

**MINUTES OF THE  
THE EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS  
April 17, 2007**

The Regular Meeting of the East Rockhill Township Board of Supervisors was called to order at 7:00 p.m. by Chairman Gary Volovnik who led the Salute to the American Flag. Also present were Supervisors David Nyman and John Cressman, Solicitors John Rice, Esq. and Patrick Armstrong, Esq., Engineer C. Robert Wynn, P.E., Township Manager Anne Klepfer, and members of the press and public.

**Item #1 Approval of Minutes**

**On motion** by Mr. Cressman, **seconded** by Mr. Nyman, to approve the minutes of March 20, 2007, **approved 3-0.**

**Item #2 Payment of Bills**

Mr. Nyman **moved** to approve the bills list dated April 11-17, 2007 totaling \$166,653.71 and advance the Treasurer funds for utilities and payroll, **seconded** by Mr. Cressman and **approved 3-0.**

**Public Comment I**

There were no public comments.

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

Administrative Procedures of the UCC Appeals Board: Both East Rockhill Township and West Rockhill Township are adopting the agreed upon administrative procedures for the Joint UCC Board of Appeals by Resolution. Mr. Nyman **moved** to adopt **Resolution No. 2007-10:** A Resolution Setting forth Administrative Procedures of the UCC Appeals Board. The motion was **seconded** by Mr. Cressman and **approved 3-0.**

Act 93 of 1994 Ordinance – Pursuant to previous discussion and review of a proposed Ordinance to implement the procedures for Insurance Companies outlined in Act 93 of 1994, Mr. Cressman **moved** to authorize the preparation and advertisement of the Ordinance. The motion was **seconded** by Mr. Nyman and was **approved 3-0.**

Fuel Bids: By **motion** of Mr. Nyman and **seconded** by Mr. Cressman the Board of Supervisors **unanimously** moved to award the contract for Fuel to Petroleum Traders Corporation to supply premium gasoline and low sulfur diesel fuel for an estimated contract price of \$9,855 based on unit prices and conditions contained their bid and subject to execution of contract documents and provision of the certificate of insurance and performance bond.

Request for a deferral of Land Development: Mrs. Klepfer explained that the Faith Baptist Church is proposing to add two new temporary classrooms until they can move forward with their land development plans for a building expansion. The proposed modular class rooms will be placed so as to conform with guidelines from their Zoning relief sought in anticipation of going through the land development process and are requesting that land development be deferred with regard to the modular units which will need to be removed when the expansion occurs. By **motion** of Mr. Nyman and **seconded** by Mr. Cressman, the Board **unanimously** authorized the issuance of a temporary zoning permit for the

two modular units for one year or through the end of the 2007-2008 school year and defer the requisite land development proceedings for the modular units for the same time period.

Summer Help: By **motion** of Mr. Cressman and **seconded** by Mr. Nyman the Board of Supervisors **unanimously** approved hiring summer labor to help maintain open space for a work week not to exceed 32 hours per week and wages to gross no more than \$5,000 at the rate of \$8.12 per hour.

Draper DBS: The existing business Draper DBS is preparing to go through land development to expand the facilities of their non-conforming manufacturing business. They previously went through land development and had sought and received with conditions approval for certain zoning relief. That relief has since expired since they did not move forward with their project and they intend to file for the zoning relief again. They asked Township Manager Klepfer to ask the Board if they anticipated opposing this application or expansion of the non-conforming use. The consensus of the Board was to reserve judgment until reviewing the application; however, they did not see any issues as long as the Planning Commission is in favor of the revised plan and they are able to reasonably satisfy the previous conditions of the Zoning Hearing Board.

Mr. Volovnik **moved** to accept the Manager's Report, **seconded** by Mr. Cressman and **approved 3-0**.

**Item #4 Planning Commission Report: Anne Fenley**

Mrs. Fenley reviewed the applications discussed at the April 12, 2007 Planning Commission meeting including: the Draper DBS Sketch previously mentioned, the Furmanski two-lot subdivision, the Tim Gulla Sketch Plan for the Stans Stop property, the Kratch minor plan, the Hollybrook Farms subdivision, and the Peace Lutheran Church Land Development Sketch Plan. The Planning Commission also reviewed and recommended approval of the Ordinance to reenact the Township's Zoning Ordinance.

Mr. Nyman **moved** to approve the Planning Commission Report, **seconded** by Mr. Cressman and **approved 3-0**.

**Item #5 PWTA Report: John R. Cressman**

Mr. Cressman reported on PWTA's continuing discussions on the allocation of EDUs achieved from I & I removal from the conveyance system including 188 for East Rockhill Township making 212 the total available to East Rockhill Township. He also reported that Sellersville is going to try to sell some of its EDU allocations. By agreement the Sellersville EDUs have to be offered to members for 60 days and are offered for \$5,200.00 each. PWTA is also metering the utility water pumped to the plant in an attempt to determine the value of the recycled water.

Mr. Nyman **moved** to approve the PWTA Report, **seconded** by Mr. Volovnik and **approved 3-0**.

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

Extension of Time for Plan Review: Extension of the ninety-day time limitation for plan action were granted for: Courtney through 7/30/07, Goepfert through 7/30/07, Furmanski through 5/31/07, Buck through 6/30/07, Petit Tract through 7/31/07, Wright through 8/1/07, B&D Builders through 7/31/07 and Creek Side (Mager) through 5/31/07.

Vouchers: Mr. Wynn reviewed the Voucher for \$3,105.39 requested by the School District. The Voucher was approved by **motion** of Mr. Cressman, **seconded** by Mr. Nyman and **unanimous approval**.

Lakewood Farm Subdivision: Mr. Wynn reported that he is recommending that the Board of Supervisors release the remaining escrow after he confirms that the remaining stakes have been removed. Mr. Cressman **moved** made a motion per Mr. Wynn's request and it was **seconded** by Mr. Nyman and **approved unanimously**.

Mr. Nyman **moved** to approve the Engineer's Report. Mr. Cressman **seconded** the motion which **carried 3-0**.

**Item #7: Solicitor's Report: John B. Rice, Esq.**

Blasting Ordinance: Mr. Rice summarized Ordinance No. 230 and by **motion** of Mr. Cressman and **seconded** by Mr. Nyman **Ordinance No. 230** was **unanimously adopted**. There were no public comments. Mr. Wynn will notify the active construction sites of the new requirements.

EMS Tax Exemption Ordinance: Mr. Rice summarized Ordinance No. 231 known as the EMS Tax Exemption Ordinance. The purpose of the Ordinance is to make applying for and receiving an exemption easier. There were no public comments. By **motion** of Mr. Nyman and **seconded** by Mr. Cressman, **Ordinance No. 231** was **unanimously adopted**.

Zoning Ordinance: Mr. Rice summarized the proposed Zoning Ordinance and noted that it was properly advertised and posted for public inspection and reviewed by the Bucks County Planning Commission and East Rockhill Township Planning Commission. The purpose of the Ordinance is to re-adopt the Zoning Ordinance, excepting the most recent zoning amendment for the purpose of ensuring that the Zoning Ordinance of East Rockhill Township could be defended against a procedural challenge. A public hearing was convened at 7:48 PM and the record for it was closed at 7:50 PM having received no public comment or questioning. By **motion** of Mr. Cressman and **seconded** by Mr. Nyman, **Ordinance No. 232** was **unanimously adopted** by the Board of Supervisors.

Mr. Nyman **moved** to approve the Solicitor's Report. Mr. Cressman **seconded** the motion which **carried 3-0**.

**Item #8: Emergency Services Reports**

The Board acknowledged reports from Dublin Fire Company and Perkasio Fire Company.

Mr. Nyman **moved** to accept the Emergency Services Report from Dublin and Perkasio Fire Departments, **seconded** by Mr. Cressman and **approved 3-0**.

**Item #9: Other Business**

Mr. Volovnik asked Mr. Wynn to take some pictures of the signage and barricades used by another local municipality to prohibit truck traffic over a local bridge. Mrs. Klepfer also noted that the Blooming Glen Road Traffic Study requested by the Township has been completed and will be available for review by the Board shortly.

**Public Comment II**

Mrs. Anne Fenley noted that she personally would rather see school buses kept off Moods Bridge altogether.

**Item #10:**

At 7:40 pm, with no further business anticipated, Mr. Nyman **moved** to adjourn to Executive Session, **seconded** by Mr. Cressman and **approved 3-0**.

The next Regular Meeting – May 15, 2007, 7:00 PM. .

Respectfully Submitted,

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Anne Klepfer  
Secretary/Manager

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Date approved