

East Rockhill Township Board of Supervisors
May 16, 2017
Regular Business Meeting Minutes
&
Pennridge Airport Conditional Use Hearing

A Conditional Use Hearing to review 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 May 16, 2017 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	David Nyman	Chairperson
	Gary Volovnik	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 7:02p.m. by Mr. Nyman with the Pledge of Allegiance.

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

The public hearing was continued from April 18, 2017. The public hearing was opened at 7:03pm which was advertised and held for the review of 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 to Veritext, 1801 Market Street, Suite 1801, Philadelphia, Pennsylvania phone number 215-446-8821, Assignment #2571153.

The public hearing was closed at 7:32 pm

Mr. Nyman noted that any suggestions for Conditional Use conditions could be sent to the Township Manager for consideration.

Public Comment #1

There was none.

Approval of Minutes from April 18, 2017 Conditional Use Hearing and Regular Meeting

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' April 18, 2017 Conditional Use Hearing and Regular Meeting. With no additional discussion, all present voted in favor.

Payment of the Bills

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of 2017 Bills List dated May 12, 2017 totaling \$168,536.12. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Zoning Hearing Application for Ted Booth and Lynne Isopi 3871 Sterner Mill Road: The applicant is seeking a variance from Section 27-402 to permit the construction of a new garage within the front yard setback. The required front yard setback is 50 feet and the Applicant is proposing a 37.5 feet setback. Quarry View Construction was present on behalf of the homeowner. The Board did not take a position on the application.

Land Development Waiver Request: Mr. Roger Styles, owner of TMP 12-9-224, Fifth Street, was present to request an amended waiver of land development for a second accessory building totaling 481 square feet to be constructed prior to the principal building. Township SALDO anticipates the construction of a residence before an accessory building. A land Development waiver was granted November 2016 for an accessory building totaling 2448 square feet for agricultural only purposes. Mr. Styles was advised the property owner is responsible for designing stormwater improvements. The 481 square feet accessory building would be used for residential purposes only. A Contract for Professional Services Agreement is on file and an escrow has been established.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to grant an amended land development waiver contingent on compliance with Steve Baluh's Waiver of Land Development letter dated November 18, 2016, a three month extension for the construction of the main dwelling, a detailed plot plan for the precise location of the second accessory building, an engineered plot plan for the construction of the main dwelling and issuance of required permits. With no additional discussion, all present voted in favor.

Stormwater Operation and Maintenance Agreement and Access Easement: An Agreement for 2007 West Rock Road, Bucks County Tax Map Parcel 12-009-111 was presented to the Board for consideration in regards to Stormwater Management Facilities, and Grading and Reforestation.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Stormwater Operation and Maintenance Agreement and Access Easement for Tax Parcel 12-009-111 as presented. With no additional discussion, all present voted in favor.

Holding Tank Rules and Regulations: An updated Holding Tank Resolution to comply with current Department of Environmental Protection standards and including the fee and escrow amounts in the Fee Schedule was presented to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt Resolution 2017-09 Holding Tank Rules and Regulations as presented. With no additional discussion, all present voted in favor.

Resolution 2017-10 amending the East Rockhill Township Fee Schedule effective May 17, 2017:

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt Resolution 2017-10 adding Holding Tank fee and escrow amounts to the Fee Schedule, effective May 17, 2017 as presented. With no additional discussion, all present voted in favor.

East Rockhill Township 2016 Draft Financial Report: Received and distributed to the Supervisors for review.

On motion by Mr. Nietupski, seconded by Mr. Volovnik to acknowledge receipt and finalize the 2016 draft financial report prepared by the appointed Auditors. With no additional discussion, all present voted in favor.

Bucks County Conservation District Low Volume Grant Application for West Rock Road: The Township is seeking to improve West Rock Road stormwater runoff which is causing shoulder

deterioration, as part of a Bucks County Conservation District Grant award. In order for the grant to receive favorable support, significant runoff from a private road should be addressed. It is recommended that property owners adjacent to, and with access to, the private road, execute a hold harmless agreement as prepared by the Township Solicitor and provide a monetary contribution to confirm their support, payable to Bucks County Conservation District. Execution of the Agreement and monetary contribution must be unanimous.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve having the Township Solicitor preparing a hold harmless agreement exempting the Township from any ownership of the private road, including a \$200 contribution and executed agreements from all property owners with access to the private road for compliance with the Bucks County Conservation District Low Volume Grant Application. With no additional discussion, all present voted in favor.

Mrs. Morano requested an Executive Session to discuss a personnel matter.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, 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 in April 2017. Of note, oil and chip application is tentatively scheduled for the first week of June and large trees along Branch Road and East Rock Road need to be removed by a third-party contractor. The report is on file.

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

Planning Commission:

The Planning Commission did not hold a meeting in May. The next meeting is scheduled for June 8, 2017 to review the Pennridge Airport Hangars Application and the Airport's Business Park stormwater application.

Pennridge Community Center Report: David Nyman

The May – June 2017 Pennridge Community Center Newsletter is in the Board's packets and available for the public. Of note, future newsletters will be published quarterly.

PWTA Report

The April 25, 2017 Pennridge Wastewater Treatment Authority draft minutes and March 2017 flow reports are on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt of the Pennridge Wastewater Treatment Authority minutes and flow reports. With no additional discussion, all present voted in favor.

PACC Report: David Nyman

The next PACC meeting will be held May 25, 2017 at the Pennridge Community Center. Mr. Volovnik will attend the meeting.

Police Commission Report: Gary Volovnik

Mr. Volovnik shared the April 2017 Pennridge Regional Police activity report. The report is on file.

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

Engineer Report: Steve Baluh, P.E.

Foreman Farms Land Development, 1200 Butler Lane: The proposed application has been reviewed and recommended by the Planning Commission for preliminary / final land development approval. Mr. Scott McMackin, Cowan Engineering, was present to review the plan on behalf of the applicant Karl Foreman. Mr. McMackin reviewed the plan and land development waiver requests. It was noted 20 horses are allowed on the property and total water usage for 20 horses is estimated to be 200 gallons a day which equates to one single-family dwelling.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to grant eight waivers as requested by Cowan Associates, Inc. letter dated January 16, 2017 and identified as A-H in C. Robert Wynn Associates review letter dated April 7, 2017. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant preliminary / final land development approval to the Foreman Farm land development plan to construct a single family dwelling and horse barn with associated improvements on 31.49 acres property located in the AP Zoning District conditioned and subject to compliance with the C. Robert Wynn review letter dated April 7, 2017, compliance with the Zoning Hearing decision dated November 7, 2016, and receipt of \$5,000 road improvement fee-in-lieu of. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status. Review dated April 27, 2017 is in the Board's packets. No action is necessary.

Penridge Airport Business Park: A 45-day extension request was received for the Penridge Airport Business Park land development.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Engineer's Report. With no additional discussion, all present voted in favor.

Solicitor Report: Patrick Armstrong, Esq.

Mr. Armstrong requested an Executive Session to discuss pending Zoning Hearing Appeal litigation.

Mr. Armstrong advised the Board that the Penridge Airport's Attorney, Robert Gundlach, provided a letter regarding trimming trees along Willard H. Markey Centennial Park property lines following the closure of the Conditional Use Hearing. The letter has not been reviewed by the Solicitor or Board members.

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

Department and Emergency Services Reports

Department and Services Reports listed on the agenda were noted as received. Copies are on file.

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

New or Other Business – Supervisor Items

There was none.

Public Comment #2:

- Bill Krause, 332 Harriet Drive, noted the road condition at Harriet Drive and Meadow Lane may need repair.
- Jim Weikel, 1427 Ridge Road, asked when SR313 would be reopened. The PennDOT project is anticipated to be on schedule with a reopen date of mid-June.
- Ross DiMario, 412 Three Mile Run Road, stated that he liked the newly redesigned Township website and asked the cost. It was noted that \$13,000 was budgeted for the redesign and the project was within budget. Mr. DiMario also noted the posting of signs indicating SR563 would be closed for PennDOT road construction in the Park Avenue area.
- Bob Cormack, 328 Harriet Drive, asked for the status of his proposed a regional transportation meeting. A meeting will be considered once the Pennridge Airport traffic study has been received.
- Scott Esterly, 199 Three Mile Run Road, asked for an update to the PFO testing. An updated link to DEP website was posted to the Township homepage today. The well test radius has been expanded and the Township continues to receive test results from DEP.

Adjournment

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:50p.m.

Respectfully submitted,

Marianne Morano
Township Manager