

Minutes of the East Rockhill Township Board of Supervisors
Work Session
Tuesday, June 8, 2010
Minutes

The meeting was called to order at 7:00 PM by Chairman John Cressman at the Township Office, 1622 N. Ridge Road, Perkasie PA 18944. In attendance were Board of Supervisors Chairman John R. Cressman, Vice-Chairman Gary W. Volovnik and Supervisor James C. Nietupski was conferenced in via telephone at 7:10 PM. Also present were Solicitor Patrick Armstrong, Esq., Township Engineer C. Robert Wynn, P.E., Township Manager Anne W. Klepfer and Public Works Director Jeffrey Scholl. Members of the press and public were also present.

Item #1. Approval of Minutes

On motion by Mr. Volovnik, **seconded** by Mr. Cressman, the Work Session Minutes of May 11, 2010 were **approved 2-0**.

Item #2. Payment of Bills

On motion by Mr. Volovnik, **seconded** by Mr. Cressman, the Board **voted 2-0** to approve the Bills List totaling \$63,791.74 dated June 8, 2010.

Public Comment Period #1 - None

Item #3. Manager's Report:

Heritage Land Trust Beneficiary for Conservation Easement: By **motion** of Mr. Volovnik and **second** by Mr. Cressman, the Board **voted 2-0** to allow Heritage Land Trust to be the named beneficiary for the Conservation Easement on 46.236 acres on West Rock Road.

Equity Appraisals: By **motion** of Mr. Volovnik and **second** by Mr. Cressman, the Board voted **2-0** to accept the Equity Appraisals proposal for a self-contained appraisal report for the cost of \$1,750.

H2O Grant Resolution – Pump Station: By **motion** of Mr. Nietupski and **second** by Mr. Volovnik, the Board **voted 3-0** to adopt **Resolution No. 2010-09** authorizing the H2O Grant application for replacing the Three Mile Run Road Pump Station.

Zoning Hearing Board Alternate Resignation: The Board recognized the resignation of Fred Thomas from the position of Zoning Hearing Board Alternate. While they have one application on file, the applicant may have the potential for conflicts of interest. The Board asked the Manager to post the vacancy on the website to see if additional applications are received.

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

Three Mile Run Road Street Light: Mr. DiMario was present to continue the discussion about installing a street light near his home, or his original request to be exempted from the Street Light District. It was decided that no street light would be installed. By **motion** of Mr. Volovnik and **second** by Mr. Nietupski, the Board **voted 3-0** to exempt Mr. DiMario and his neighbor at 408 and 412 Three Mile Run Road from the Street Light Assessment. Mr. Scholl reviewed his monthly report with the Board. They directed him to find out whose easement covers the area along Stone Edge Road that is not getting mowed and get it mowed. Mr. Scholl also reported that a new yardwaste dumpster was ordered and will take 4-6 weeks to get here.

The Board directed Mr. Scholl to provide direct notification to the affected residents before paving for Cedar View Water Extension Projects Commences. Mr. Scholl will coordinate with Mr. Winton.

Item #5. Solicitor's Report: John B. Rice, Esquire

Stan's Stop Re-development: Mr. Tim Gulla was present to discuss with the Board his desire to convert the existing craft store (barn) into a convenience store and re-locate and add additional gasoline pumps without going through formal Land Development. He provided the Board with a marked up plan of the existing features indicating where the pumps would get relocated. He provided the Board with a letter from the Health Department that he felt indicated he could get approved for a pump and haul permit and he informed the Board that he met with Mike Gardner who confirmed that the convenience store use for the barn was acceptable. No setbacks or other zoning criteria were reviewed or shown on the sketch. Engineer Bob Wynn questioned the meaning of the letter from the Health Department and advised the Township to review the letter (Township was not copied directly and was reading the letter for the first time) because his experience with Pump and Haul is that DEP would require the Township to guaranty the availability of public sewer within two years.

The Board reiterated that they want to work with Mr. Gulla and encourage economic viability. However, they aren't seeing the level of detail needed for them to approve a waiver of land development. They would like to see an engineered plan with more details and will need confirmation that the Township does not have guaranty access to public sewer in order for a permit for pump and haul to be issued. They suggested he have his engineering representative Cheryleen Strothers prepare a Sketch Plan and make application to the Township for review of the same.

VC Zoning: Mr. Nietupski commented that the draft forwarded from the Planning Commission is very different from the original submitted with the zoning change request made by Mr. Gulla. He also thought there might be an error in that the draft Ordinance calls for rezoning the Lippincott property VR not VC and he thought the request was for it to be changed to VC. Mr. Nietupski feels that the ordinance under consideration is to

restrictive and he gave examples such as the sign size and height regulations. He also doesn't like the vagueness or subjectivity of some of the requirements. He provided examples.

From the floor, Mr. David Nyman, commented that holding tanks have always been deemed less than optimal and very expensive. He used Country Place restaurant as an example and said he doesn't recommend them.

Mr. Gulla stated that the ordinance before the Board isn't what he requested and that he doesn't want to pay for the review any longer.

The Board decided to table the ordinance until a more detailed and comprehensive review of it could take place.

Energy Ordinances – The draft Ordinances will be posted on the Township Website for public review and comment and the Board will continue reviewing them.

Outdoor Wood Burner Ordinance—The Board is going to continue reviewing and working on this ordinance.

Residential Recycling Ordinance -- This Ordinance was reviewed. There are some corrections that need to be made to the section on what materials are accepted. A Resolution setting the hours of operation of the Recycling Center will need to be prepared to go along with the Ordinance.

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

Bridge Scour Plan for Rockhill Road Bridge. Mr. Wynn explained that municipalities are now being required to prepare scour reports for qualifying bridges. East Rockhill Township only has one bridge. He has prepared the report and submitted it to PennDot on behalf of the Township.

Item #7. Other Business

Mr. Nietupski noted that the fields being used by the Green Jackets were not mowed. Bob Wynn also noted that the Green Jackets have not completed everything they were required to complete under Phase 1 of their improvements and they have not given the Township a time table for completion of Phase 1 or for commencement of Phase 2. The Township has escrow for the Phase 1 improvements but none for Phase 2. The Board of Supervisors may wish to consider requiring financial security be posted for completion of the Phase 2 improvements.

Public Comment Period #2

Anne Fenley asked which provisions in the draft VC Ordinance Mr. Gulla objected to. Mr. Gulla responded that it is not what he submitted and asked the Township to consider.

Item #9. Adjournment:

The next Work Session will be July 13, 2010 at 7:00 PM. Mr. Nietupski **moved** and Mr. Volovnik **seconded** the motion to adjourn the meeting at 9:00 P.M and called an Executive Session to discuss litigation. With no additional comment, **all voted in favor.**

Respectfully Submitted,

Anne W. Klepfer
Secretary / Manager

Approved: _____