

East Rockhill Township Board of Supervisors

October 22, 2019

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on October 22, 2019 following the 2020 Preliminary Budget review in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Gary Volovnik	Chairperson
	David Nyman	Vice-Chairperson
	Marianne Morano	Township Manager
	John Rice, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director

The meeting was called to order at 7:01p.m. by Mr. Volovnik with the Pledge of Allegiance.

Announcements

An executive session will follow the regular meeting for litigation.

Public Comment #1

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes from September 24, 2019 Budget and Regular Meeting.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' September 24, 2019 Budget and Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated October 18, 2019 in the amount of \$342,966.92

On motion by Mr. Volovnik, seconded by Mr. Nyman, to approve payment of Bills List dated October 18, 2019 in the amount of \$342,966.92 as presented. With no additional discussion, all present voted in favor.

Planning Commission Report: Anne Fenley

Mrs. Fenley reported that the draft Comprehensive Plan was reviewed October 3. The Commission recommended adding the Weisel Village to recognize it as a historic village. At the October 10 meeting Richard Kelly re-introduced himself for the vacancy position and he is recommended for appointment. The Freier Lot Line Adjustment, Etzler Lot Line Adjustment and Perkasie Regional Authority Conditional Use and Land Development were reviewed and recommended for preliminary/final approval in addition to approval of waiver requests. A H2O grant application for Three Mile Run Road Pumping Station replacement is consistent with the East Rockhill Township Comprehensive Plan. Mrs. Fenley noted a group of concerned residents attended the regular meeting with the misconception rezoning was proposed in the vicinity of the Weisel Village and they were advised rezoning is not proposed.

The October 3, 2019 agenda and October 10, 2019 agenda and draft minutes were provided to the Board.

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

Pennridge Wastewater Treatment Authority Report: David Nyman

The September 23, 2019 Pennridge Wastewater Treatment Authority draft minutes and August 2019 flows are on file. The next meeting is scheduled for October 28.

Pennridge Regional Police Commission Report: Chief Blake

Chief Blake shared the September 2019 Pennridge Regional Police activity report. A Drug take back event is scheduled for October 26 from 10am to 2pm at Police Headquarters. The report is on file.

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

On motion by Mr. Nyman, seconded by Mr. Volovnik, to support the adoption of the Pennridge Regional Police budget proposed by Chief Blake and the Public Safety Committee including the recommendation to purchase one new car, as well as using up to \$100,000 from the Capital Reserve Fund to reduce the financial impact on the two Townships for 2020. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Introduction of Richard Kelly for the Planning Commission Vacancy. Mr. Kelly was present.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to appoint Richard Kelly to the Planning Commission vacancy to the term expiring December 31, 2021. With no additional discussion, all present voted in favor.

Request for Waiver of Land Development from First Baptist Church. Mr. Daniel Soliday and Mr. Scott Mease P.E., Mease Engineering, were present to request a waiver of land development to add a 30-space parking lot and two modular units at First Baptist Church located at 1600 North Fifth Street. Plans were provided to the Board. The Church is drafting plans to add an auditorium and classrooms and once the plans are approved by the congregation will be submitted as a land development plan.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to the grant waiver of land development for a 30-space parking lot and two modular trailers conditioned on a consolidation plan for parcels 12-014-005, 12-014-004 and 12-014-009 for recordation at Bucks County Court House, execution of a Professional Service Contract, and stormwater review. With no additional discussion, all present voted in favor.

Creekside Independent Living Letter dated September 29, 2019.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to accept the withdrawal of Creekside Independent Living plan per Robert Mager letter dated September 29, 2019 as presented. With no additional discussion, all present voted in favor.

H2O PA Water Supply, Sanitary Sewer and Storm Water Project Grant Application.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to adopt **Resolution 2019-07** designating Gary Volovnik and Marianne Morano to execute all documents and agreements between East Rockhill Township and the Commonwealth Financing Authority for H2O PA grant in the amount of \$873,177.06 as presented. With no additional discussion, all present voted in favor.

Mrs. Morano requested an Executive Session to discuss real estate.

On motion by Mr. Volovnik, 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 September, 2019. Of note, West Rock Road will be seam sealed next week and a large backhoe rental is needed to dig and remove rock for the sewer and water line to the municipal office. The report is on file.

Mr. Nyman asked when treatment plant reed beds had sludge removed. Two reed beds in the Spring of this year.

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

Engineer Report: Steve Baluh, P.E.

Freier Lot Line Adjustment Preliminary / Final Submission. Lot line adjustment subdivision at 417 Three Mile Run Road proposes to convey 0.143 acres of TMP #12-8-118 to TMP #12-8-119-1. The resulting properties will be 0.89 acres net TMP #12-8-118 and 0.64 acres net TMP #12-8-119-1 in area. Both properties contain an existing single-family dwelling with various outbuildings. The lot line adjustment will resolve an existing encroachment of paved parking area over the side lot line. Both lots are served by public sanitary sewage service and on-lot wells. Site is located within the Suburban Zoning District

Mr. Todd Myers, P.E., Cowan Associates and Mr. Tom Frier Senior and Mr. Tom Frier Junior were present.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to grant preliminary/final approval to the Frier Lot Line Adjustment plan contingent on compliance with C. Robert Wynn Associates letter dated October 1, 2019 and granting of waivers as requested. With no additional discussion, all present voted in favor.

Etzler Lot Line Adjustment 2386 East Rock Road. Lot line adjustment subdivision at 2386 East Rock Road proposes to reconfigure four adjoining tax parcels to incorporate the existing driveway to TMP 12-11-19-6 within a deeded lane; combine TMPs 12-11-19-5 and 12-11-19-4; and modify TMP 12-11-19-7 to only have frontage along Mountain View Road. The three resulting lots will contain 4.65 acres net, 10.11 acres net, and 13.68 acres net respectively. The existing dwellings are served by onsite sewage disposal systems and wells. No improvements are proposed on the plan. Site is located within the Rural Residential Zoning District. A proposed deed restriction is to be removed from the plan in the vicinity of the pond.

Mr. Todd Myers, P.E., Cowan Associates and Mr. Gunther Etzler were present.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to grant preliminary/final approval to the Etzler Lot Line Adjustment plan contingent on compliance with C. Robert Wynn Associates letter dated October 2, 2019 and granting of waivers as requested. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status. Review dated October 2, 2019 is in the Board's packets. No action is necessary.

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

Solicitor Report: John Rice, Esq.

Perkasie Regional Authority Conditional Use Hearing Application and Land Development 1503 Park Avenue. Mr. Mark Eastburn, Esq., Eastburn and Grey, and Mr. Kevin Wolf P.E., Andersen Engineering were present. A Stenographer transcript is stored for five years. Applicant proposes to construct a 1,152 SF booster pump building and free-standing generator pad adjacent to an existing water tank on a 2.25 acres parcel located along Park Avenue within the Residential 1 Zoning District. Use G1, Utilities, is permitted as a Conditional Use within the R-1 zoning district. The proposed non-residential accessory structure, Use I1, is a permitted use in the R-1 zoning district; as it is accessory to the G1 use, conditional use approval is required in addition to land development plan approval. Applicant prefers to install a fence for a buffer due to trees will eventually overgrow equipment but will defer to adjoining property owners preference. The hearing was open for public comment. Seeing none the hearing was closed.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to approve the Conditional Use application contingent on noise complaints, if they occur, will be addressed and compliance with all Township Ordinances. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to grant preliminary/final approval to the Perkasie Regional Authority Land Development plan contingent on compliance with C. Robert Wynn Associates letter dated October 3, 2019 and granting waivers requested, excluding waivers per Andersen Engineering letter dated October 7, 2019 and excluding waiver of 22-525.1.C fee-in-lieu of recreation land. With no additional discussion, all present voted in favor.

General Obligation Note Ordinance. A public hearing was held to act on an Ordinance authorizing the issuance and the awarding of a general obligation note in the amount of up to \$550,000.00, principal amount, to QNB Bank. The Note will bear interest at the rate of 2.95% over the seven year term of the Note. The funds to be obtained from the borrowing will be used for the design and construction of the renovation of the existing municipal building and a new addition to the municipal building; capital improvements related to the renovation and addition to the municipal building; and the costs of issuance of the Note. Mr. Volovnik noted the current building was constructed by the vocational school with no updates to the building in a long time and it was a much needed project with no tax increase needed for the project. The hearing was open for public comment.

- Ryan Gottshall, 2201 N. Rockhill Road, stated that the building needs things, but renovations are being rushed into and monies should be allocated to the Rock Hill Quarry litigation, not the Township building. He believes the quarry should have been handled like a natural disaster and more monies put towards quarry litigation. Mr. Nyman stated that the Township office addition has been reviewed for over two years and as stated at the last meeting to Mr. Gottshall, the monies towards the building can only be spent for capital projects for which they were collected and cannot be re-allocated for General Fund litigation expenditures. The primary instigation for the project has always been staff security but it also addresses public meeting space needs and making presentations more inclusive visibly to the public. Mr. Gottshall believes funds can be diverted and believes that the public is okay in existing space.
- Todd Hippauff, 29R Rockhill Road, asked how the borrowed funds would be distributed. Mr. Rice stated that they would be drawn down as needed during construction.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to adopt **Ordinance 292** for a General Obligation Note not to exceed \$550,000.00 as presented. With no additional discussion, all present voted in favor.

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

Department and Emergency Services Reports

On motion by Mr. Nyman, seconded by Mr. Volovnik, 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:

- Dan Soliday, 1300 West Rock Road, thanked the Board for repaving West Rock Road and widening the apron on Three Mile Run Road. He noted there was activity in the pipeline easement. Maintenance was occurring on the pipeline.
- Todd Hippauff, 29R Rockhill Road, noted the agenda item waiving a conflict of interest was not acted on.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to waive the conflict of interest for David Caro, Grim Biehn and Thatcher. With no additional discussion, all present voted in favor.

- Tim Metzler, Perkasio Fire Department Chief, introduced himself as the new Perkasio Fire Department Chief and noted he was the Chief 14 years ago.

Adjournment

On motion by Mr. Nyman, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:25p.m.

Respectfully submitted,

Marianne Morano
Township Manager