bucks County Planning Commission pursuant to their review comments. Mr. Rice anticipates advertising the ordinance for adoption at the January 16, 2007 Regular Meeting.

**Zoning Amendment – Inn Use:** Revisions have been made pursuant to the November Planning Commission discussion. The Bucks County Planning Commission comments have now been received and will be reviewed by the Township Planning Commission at their December meeting. He noted that he prefers to have the Ordinance reference the need to comply with the Building Code in effect at the time of application rather than specifically call out the requirements. The Board was in favor of this adjustment. Solicitor Rice anticipates advertising this Ordinance Amendment for a public hearing and adoption at the January 16, 2007 regular meeting.

**Gulla Subdivision Plan- Planning Proposals:** By **motion** of Mr. Nyman and **second** by Mr. Cressman, the Board **unanimously** approved accepting the proposal from Dennis Glackin for planning services, as revised December 12, 2006, subject to Mr. Gulla's approval and execution of a professional services contract.

**Item #6: Engineer Report: C. Robert Wynn Associates**

**Frey Subdivision-** The Board discussed the granting Preliminary/Final Approval of this Plan. The applicant was represented by Bill McNanney, P.E. of Van Cleef Engineering Associates. Mr. McNanney requested that the required escrow for the stormwater improvements and driveway for Lot 2 be deferred until the time of building permit application and stated that he is willing to agree to place a note on the plan of said requirement and attach to the Declaration, and recorded with the plans, a disclosure document to be signed at settlement. David R. Nyman **moved** to approve the waivers as recommended by C. Robert Wynn and approve the preliminary/final plans for the Frey Subdivision subject to the December 8, 2006 letter from C. Robert Wynn Associates, Inc., a note being added to the plan regarding the posting of escrow for public improvements understanding that the costs could be higher if prices escalate from the 2006 numbers, and subject to a disclosure document being executed upon settlement of the lot. John Cressman **seconded** the motion and the motion **carried 3-0**.

**CVS Land Development:** Joel Dellcarpin of Bohler Engineering was present representing CVS. Mr. Dellcarpin explained that CVS is in the process of land development for a site primarily located in Perkasio Borough. He apologized for the fact that they overlooked the fact that a small portion of the project, mostly buffer yard and a small amount of driveway and parking-lot, is in East Rockhill Township. He reviewed the plan with the Board of Supervisors and explained that CVS will be eliminating 2 egress points in East Rockhill and will provide just one driveway into the Shopping Center in East Rockhill Township and one driveway onto 5<sup>th</sup> street in Perkasio. On behalf of his clients he requested waiver of the formal Land Development process in East Rockhill due to the **di minimus** nature of the project in East Rockhill Township.

The Board of Supervisor informed Mr. Dellcarpin of their concerns regarding the discharge of stormwater into the East Rockhill storm system, the condition of Hillendale Road from the Bank to the intersection as well as the undedicated status of that section of road. It was noted that that section of road was never accepted for dedication by Perkasio Borough and is an impediment to the Township receiving liquid fuels money for their section of Hillendale Road. They

noted the Township plows and de-ices the section of road on its way to the East Rockhill portion, however the road is in disrepair because no one maintains it. With regard to the plan, the Board also would like to see a sidewalk connection to the Township's trail network along Blooming Glen Road. The Board of supervisors advised CVS to make a formal submission of plans but agreed to consider truncating the formal process if CVS addresses to their satisfaction, any concerns raised by the Township Engineer's preliminary review.

**Tree Planting Project:** Bob Wynn reported that the trees are scheduled to be planted December 13, 2006, weather permitting.

**Christ Church Subdivision:** Bob Wynn reported that the plans will be ready for review at the January Planning Commission meeting.

**Branch Road Sewer Extension:** Bob Wynn advised the Board that DEP may require a Planning Module for the sewer extension . It was also noted that Mr. Keeler has indicated his willingness to grant the required easement in exchange for \$5.00 per lineal foot and an agreement that the work on his property would be completed no later than April 30, 2007 and that restoration would be to existing conditions or better. Mr. Rice will prepare the legal documents.

**Antonuccio Planning module:** David Nyman **moved** to approve the Antonuccio Planning Module Exemption. John Cressman **seconded** the motion and the motion **carried 3-0**.

**Item #7: PACC Report: David R. Nyman**

Mr. Nyman handed out a summary of the November PACC meeting dated November 30, 2006. He reported that primary topics for discussion were the creation of a regional solution to yard waste recycling requirements and application to the William Penn Foundation for further implementation of the Pennridge Water Resource Plan.

**Item #8: Other Business/Supervisors' Items**

**Public Comment Session II** – There were no public comments

**Item #10: Adjournment:**

The Board of Supervisors adjourned into executive session **on motion** by Mr. Nyman, **seconded** by Mr. Cressman at 9:05 PM. **All voted in favor.**

Respectfully Submitted,

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Anne W. Klepfer, Manager

Date Approved \_\_\_\_\_