

East Rockhill Township

Planning Commission Work Session Meeting

May 2, 2019

MEETING MINUTES

PC Attendees: Anne Fenley (chairperson), Dave Nyman, James Weikel, Blaze Youngers, Joseph Chellew, Marianne Morano (Township Manager)

BCPC Staff: Mike Roedig, Luke Rosanova, Patti Lynn, Matt Walters

Public: One member of the public present

April Meeting Minutes:

The PC reiterates that Schwenkmill Road's name was changed to West Schwenkmill Road to avoid confusion with neighboring addresses. The reasoning for the name change will be included in the April meeting minutes.

Minutes:

Mr. Roedig introduces Ms. Patti Lynn, the Recycling Coordinator at the BCPC, who will be covering the Hazard Mitigation chapter. Ms. Lynn provides background information on the county's 2016 Hazard Mitigation Plan. The plan outlines hazard assessment and risk assessment analysis for each community in the county.

Mr. Chellew asks if there is a regulatory scheme that requires the quarry to clean up the quarry site in the event of an emergency. Other members of the board recommend that the BCPC reach out to the PaDEP to determine if there is a plan in place for quarry reclamation.

Mr. Youngers asks if there is an active rail line that passes through the township. Mr. Nyman says that there is an active rail line and Mr. Youngers explains that his concern is that we need to address hazardous spills from different modes of transportation. Ms. Lynn explains that the draft does cover transit hazards including fuel spills at the airport. Mr. Roedig suggest that the narrative be broadened to include fuel spills that require emergency responses from various modes of transportation. Mr. Youngers and Mr. Roedig discuss citing an Emergency Operations Plan. This would raise awareness for emergency response protocol, emergency services and hazard mitigation.

Mr. Rosanova begins discussing the Water and Sewer chapter. The PC would like to continue to emphasize the importance of public education and awareness regarding water protection, stormwater management and maintaining sewage systems. This idea will be included as a recommendation in this chapter.

Mr. Nyman suggests that the PFAS contamination issues on the border of West Rockhill and East Rockhill be included in the water quality portion of the chapter. The PC discusses how the PFAS is a recent major contamination that will likely involve shutting down several private wells in the affected area.

Mr. Weikel informs Mr. Rosanova that the township does have a wellhead delineation area ordinance, specifically for commercial lots. The narrative will incorporate the ordinance into the water quality section.

The PC discusses township efforts in stormwater management and watershed preservation. The board would like to document that there has been a conscious effort to preserve stream corridors and prevent too much impervious surface over local aquifers. The PC states that the township has purchased open space and used conservation easements as a means of preservation and proactive stormwater management. The PC requests that narrative is added discussing the protection of riparian buffers.

Mr. Roedig asks the PC if they have considered updating the township's Act 537 plan. Mr. Nyman discusses with Mr. Roedig how there has not been a need in the township that would act as a driving force for updating the plan. However, narrative in the Water and Sewer chapter should discuss potential updates for the Act 537 plan for the Board of Supervisors to discuss in the future.

Mr. Rosanova presents additional recommendations. The board feels that as part of the recommendation to continue information sharing with other elected officials and municipal leaders, East Rockhill should continue to participate in the PACC. As a result of the number of failing on-lot sewage systems in the township, the PC would like to add a recommendation regarding the adoption of an ordinance which would regulate the maintenance of on-lot sewer systems.

Mr. Walters presents the Parks and Recreation and Open Space chapter draft. Minor grammatical edits are noted throughout the chapter. The PC requests that the township's two tot lots and the trail located within Markey Park be specifically mentioned in the narrative. Additionally, Mood's Bridge Park should be referred to as "Mood's Covered Bridge Park".

Ms. Morano informs Mr. Walters that the township has a conservation easement with the Touhill property on Richlandtown Road. Mr. Walters and Ms. Morano will collaborate to determine if the provided total acreage of open space with conservation easements and total acreage of township owned protected open space is accurate. Mr. Walters will also provide a list of the parcels and farms within the Agricultural Security Area.

Mr. Roedig informs the PC that the next meeting is scheduled for August 1 when we will discuss the Future Land Use chapter and Fair Share analysis.

Public Comment:

Steven Coupas 2707 Old Bethlehem Pike-

Question regarding contamination: Were the households along Old Bethlehem Pike notified of the PFAS contamination?

PC answer: The board has no information to offer but suggests speaking with the township manager.

Question regarding the Liberty Bell Trail: How far is the proposed trail supposed to go? There seem to be some logistical issues. The trail is supposed to go past my property but my foundation is only 6-7 feet from the road.

PC answer: The trail is supposed to go to Quakertown. The Liberty Bell Trail has been proposed for 20-25 years without much progress. The trail is only conceptual at this point and would require a lot of planning and engineering to come to fruition.

The meeting adjourns at approximately 9:25 p.m.