

MINUTES OF THE
THE EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS

March 16, 2010

The Regular Meeting of the East Rockhill Township Board of Supervisors was called to order at 7:00 p.m. by Chairman John Cressman, who led the Salute to the American Flag. Also present were Vice-Chairman Gary Volovnik, Supervisor Jim Nietupski, Solicitor John B. Rice, Engineer Steve Baluh, Township Manager Anne Klepfer, Public Works Director Jeff Scholl and members of the press and public.

Item #1: Approval of Minutes

By **motion** of Mr. Nietupski and **second** by Mr. Volovnik, the minutes of February 16, 2010 were unanimously **approved 3-0**.

Item #2: Payment of Bills

On **motion** by Mr. Volovnik, **seconded** by Mr. Nietupski, the Bills List of March 16, 2010 totaling \$110,809.53 was **approved 3-0**.

Public Comment I- Non Agenda Items:

Item #3: Manager's Report: Mrs. Klepfer had no report but indicated she had an Open Space Real Estate item to discuss with the Board in Executive Session at the conclusion of the Regular Meeting.

Item #4: Planning Commission Report: Mrs. Fenley reported that the Planning Commission reviewed the Village Commercial Zoning Amendment and the Traffic Study requirements amendment and recommended the Board consider the Traffic Study Ordinance for adoption.

Item #5: PWTA Report: John Cressman

Mr. Cressman reported that the PWTA meeting was usual business and that they reviewed the draft Audit Report which will be delivered to members shortly.

Item #6: PACC Report: The Next PACC Meeting is March 25, 2010. They did not meet in February.

Item #7 Police Commission Report – Mr. Nietupski reviewed the Pennridge Regional Police Department's February Monthly Activity Report for the East Rockhill Township. He praised the Department for the comprehensive Procedures Manual that was reviewed by the Commission and reported that a large portion of the meeting was devoted to discussing the status of the new facility project. The Police Commission has set a \$2 million budget with East Rockhill and West Rockhill each contributing half.

Item #8 Engineer's Report: Steve Baluh P.E.

Pump Station Design Proposals: Mr. Baluh reported that his office reviewed the proposals from Gannett Fleming, Spots, Stevens & McCoy and Pennoni Associates and that although the proposed level of the project management/coordination is somewhat greater per the Pennoni Associates proposal than the Gannett Fleming proposal, his office recommended that the work be awarded to Gannett Fleming for a total amount of \$47,471, subject to execution of an Agreement. Mr. Nietupski **made a motion** to

approve Gannett Fleming's proposal dated June 2009 subject to the Township Engineer's remarks. The motion was **seconded** by Mr. Volovnik and was **approved 3-0**.

Voucher's Dated March 8, 2010: Engineer Baluh noted one voucher listed on his Voucher Report. It is for Construction Observation/Escrow Administration for the Bucks County Community College. By **motion** of Mr. Nietupski, **second** by Mr. Volovnik, the Voucher Reported dated March 8, 2010 was **approved 3-0**.

Peace Lutheran Church Land Development Extension: Mr. Baluh noted that the Township is in receipt of a 12 month extension through April 2011.

Carolyn Furmanksi- Extension Request dated March 8, 2010. By **motion** of Mr. Nietupski and **second** by Mr. Volovnik, the Board **unanimously** voted to grant a two year extension; or to return the construction funds subject to an agreement that the financial security would be restored prior to issuance of any building permits for the subject approved building lot.

By motion of Mr. Volovnik and second by Mr. Nietupski, the Board voted 3-0 to approve Departmental Reports #1-#8 on the Agenda.

Item #9 Solicitor's Report: John B. Rice, Esquire.

T-Mobile Lease – 1622 N. Ridge Road: Mr. Rice summarized the proposed lease agreement that would permit T-Mobile to construct a monopole on Township property behind the municipal building and behind existing stockpiled material adjacent to the Fire Sub Station. The Tower will be 100' tall and is expandable up to 110' tall. The rent is \$1900 per month, with \$500 additional per additional carrier. Rent increases 3% each year. Up to six carriers could locate but the height limitations make it unlikely that more than three would locate there. The FAA is not requiring lights so none are proposed. There will be a technician's light on the Cabinet at the base of the pole. Maintenance will be regularly scheduled on a quarterly basis and will be during business hours. The pole will be brought in on flat bed trucks in three or four pieces and erected with a crane. The construction will take approximately one month.

Mildred Hendricks of W. Schwenkmill Road asked if it could be located anywhere else or moved further away from her property border with the Township. Township zoning requires that the pole be placed on municipal property if possible and the wetlands, setbacks and existing structures dictated the location of the pole on the Township's property.

Lynn Kleina and Doug Soroka of W. Schwenkmill Road asked if the Township has reviewed radio frequency plots and inquired about the sound that would be emitted from the tower. Radio Frequency plots for both the Ridge Road Tower and Branch Road Tower will be provided to the Township and made available to residents to view. Similar plots were included on the site plan shown at the meeting.

Buffering was discussed. T-mobile representative Christopher Milotich agreed to provide 22 Spruce Trees in excess of the Township's standard buffering requirement or compensate the Township for the value thereof; and the Board agreed to have them

planted where they will create the best buffer for Mrs. Hendricks and directed staff to have an expert evaluate, make recommendations and plant. The buffering shall be indicated on the final plans submitted with the building permit application. Mrs. Hendricks granted permission for the Township officials or their contractors to stand on her property to determine the best location for the buffering.

By **motion** of Mr. Volovnik and **second** by Mr. Nietupski, the Board **voted 3-0** to approve and execute the proposed lease with T-mobile. Chairman Cressman thanked the residents for attending the meeting and acknowledged that the decisions the Board makes for the entire Township does not always satisfy everyone. Mr. Nietupski commented that it is unfortunate that the Township is in a financial situation that necessitates the use of alternative revenues and that a few people are negatively impacted.

SALDO Amendment: Mr. Rice informed the Board of Supervisors that the Traffic Study & Improvements update has been reviewed by the Township Planning Commission and Bucks County Planning Commission and has been recommended for advertisement. By **motion** of Mr. Nietupski and **second** by Mr. Volovnik, the Board **voted 3-0** to authorize the SALDO amendment regarding Traffic Improvements for advertisement for consideration at their April 20th Regular Meeting.

Suburban Zoning Amendment: By **motion** of Mr. Volovnik and **second** by Mr. Nietupski, the Board **voted 3-0** to authorize the advertisement and scheduling of a Public Hearing for the consideration of adopting the proposed Suburban Zoning District Amendment at their April 20th Regular Meeting.

Item #10: Emergency Services Report: Reports were received from Dublin, Sellersville and Perkasie Fire Departments. Mr. Nietupski **moved** to accept the reports. The motion was **seconded** by Mr. Volovnik and **approved 3-0**.

Item #10: Other Business:

Mr. Nietupski asked the public to submit comments or feedback on his economic development committee proposal. The draft Resolution proposed to create the committee is now posted on the website for residents to access.

Public Comment II – There was none.

Adjournment:

On motion by Mr. Nietupski, **seconded** by Mr. Volovnik the Board adjourned the meeting at 9:05 PM With no additional comment, **all voted in favor**.

The next Regular meeting will be April 20, 2010.

Respectfully Submitted,

Anne W. Klepfer, Secretary / Township Manager

Date Approved