

**EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MEETING MINUTES**

---

*East Rockhill Township  
Board of Supervisors  
Work Session*

*Minutes*

**September 13, 2011**

**I. Call to order**

**Chairman John Cressman** called to order the work session meeting of the **East Rockhill Township Board of Supervisors** at 7:00 PM on Tuesday, September 13, 2011 at the East Rockhill Township Municipal Building, 1622 N. Ridge Road, Perkasie PA 18944.

**II. Roll Call**

Present were Chairman John Cressman, Vice-Chairman Gary Volovnik, and Member Jim Nietupski. Also present were Township Manager Anne Klepfer, Public Works Director Jeff Scholl, Township Solicitor John B. Rice, Township Engineer Steve Baluh, P.E. and members of the press and public.

**III. Approval of minutes from last meeting**

There were no additional Meeting Minutes for approval.

**IV. Approval of the Bills List for September 13, 2011.**

Chairman John Cressman asked if there were any questions or corrections to the September 13, 2011 Bill List.

The September 13, 2011 Bill list in the amount of \$190,123.91 was approved **3-0** by **motion** of Jim Nietupski and **second** by Gary Volovnik.

**V. Public Comment**

David Nyman of Schwenkmill questioned what the \$5,000 payment to West Rockhill Township labeled "Prior Year LD Costs." The Board explained that is the final payment of three installments agreed to as compensation for past maintenance of the James House. Mrs. Klepfer explained that the line item was created for payments to the Police Department for land development expenses incurred prior to the financing of the new headquarters.

**Staff Reports**

**A. Township Manager Anne Klepfer**

Perkiomen Watershed Conservancy Survey Winner: Crystal Gilchrist presented a Check for \$100.00 to the winner of Survey contest on Stormwater Management to East Rockhill Township resident Lora Sulahian. Mrs. Sulahian thanked Ms. Gilchrist and said she has learned a lot about stormwater management and the impact of stormwater management on water quality. Mrs. Sulahian was asked if

**EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MEETING MINUTES**

---

she would mind submitting a letter or article about her experience for publication in the East Rockhill Township newsletter.

Resolution No. 2011-10: By **motion** of Jim Nietupski and **second** by Gary Volovnik the Board adopted by **3-0 vote** Resolution No. 2011-10 declaring a State of Emergency Existed leading up to, during and following Hurricane Irene and Tropical Storm Lee.

Resident Communications: The Board discussed a letter received from a resident at 311 Three Mile Run Road regarding her concerns about the impact of the proposed McClennen Tract development. The Board was in agreement that the Chairman of the Board would respond directly to the resident and respond to her comments.

Rockhill Road Bridge: It was determined that the Board still would like to see a picture of a pre-cast concrete arch bridge similar to that proposed by McMahon Associates. The Board also would like to see if there are other design alternatives that could lower the cost estimate. Resident and Supervisor-Elect David Nyman asked for a copy of McMahon's proposal and stated that he would like to explore other options.

Revised Lease for 1920 Ridge Road: By **motion** of Gary Volovnik and **second** by Jim Nietupski, the Board **unanimously** voted to authorize Mrs. Klepfer to execute a revised lease with John Walton for the house located at 1920 Ridge Road.

Employment Ratification: By motion of Jim Nietupski and second by Gary Volovnik, the Board voted 3-0 to ratify the employment offer as expressed in the September 8, 2011 letter from Mrs. Klepfer to Ms. Lili Glider for the part-time position of bookkeeper.

Resolution No. 2011-11: A Resolution for the 2012 MMO for the East Rockhill Township Pension Plan was **approved 3-0** by **motion** of Gary Volovnik and **second** by Jim Nietupski.

Employer's Statement of Support for National Guard and Reserve Members: By motion of Jim Nietupski and second by Gary Volovnik, the Board unanimously voted to add East Rockhill Township to the list of Township's pledging support for Guard and Reserve Members.

Resolutions for appointment of Keystone Municipal Collection Group for collection of LST and EIT were tabled until the Regular Meeting.

**A. Public Works Director Jeff Scholl**

1. Jeff Scholl reviewed his report dated September 13, 2011. He also indicated that he has been contacted by a resident Eagle Scout candidate about designing and constructing a rain garden in Markey Park. Mr.

**EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MEETING MINUTES**

Scholl said he is willing to work with the youth. The project will involve the construction of new gutters and redirecting the rainwater to a garden planted with native plants. The Board was in general agreeable to this proposal but asked that the Eagle Scout be directed to the Park and Recreation Committee to have them review the project and make suggestions. The Park and Recreation Committee are scheduled to meet on September 27, 2011.

**C. Township Engineer Steve Baluh, P.E.**

Township Engineer Steve Baluh, P.E. reviewed his report on the Country Hunt Drainage Complaint dated September 9, 2011. He stated that he reviewed the as-built plans for each lot involved in the complaint, reviewed aerial photos from near the end of 2000 and current ones and conducted field inspections. His report concludes that the drainage patterns remain generally consistent with the approved subdivision plan, as modified by TH Properties. Notwithstanding policy issues regarding encroachment and installation of landscape plantings within open space areas and/or buffer yards, removal of all such encroachments would not improve drainage patterns in this area.

The Board came to a consensus that no action was necessary by the Township with regard to the drainage system. A discussion of the trespassing by private property owners on Township open space with encroachments by sheds, playground equipment, trees, gardens, mulch piles etc., ensued. The Board discussed sending letters out to residents with maps of their property notifying them of existing encroachments.

Public comments were received by Anne Fenley and Charles Turley. Mrs. Fenley stated that letters should just remind residents that the land is not their land and shouldn't say "get your belongings off my property!" Mr. Turley also stated that if any letter is sent it should be informational only.

Mrs. Klepfer stated that she would draft letters to both the property owners named in the complaint and to all property owners abutting Township Open space and have the Board review and approve them before sending them out.

**D. Township Solicitor John B. Rice, Esquire**

**Resolution No. 2011-12:** A Resolution Authorizing the Board of Supervisors to select and appropriate either amicably or by eminent domain certain real estate in East Rockhill Township, approximately 18.049 acres, in fee simple, for the protecting of existing scenic and Aesthetic Values, of property adjacent to existing park lands and to acquire fee simple land to be used for public park and recreation uses and/or other authorized public uses. By **motion** of Gary Volvonik and **second** by Jim Nietupski the Board **voted 3-0** to adopt Resolution **No. 2011-12** authorizing the condemnation of property located at 1510 Ridge Road, Tax Map Parcel No. 12-009-165.

Jim Nietupski has a conflict with the scheduled PACC Meeting and asked Mr. Volovnik or Mr. Cressman to attend.

Mr. Volovnik noted that at the bottom of Schwenkmill Road there is an inlet that needs to be opened up.

**VIII. Public Comments** – Kevin Kochanski thanked Township Engineer Steve Baluh for his thorough investigation of the drainage complaint. Mr. Kochanski also thanked the Board for their support of the Guard and Reserve. He also suggested that any chips from the contracted tree removal services could be offered to residents.

Mrs. Fenley thanked Mr. Scholl for the additional mowing completed on Township open space.

**IX. Adjournment**

**Chairman John Cressman** adjourned the meeting to executive session to discuss the Real Estate and Litigation matters following a **motion** by Mr. Nietupski and **second** by Gary Volovnik at 8:25 PM.

Minutes submitted by: Anne W. Klepfer, Township Manager

Minutes approved [date]: \_\_\_\_\_