

East Rockhill Township Board of Supervisors

November 24, 2020

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on November 24, 2020 in the meeting room at the Pennridge Regional Headquarters, 200 Ridge Road, Sellersville, PA 18960.

Present:	David Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Colby Grim, Esq.	Township Solicitor
	Jeff Scholl	Public Works Director

The meeting was called to order at 7:00p.m. by Mr. Nyman with the Pledge of Allegiance.

Announcements:

Based on the Governor's current COVID19 Disaster Declaration, the Board of Supervisors held their monthly meeting with special meeting protocol for public participation. The meeting packet was available on the Township website. Pre-registration on a first-come first-serve basis with limited attendance was available. Anyone wishing to provide public comment could do so electronically or by submitting a public comment form. All public comment will be read at the Board's meeting.

October 2020 Draft Comprehensive Plan. Bucks County Planning Commission representatives, Mr. Michael Roedig and Mr. Luke Rosanova, were present to review the October 2020 Draft Comprehensive Plan as recommended by the East Rockhill Township Planning Commission for consideration. It was noted there are 13 plan actions to maintain the rural character of the Township in response to results received from resident's survey.

- Mr. Nyman noted the update to the Comprehensive Plan began in September 2018 with the Planning Commission holding many public meetings to review the plan with two 45-day review public comment periods as the result of a use plan map revision and stated it has been a thorough process for over two years.
- Mr. Volovnik thanked the Bucks County Planning Commission for an excellent job.
- Mr. Nietupski stated this was a policy document and he did not agree with recommendations in regards to historic and scenic resources demolition regulations and the recommended change in Zoning on SR313 from Commercial Office to Resource Protection, thanked the Bucks County Planning Commission for their hard work, but therefore would not support approval.
- Mr. Nyman recommended eliminating the Weisel Hamlet paragraph from page 70.
- Jeff Knueppel, 2810 Creek Road, stated he had a problem with inclusion of Weisel Hamlet because of the uncertainty of the location which was introduced by a business owner in the neighborhood. He appreciates the support of the Board in this matter in addition of more aggressive short-term rental regulations.
- Ned Powell, 2747 Three Mile Run Road, appreciates the Board listening to the resident concerns.

Mr. Nyman announced the meeting was being recorded by a resident and it is unknown what is done with the recordation.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to adopt **Resolution 2020-16** updating and amending the East Rockhill Township Comprehensive Plan with an amendment to remove the Weisel Hamlet paragraph on page 70 as presented. With no additional discussion, the motion passed 2-1 with Mr. Nietupski voting in opposition.

Mr. Nyman thanked Bucks County Planning Commission for their valuable knowledge and assistance.

Public Comment #1:

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes from October 27, 2020 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' October 27, 2020 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated November 19, 2020 in the amount of \$406,915.80.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated November 19, 2020 in the amount of \$406,915.80 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Request for Waiver of Land Development from Peace Tohickon Church. Mr. Richard Kapusta, architect, Reverend Gary Costa and Mr. Michael Cygan Church Council Vice President, were present to review a proposed 41' 4" x 82' (3,389 square feet) pavilion with public bathrooms at 100 Old Bethlehem Road, Perkasio, PA.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant a waiver of land development submission to Peace Tohickon Church located at 100 Old Bethlehem Road for a public pavilion contingent on addressing any concerns of the Township Engineer, receiving Bucks County Department of Health approval for the public restrooms, notifying adjacent property owners of the project and following all Township regulations as presented. With no additional discussion, all present voted in favor.

Verizon Franchise Agreement Renewal. An Executive Summary for a Cable Franchise Renewal Agreement from Cohen Law Group who negotiated the Verizon Franchise renewal on behalf of the Bucks County Consortium was provided to the Board. It was noted the Agreement was for a 5-year term.

Mrs. Morano noted that in 2017 the Pennridge School District requested use of East Rockhill Township's one government or education channel. At that time it was the Board's consensus to add a channel with the Verizon Franchise renewal. However, the current Board consensus is to allow Pennridge School District the use of the one government or education channel if requested.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, authorizing the Township Solicitor to advertise an Ordinance to consider the Verizon Franchise renewal as presented. With no additional discussion, all present voted in favor.

East Rockhill Township Polling Location. Mrs. Morano stated at the 2020 general election, the current polling location parking area could not accommodate all the vehicular traffic requiring voters to park on adjacent properties and walk on Ridge Road. Our public works staff was required to be present 7:00a.m. to 7:00p.m. to direct traffic in the parking lot, an exterior light rental was needed and there is poor sight visibility pulling in and out. Also, one of the two voting districts needed to wait in long lines to vote. It was noted Bucks County Board of Elections will determine a polling location however poll volunteers in both districts prefer to continue to work together and many times voters do not know their voting district but are still able to vote in the same location. The Pennridge School District does not provide polling locations as they are often in session. The consensus of the Board was that the current polling location no longer is functional and Mrs. Morano was requested to contact First Baptist Church as a possible new polling location.

Resolution 2020-17 Street Light Assessment.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2020-17**, setting the Street Light Assessment at \$41.00 per designated property for 2021. With no additional discussion, all present voted in favor.

Resolution 2020-18 Fixing the East Rockhill Township Fee Schedule for 2021.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2020-18**, setting the fees for 2021 as presented. With no additional discussion, all present voted in favor.

Resolution 2020-19 adopting a Final 2021 Budget.

Mr. Nietupski asked how general fund and sewer fund were presented as balanced funds. Mrs. Morano stated general fund would be utilizing a balance forward and sewer fund incorporated a sewer rate increase as authorized in the budget work session. Mrs. Morano stated the draft budget was advertised and made available on the website. No public comment was received.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2020-19** adopting the Final 2021 Budget in the amount of \$4,055,706 in revenue and \$4,055,706 in expenses for all funds. With no additional discussion, all present voted in favor.

Resolution 2020-20 Fixing the Real Estate Tax Rate for 2021.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2020-20** fixing the Real Estate Tax Rate for 2021 at 8.725 mills for general purposes; 1.0 mill for Fire Protection; 1.26 mills for Building Debt Service; 1.25 mills for Capital Improvement. With no additional discussion, all present voted in favor.

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 as of November 19, 2020. Of note, two new driving range attendants will be needed in the Spring 2021, the flagpole for the Willard H. Markey Centennial Park will be stored until installation in 2021 and a pump for the treatment plant will be repaired instead of a new one at this time. The report is on file.

Mr. Nietupski thanked Mr. Scholl for clearing a tree from State Rte 313 that was on cable wires.

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.

Township Engineer Report: Marianne Morano
Municipal Office Addition / Renovation Update.

Mrs. Morano updated the Board, stating that the Municipal office addition is moving into finish work with paint to be completed today followed by floor installation after heating system has been turned on. Renovation demolition work is ongoing. Some structural repairs are being investigated in the area being renovated.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, authorizing general contractor change order for dais counter and support in the total amount of \$6,440.77 and authorizing electrical change orders for electric demolition, enclosure of attic lighting and receptacles, exterior receptacles and lighting in lobby in the total amount of \$9,663.00 as presented. With no additional discussion, all present voted in favor.

Release of Escrow Vouchers.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve Woods Edge Subdivision Voucher Number 16 payable to Lynn Builders LLC in the amount of \$14,518.00 for paving as presented. With no additional discussion, all present voted in favor.

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

Township Solicitor Report: Colby Grim, Esq.

There was none.

Board and Commission Reports

Penridge Regional Police Department: Gary Volovnik

Mr. Volovnik shared the October 2020 Penridge Regional Police activity report. The report is on file.

Penridge Wastewater Treatment Authority: David Nyman

Mr. Nyman shared the September 2020 and October 2020 Penridge Wastewater Treatment Authority minutes and flows and noted the personnel policy has been updated and there is ongoing discussion to develop a capital fund for major repairs. The report is on file.

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

Department and Emergency Services Reports

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

New or Other Business – Supervisors’ Items

- Mr. Nietupski followed up with his request for the Treasurer report to be in the public meeting packets. It was noted that without a firm understanding of the budget the report would not be beneficial. The report is a public document and is available upon request.

Public Comment #2:

- Ned Powell, 2747 Three Mile Run Road, owns property at the corner of Three Mile Run Road and Old Bethlehem Road and would like road water runoff addressed. Township is already looking to improve the road as part of a Bucks County Conservation District dirt and gravel grant program as discussed with the 2021 budget. Traffic counts are required from November to March and the Township Engineer will review the plan.
- Ryan Gottshall, 2201 N. Rockhill Road, asked if the Comprehensive Plan could be amended or a section added in the future. Since the Township does not need something to be in the comprehensive plan for the Board to take action on an item, amendments would be impractical.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:08p.m.

Respectfully submitted,

Marianne Morano
Township Manager