

East Rockhill Township Board of Supervisors
March 27, 2018
Regular Business Meeting Minutes
&
Pennridge Airport Conditional Use Supplemental Hearing

A Conditional Use Supplemental Hearing to review additional testimony related to the Pennridge Airport Corporate Hangars located at 1100 Ridge Road and the regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on March 27, 2018 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	Gary Volovnik	Chairperson
	David Nyman	Vice-Chairperson
	Jim Nietupski	Member
	Marianne Morano	Township Manager
	Patrick Armstrong, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director

The meeting was called to order at 6:59p.m. by Mr. Volovnik with the Pledge of Allegiance.

Pennridge Airport Corporate Hangars Conditional Use Supplemental Hearing: Patrick Armstrong, Esq.

The public hearing was opened at 7:00pm which was advertised and held to consider additional evidence and testimony on the applicant's conditional use application for the expansion of the Airport (G4) use which is permitted as a conditional use in the Industrial I Zoning District. The proposal is to construct two hangar buildings in the northeast portion of the property, adjacent to existing hangars, using the existing access to Schoolhouse Road, consisting of a 32,000sf building with five units constructed in the area of the existing airplane tie-down lot, which will be removed and a second 32,400sf building containing four units to be constructed to the rear (north) of the existing T hangar site.

Transcripts of the Public Hearing can be requested from ERSA Court Reporters, 30 South 17th Street, United Plaza, Suite 1520, Philadelphia, Pennsylvania, 215-564-1233.

The public hearing was continued at 8:14pm to the April 19, 2018 7:00pm Board of Supervisors meeting unless posted otherwise.

The regular meeting resumed at 8:17pm.

Public Comment #1

- Robert Terwilliger, Pennridge Airport Aviation Engineer, explained departure of planes is at a 40:1 ratio and approaches are 34:1 ratio in regards to tree height limits. FAA looks at safety hazards on an annual basis.
- Bill Krause, 332 Harriet Drive, thanked the Public Works Department for a fantastic job on roads, keeping them open and safe during the winter months.
- Bob Cormack, 328 Harriet Drive, believed there should be restrictions for planes to take off prior to 7:00am. There are FAA limits to what the Board can restrict. Also,

he has contacted PennDOT and State Representatives to request to have PennDOT attend a public meeting to review the Airport traffic study. PennDOT has declined the request. The Township has also made a similar request which was denied.

- Glen Stewart, 1240 N. Ridge Road, asked when is the estimated time the traffic study will be completed? Township last transportation study was dated November, 2017; the development is taking place in Perkasio Borough, limiting township input.
- George Zuck, 2017 N. Rockhill Road, expressed concern that there appeared to be a lot of litigation taking place and asked the impact on taxes. Township monitors the budget for overages.
- Scott Esterly, 199 Three Mile Run Road, asked why time restrictions were not placed on the Airport. FAA regulates times and the Township cannot restrict.
- Ryan Gottshall, 2201 N. Rockhill Road, commented airport noise is hard to judge and asked if the airport would place noise sensors on their property. Township aviation consultant report addresses noise issues.
- Scott Esterly, 199 Three Mile Run Road, requested sound buffering considerations on his dwelling. The sound contour map will indicate if residential uses are impacted by airport noise which may allow for possible public funding.
- Bill Krause, 332 Harriet Drive, commented when the noise contour map has been completed take notice of design and time frame. He stated that Sky Diving planes are every 20 minutes and helicopters operate at 10:00pm.

Announcements:

Mr. Volovnik announced Upcoming Meetings and a vacancy on the Uniform Code Construction Board of Appeals.

An Executive Session was held on March 20, 2018 and prior to tonight's regular meeting to discuss potential litigation and ongoing litigation (Pennridge Development Enterprises Conditional Use Appeal).

Approval of Minutes and Bills Payable:

Approval of Minutes from February 27, 2018 Regular Meeting

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt the meeting minutes from the Board of Supervisors' February 27, 2018 Regular Meeting. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated March 23, 2018 in the amount of \$167,847.22.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve payment of Bills List dated March 23, 2018 in the amount of \$167,847.22. With no additional discussion, all present voted in favor.

Planning Commission Report: Anne Fenley

The Planning Commission did not meet in March.

Pennridge Wastewater Treatment Authority Report: John Cressman

The February 26, 2018 draft minutes and January 2018 flows are on file. Mr. Cressman provided the Township with a copy of the engineer's report for treatment plant operations in 2017. An open house will be scheduled soon for anyone serviced by the PWTA plant.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the Pennridge Wastewater Treatment Authority Report. With no additional discussion, all present voted in favor.

Pennridge Area Coordinating Committee Report: David Nyman

The February 22, 2018 meeting notes are on file. Of note, a Bucks County representative will be attending their April meeting to review the County trail plan.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Pennridge Area Coordinating Committee report. With no additional discussion, all present voted in favor.

Pennridge Regional Police Commission Report: Chief Blake

Chief Blake shared the February 2018 Pennridge Regional Police activity report. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the Police Commission Report. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Snow Emergency Declaration: As a result of predicted Nor'easter #3 and #4 snow emergencies were declared from 7:00pm, Tuesday, March 6, 2018 ending 9:00am, Thursday, March 8, 2018 and from 6:00am, Wednesday, March 21, 2018 ending 6:00am, Thursday, March 22, 2018

Comprehensive Plan Update Proposal: A proposal has been received from Bucks County Planning Commission to update the 2005 Comprehensive Plan for a total base cost / not to exceed amount of \$25,692.00. Mr. Nietupski was not ready to move forward with the approval at this time. Consensus of the Board was to invite Bucks County Planning Commission to the next meeting and send out request for proposals to other entities.

Mrs. Morano requested an Executive Session to discuss personnel.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the Township Manager Report. With no additional discussion, all present voted in favor.

Public Works Report: Jeff Scholl

Mr. Scholl updated the Board on Public Works activities for February, 2018. Of note, he recognized his Department for an excellent job during all winter weather events and Pennridge Regional Police Department for their efforts removing vehicles from the snow emergency route in the Pines development which reduced the amount of time typically spent during and after snowfalls. A mill tronics computer screen was replaced at the East Rockhill Treatment Plant. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the Township Public Works Report. With no additional discussion, all present voted in favor.

Engineer Report: Steve Baluh, P.E.

Subdivision Plan Review Status. Review dated March 5, 2018 is in the Board's packets. No action is necessary.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the Township Engineer report. With no additional discussion, all present voted in favor.

Solicitor Report: Patrick Armstrong, Esq.

Mr. Armstrong requested an Executive Session to discuss Pennridge Development Mandamus litigation.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Township Solicitor report. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports

On motion by Mr. Nietupski, seconded by Mr. Nyman, to acknowledge receipt of the Department and Service Reports. With no additional discussion, all present voted in favor. Copies are on file.

New or Other Business - Supervisors' Items

There was none.

Public Comment #2:

- Bob Cormack, 328 Harriet Drive, Bucks County Planning Commission reviews for 52 municipalities and some municipalities hire a consultant to do an additional review.
- Ryan Gottshall, 2201 N. Rockhill Road, commented that the Planning Commission has failed in the past regarding Airport and Quarry; in regards to Quarry he is not going away; he would like all traffic routes considered and the safest way selected, but suggest the use of Rockhill Road to Three Mile Run Road even though it is weight restricted due to current road conditions, questioned the status of the speed limit on North Rockhill Road being lowered to 25 mph, expressed disappointment in the Zoning Hearing room size even though the Township reserved a larger facility and found a larger room to accommodate everyone who attended instead of cancelling the hearing; would like special exception procedure; and believes unlimited funds should be allocated to litigation.
- Bill Krause, 332 Harriet Drive, recommended a community survey as part of the Comprehensive Plan update.
- Kim Manser, 2201 N. Rockhill Road, stated she believes safety is already an issue on North Rockhill Road. Police are aware of the activity and the concern.
- Arthur Haley, 2210 N. Rockhill Road, has not seen significant truck traffic but did have a truck on his side of the road which was able to move over before the vehicles

passed each other on the roadway and noticed trucks cut the corner at his residence.

- Dave Conley, 1423 W. Schwenkmill Road, has observed 100 feet of Verizon wire wrapped around a pole which Verizon would not remove. As part of Township updated franchise renewal, a contact to address resident concerns is being proposed.
- Ryan Gottshall, 2201 N. Rockhill Road, registered a complaint regarding accumulation of junk, including couches, at either the concrete facility or the SEPTA property.
- Jeannine Gravel, 2198 N. Rockhill Road, requested information on Zoning Hearing Board members including their backgrounds. Board members names are posted on the Township website and they are volunteer positions as appointed by the Board of Supervisors.
- Scott Esterly, 199 Three Mile Run Road, has observed trash on the Markey Park annex. The annex is closed to the public at this time.

Adjournment

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 9:15p.m.

Respectfully submitted,

Marianne Morano
Township Manager