

Notes of Meeting
East Rockhill Township Zoning Hearing Board
December 21, 2020

The East Rockhill Township Zoning Hearing Board was held at 7:00p.m. on December 21, 2020 in the meeting room at Pennridge Regional Police Headquarters, 200 Ridge Road, Sellersville, Pennsylvania.

Present: David Chlebda, Zoning Hearing Board Chairperson
David Watt, Zoning Hearing Board Vice-Chairperson
John Fenley, Zoning Hearing Board
Scott MacNair, Zoning Hearing Solicitor
Marianne Morano, Asst. Zoning Officer

The Zoning Hearing Board public hearing was convened at 7:01p.m. by Mr. Chlebda.

Mr. Chlebda announced an Executive Session took place prior to the meeting. No decisions 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 Bucks County Court Reporters. Transcripts are stored for five years.

Old Business

20-05: Michael Heridia – 1528 N. Ridge Road to consider application of Michael Heridia concerning a property located at 1528 N. Ridge Road, Perkasio, PA 18944, also known as Tax Map Parcel Number 12-9-165-003. The property is located in the RR – Rural Residential zoning district. The Applicant seeks a special exception to change the use of the property from one nonconforming use (H-11 Junkyard Use) to a different nonconforming use (H-5 Contracting Use). In the alternative, the Applicant requests variances from Sections 27-306 and 27-601 to permit an H-5 Contracting Use in the RR Zoning District. In addition, the Applicant appeals the Zoning Officer's decision to deny the H-5 Contracting Use.

Hearing was closed November 17, 2020 and continued to December 16, 2020 which was rescheduled due to a winter storm. The rescheduled hearing notice was posted to the Township website, sent out as a meeting notice and posted to Pennridge Regional Police Headquarters front door.

On motion by Mr. Watt, seconded by Mr. Fenley to grant a special exception contingent on items listed in exhibit A6 and A9 with one additional condition summarized as follows: property shall have only one single-family dwelling to be occupied by owner or employee of business; chipping of organic material permitted and cutting up of utility poles before removal of both products from the Property; chipping of organic material including tree stumps, tree branches and brush permitted; chipping to occur only during hours of 7a.m. and 5p.m. Monday through Friday and 9a.m. and 12p.m. on Saturdays with no Sundays; Owner shall not operate a tub grinder; no more than eight on-site employees; Owner is permitted to administer business from the property; existing nonconforming H11 Junkyard use shall be abandoned, discontinued and extinguished to Township satisfaction; Owner shall submit a Land Development Application; Owner shall provide an easement in the rear of the Property to benefit East Rockhill Township to allow a service road to Markey Park; no retail sales; landscaping byproduct can be stored in storage bins on temporary basis prior to removal to permanent disposal location; Owner permitted to store equipment with tub grinder prohibited; Owner shall obtain all sewage and well water approvals as necessary; Owner will install two pull-offs on driveway to allow vehicles to pass; average number of Owner owned trucks will be twenty inbound and twenty outbound on a daily basis; on-site chipping shall not operate for more than two total hours in one day; Owner shall install fence or sound proofing where chipping work to be done to Township satisfaction; lighting will be installed to be least adverse impact on surrounding residential homes; readiness preparation plan submitted to Township satisfaction. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision are the Official Decision of the Zoning Hearing Board.

- Roger Valois, representative for the applicant, questioned if the road from the East Rockhill Township Municipal Office and Markey Park would need to be paved and asked if the Junkyard License was current. Road will be determined by East Rockhill Township and the last license issued was for 2019.

Approval of November 17, 2020 Notes

On motion by Mr. Watt, seconded by Mr. Fenley to adopt the November 17, 2020 meeting notes as presented. With no additional discussion, all present voted in favor.

Adjournment

With no additional discussion, the hearing adjourned at 7:23p.m.

Respectfully submitted,

Marianne Morano
Asst. Zoning Officer