

Notes of Meeting
East Rockhill Township Zoning Hearing Board
December 10, 2018

The East Rockhill Township Zoning Hearing Board was held at 6:00p.m. on December 10, 2018 in the Penridge Regional Police Headquarters located at 200 Ridge Road, Sellersville, Pennsylvania. The hearing was continued from an October 29, 2018 Hearing.

Present: David Chlebda, Chairperson
David Watt, Vice-Chairperson
John Fenley, Alternate Member
Scott MacNair, Zoning Hearing Solicitor
Marianne Morano, Township Manager and Zoning Officer
Patrick Armstrong, Township Solicitor
Steve Baluh, Township Engineer

The Zoning Hearing Board public hearing was convened at 6:05p.m. by Mr. Chlebda. The meeting was adjourned into executive session to discuss a procedural issue and was reconvened at 6:17pm.

Due to a snow event the November 15, 2018 hearing was cancelled.

Party Status requests were made.

Stenographic Record: A stenographic record of the meeting was taken and will provide a record of the proceedings. A request can be made to Robert W. Harley Court Reporter. Transcripts are stored for five years.

Old Business

18-03: Richard E. Pierson Materials Corp. – concerning a property located at 2055 North Rockhill Road, East Rockhill Township, also known as Tax Map Parcel Number 12-009-102-000. This property is located in the E, Extraction zoning district. The Applicant appeals the Zoning Officer's denial of a zoning permit and request to cease the extractive operation use. The Applicant further appeals the zoning officer's determination that: (1) a special exception is required for the use, (2) the use is required to comply with the buffer requirements, (3) the use is required to comply with development and performance standards, (4) the use fails to comply with and is required to comply with requirements concerning sewage disposal, industrial waste disposal, water supply and storm drainage, (5)) the use fails to comply with and is required to comply with requirements concerning noise, air pollution, smoke, fumes, water pollution, fire hazards and other safety hazards, (6) the use fails to comply with and is required to comply with the Township's Stormwater Management Ordinance, (7) construction activities have commenced without a permit, (8) zoning hearing board relief is required to operate an asphalt plant and (8) land development approval is required. Alternatively, the Applicant requests a special exception to permit an H12 Extractive Operation use, a special exception to permit an asphalt plant as an accessory use and any additional relief required to permit an asphalt plant to be operated as accessory to the H12 use.

18-04: Richard E. Pierson Materials Corp – 2055 North Rockhill Road to consider the Application of Richard E. Pierson Materials Corp. concerning a property located at 2055 North Rockhill Road, East Rockhill Township, also known as Tax Map Parcel Number 12-009-102-000. This property is located in the E, Extraction zoning district. The Applicant appeals the Township's Notice of Violation dated March 23, 2018. Specifically, the Applicant appeals the determination (i) that an asphalt plant on the property violates or will violate the Zoning Ordinance (ii) that an asphalt plant on the property requires relief from the Zoning Hearing Board, and (iii) that land development approval from the Board of Supervisors is required to continue to operate an asphalt plant. Alternatively, the Applicant requests a special exception to permit an asphalt plant as an accessory use to the H12 Extractive Operation use.

Testimony: Mr. Daniel Humes, P.E., Civic Engineer provided testimony.

Approval of October 29, 2018 Notes

October 29, 2018 notes were accepted with no changes.

Other Business

There was none.

Adjournment

On motion by Mr. Chlebda, seconded by Mr. Watt the meeting was adjourned at 10:00pm. The next hearing has been scheduled for January 30, 2019 with the location posted on the Township website.

Respectfully submitted,

Marianne Morano
Township Manager