

East Rockhill Township Board of Supervisors

February 25, 2020

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on February 25, 2020 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	David Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor 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 7:00p.m. by Mr. Nyman with the Pledge of Allegiance.

Announcements and Special Presentation

U.S. Census Partnership Specialist Lydia Hill was present to provide information on the upcoming 2020 census.

An Executive Session preceded tonight's meeting for attorney-client privileged information.

Mr. Nyman attended the Sellersville Fire Department Banquet and plans on attending the upcoming Dublin Fire Department Banquet.

Public Comment #1

- Dr. Ken Holtje, 2733 Three Mile Run Road, stated he and his wife live across from the Lake Nockamixon Boat Access and is opposed to recognizing the Weisel Village as a historic village which he believes could lead to the zoning being amended to Village Commercial allowing commercial uses in the vicinity of the Nockamixon Park. He was advised his prepared statement will be on file but not incorporated into the minutes.
- Dr. Alice Moore, 2747 Three Mile Run Road, stated she and her husband purchased their property in February 2002 to live across from the protected Lake Nockamixon State Park. They are opposed to any expansion of the Lake House Inn and the impact to the neighborhood in addition to a Zoning amendment. Her prepared statement is on file.
- Dr. Curt Barthel, 2743 Three Mile Run Road, stated he and his wife have lived on their property since 2002 prior to the current Lake House Inn owner taking ownership and converting to a banquet facility. They are opposed to historical Weisel Village recognition which could result in a Zoning change which he believes will have a negative impact on his community and Nockamixon State Park which need to be protected from an aggressive business venture. His prepared statement is on file.
- Kelly Kneuppel, 2810 Creek Road, Bedminster Township, stated her property looks directly upon the Lake House Inn and is grateful citations have been issued to cease using two residential

properties for transient use. She is opposed to any zoning change that could allow homes to function as a hotel by claiming that a family uses them. Her prepared statement is on file.

- Jeffrey Kneuppel, 2810 Creek Road, stated concern for the expansion efforts of the Lake House Inn and is not naïve enough to think there will not be a lengthy battle. He believes the Lake House Inn owner makes a mockery of Township zoning laws, there should not be an unpermitted expansion of a commercial business in a residential area and Lake Nockamixon should be preserved. His prepared statement is on file.
- Ned Powell, 2747 Three Mile Run Road, stated his wife was diagnosed with cancer in 1992 and died in 1996 and the Lake House Inn is like a cancer in the neighborhood and has a constant concern.
- Ryan Gottshall, 2201 N. Rockhill Road, asked if a Township permit is required for oversized loads and noted the draft comp plan hard copy is \$100. A State permit is required for oversized loads and a pdf will be available on the Township website.

Approval of Minutes and Bills Payable:

Approval of Minutes from January 28, 2020 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' January 28, 2020 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated February 21, 2020 in the amount of \$209,729.09.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated February 21, 2020 in the amount of \$209,729.09 as presented. With no additional discussion, all present voted in favor.

Planning Commission Report: Anne Fenley

Ms. Fenley reported that the draft Comprehensive plan was reviewed, a candidate for the vacancy on the Commission introduced himself with a second candidate anticipated at March's meeting and the Penridge School District accessory building application was recommended for waiver of land development.

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

Penridge Community Center Report: David Nyman

Mr. Nyman provided the annual report announcing the many services available for members 55 years and older in addition to legacy room rental available to everyone.

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

Penridge Wastewater Treatment Authority Report: David Nyman

The January 27, 2020 Penridge Wastewater Treatment Authority minutes and January 2020 flows are on file.

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

Penridge Regional Police Department Report: Chief Blake

Chief Blake shared the January 2020 Penridge Regional Police activity report. The report is on file.

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

Township Manager's Report: Marianne Morano

Request for Waiver of Land Development from Penridge School District. Mr. Kelly Harper, Penridge School District Director of Operations, was present to review a proposed approximately 12 feet x 24 feet, accessory building to be located on existing impervious surface to store and secure three (3) gators used for security purposes on the campus.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to grant waiver of land development submission to Penridge School District located at 1228 North Fifth Street for an accessory building as presented. With no additional discussion, all present voted in favor.

Park and Recreation Meeting Report February 11, 2020. Ms. Morano reported that 2020 park projects were reviewed.

Conditional Use Application: Scholl Truck and Car Wash, 2301 North 5th Street.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Solicitor to advertise the Conditional Use Hearing for March 24, 2020. With no additional discussion, all present voted in favor.

Roadwork Bid Documentation. Bid proposals were provided to the Board for an overlay on Sterner Mill Road between Mountain View and Clymer Roads per the approved 2020 budget. Line striping will be done separately.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Bray Brothers, Inc. in the amount of \$126,450.00 for an overlay on Sterner Mille Road from Mountain View Road to Clymer Road per the submitted bid documents. With no additional discussion, all present voted in favor.

Lawn Maintenance Proposals. Requests for Proposals as advertised were provided to the Board for grass mowing and maintenance services for the 2020 and 2021 seasons on specific open space.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Emerald Garden for the 2020 and 2021 seasons as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, 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 January 2020. Of note, dead ash trees to be removed are 18 street trees in Country Hunt; 15 street trees in Pines of Penridge and 20 trees surrounding the park house in Willard H. Markey Park. A one-ton dump truck cost is \$92,338.68 to be payable from state aid fund. The report is on file.

On motion by Mr. Nietupski, 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.

Penridge Airport Release of Escrow Voucher #3.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Authorization Voucher Number 3 payable to C. Robert Wynn Associates in the amount of \$80.46 for construction observation and escrow administration. With no additional discussion, all present voted in favor.

Penridge Airport Annual Safety Inspection Report. Following up on the Pennsylvania Department of Transportation report to Penridge Airport dated April 25, 2019 trees have been identified on the property line between Willard H. Markey Centennial Park and Penridge Airport and five trees to the right of the park driveway.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve J & J Arbor trimming the property tree line and dropping five trees to the right of the Willard H. Markey Centennial Park driveway for a not to exceed amount of \$3,900.00. With no additional discussion, all present voted in favor.

Municipal Office Addition and Renovation. Meetings have taken place with the four prime contractors to discuss value engineering for any concerns the Contractor which resulted in a roofing shingle change reduction, correction of security issues that were not addressed properly and change to HVAC dehumidification and controls. A pre-construction meeting is scheduled for March 16.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve Municipal Building Addition and Renovation Change Order #1 totaling \$46,738.00 as presented. With no additional discussion, all present voted in favor.

Act 537 Sewage Facilities Planning Amendment. As requested at January's regular meeting a proposal was provided to the Board for research, mapping and investigation of on-lot septic systems for PA DEP compliance. It was noted this cost was an unbudgeted expense, with the project to span 2020 and 2010.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the proposal totaling \$35,000 for Act 537 Sewage Facilities Planning Amendment as presented. With no additional discussion, all present voted in favor.

Green Ridge Estates West Extension Request. An extension request for Green Ridge Estates West Subdivision until June 9, 2020 has been received.

Subdivision Plan Review Status. Review dated January 31, 2020 is in the Board's packets. No action is necessary.

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

Solicitor Report: Patrick Armstrong, Esq.

Willard H. Markey Centennial Park Annexation amendment for Future Park Use.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to adopt **Resolution 2020-13** to amend 5-acres on tax map parcel 12-009-165 from future municipal use to future park use as presented. With no additional discussion, the motion passed 2-1 with Mr. Nietupski in opposition.

Conservation Easement Mountain View Road.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2020-14** for a conservation easement on approximately 13.2 acres on tax map parcel 12-011-019-007 for an aggregate purchase of \$7,500 per acre of the Eased Property through Open Space funds as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept 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. 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

- Mr. Nietupski suggested the draft comprehensive plan be made available for \$5 per copy instead of the \$100 per copy charge as per the current fee schedule. Ms. Morano will provide copy cost from a printer for the Board’s consideration.
- Mr. Nietupski provided a draft Resolution to be reviewed by the Township Solicitor proposing modification of the definition of a continuously operating quarry.

Public Comment #2:

- Ryan Gottshall, 2201 N. Rockhill Road, questioned the total cost of the Municipal Office addition and renovation with the approved change order. \$832,262.00.

Adjournment

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:21p.m.

Respectfully submitted,

Marianne Morano
Township Manager