

**Minutes of the East Rockhill Township Board of Supervisors**  
**Work Session**  
**Monday, January 4, 2010**  
**Minutes**

The meeting was called to order at 6:45 immediately following the Reorganization Meeting of the Board of Supervisors. In attendance were Board of Supervisors Chairman John R. Cressman, Vice-Chairman Gary W. Volovnik and Supervisor James C. Nietupski. Also present were Solicitor Patrick Armstrong, Esq., Township Engineer C. Robert Wynn, P.E., Township Manager Anne W. Klepfer, Public Works Director Jeffrey Scholl as well as members of the press and public.

Chairman Cressman announced that the Board held a Personnel Meeting on December 29, 2009 with no action being taken.

**Item #1. Approval of Minutes**

**On motion** by Mr. Nietupski, **seconded** by Mr. Volovnik, the Work Session Minutes of December 8, 2009 were approved 3-0.

**Item #2. Payment of Bills**

**On motion** by Mr. Volovnik **seconded** by Mr. Nietupski, the Board **voted 3-0** to approve the Bills List totaling \$36,580.75 dated December 28, 2009. **On motion** by Mr. Nietupski and **second** by Mr. Volovnik the Board **voted 3-0** to approve the Bills List totaling \$16,468.17 dated January 4<sup>th</sup> and January 5<sup>th</sup>. With no additional comment, **all voted in favor.**

*Public Comment Period #1* – None

**Item #3. Manager's Report:**

Resolution No. 2010-03: By **motion** of Mr. Nietupski and **second** by Mr. Volovnik the Board voted **3-0** to Adopt **Resolution No. 2010-03** adopting the 2010 Fee Schedule.

Resolution No. 2010-04: By **motion** of Mr. Volovnik and **second** by Mr. Nietupski, the Board **voted 3-0** to adopt **Resolution No. 2010-04** thereby adopting the 2010 Building Inspection Services Fee Schedule.

Correspondence from Mr. Tim Gulla: Mr. Tim Gulla owner of a property on the corner of Route 313 and Fifth Street known as Stan's Stop was present to discuss his development plans for the property and his request for the Board to waive land development. Mr. Gulla wants to dismantle the existing barn, raise the ceiling and make it a modern convenience store as well as add two more dive-in Gas Pumps. The Board noted that there could be zoning issues and outside agency approvals needed. The Board

took no action on Mr. Gulla's request and suggested that Mr. Gulla have a sketch plan reviewed to determine any conflicts before returning to the Board for their consideration.

Uniforms for Public Works Department: The Board considered two quotes the Township Manager received for uniform service for the Public Works Department. By **motion** of Mr. Nietupski and **second** by Mr. Volovnik the Board **voted 3-0** to authorize the Township Manager to accept the proposal from UniFirst for weekly uniform rentals for three fulltime Public Works Department personnel for an estimated cost of \$2,400 annually for a five-year contract. The Township Manager will reallocate funds from another Public Works Budget Line Item to pay for the uniforms.

**Item #4. Public Works Report: Jeffrey Scholl, Public Works Director**

Mr. Scholl reported to the Board on Public Works Department business and performance during the recent snow storms. Mr. Nietupski stated that he would like to prohibit the use of cell phones while driving and suggested that the Public Works Department avoid use of phones while driving.

**Item #5. PWTA Report: John R. Cressman – No report.**

**Item #6 PACC Report –No Report**

**Item #7. Engineer's Report: C. Robert Wynn, P.E. – No Report**

**Item #8. Solicitor's Report: Patrick Armstrong, Esq.**

Tower One Branch Road Cell Tower: Larry Romanowski of TowerOne was present to ask the Board to consider waiver of land development for the cell tower proposed to be constructed on the Township's Waste Water Treatment Plant property on Branch Road. By motion of Mr. Volovnik and second by Mr. Nietupski the Board voted 3-0 to waive formal land development subject to the applicant relocating the tower compound towards the existing hedgerow to allow for the Tower to conform to the Township's setback requirements; subject to the applicant agreeing to provide adequate buffering; subject to the applicant paying a fee of \$10,000 spread out in installments of \$4,000, \$2,000, \$2,000 and \$2,000 in conjunction with approvals for the first two carriers, 3<sup>rd</sup> carrier, 4<sup>th</sup> carrier and 5<sup>th</sup> carrier; and subject to verification by the Township Engineer and Township Manager that these conditions have been satisfied.

Real Estate Matter: Solicitor Armstrong advised the Board that he had a Real Estate Matter to discuss with them during Executive Session.

**Item #9. Other Business:**

Suburban Zoning District Amendment. The Board noted that the Public Hearing for consideration of this Zoning Amendment is continued to January 19, 2010. The Board

discussed their desire to amend the Subdivision and Land Development Ordinance to update their Traffic Study and improvements Ordinance.

*Public Comment Period #2* – There were no public comments.

**Item #9. Adjournment:**

Mr. Volovnik **moved** and Mr. Nietupski **seconded** the motion to adjourn the meeting at 8:55 P.M. With no additional comment, **all voted in favor.**

Respectfully Submitted,

Anne W. Klepfer  
Secretary / Manager

Approved: \_\_\_\_\_