

East Rockhill Township  
PLANNING COMMISSION MINUTES

April 8, 2021

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on April 8, 2021 at the Municipal meeting room at 1622 N. Ridge Road, Perkasio, PA 18944.

Present: Anne Fenley, Chairperson  
David Nyman, Secretary  
Richard Kelly, Member  
Blake Eisenhart, Member  
Aaron Teel, Member  
Colin Monahan, Member  
Steve Baluh, P.E., Township Engineer  
Marianne Morano, Township Manager

Members of the public were present.

The meeting was called to order at 7:00pm by Chairperson Mrs. Fenley.

**Announcement:**

The Planning Commission held their regular meeting with special meeting protocol. The plan was available on the Township website. In-person attendees are physically distanced and required to wear masks at all times. Pre-registration on a first-come first-serve basis with limited attendance was available. Anyone wishing to provide public comment could do so on agenda and non-agenda items. All public comment will be read at the meeting.

**Approval of February 11, 2021 Minutes:** On motion by Mr. Eisenhart, seconded by Mr. Kelly, to approve the meeting minutes from the February 11, 2021 Planning Commission regular meeting. With no additional discussion, all present voted in favor.

**New Business:**

**Hyseni Lot Line Adjustment:** Lot line adjustment subdivision proposes three conveyances totaling 0.21 acres (gross) between TMP #12-5-65 and TMP #12-5-66, resulting in no net change in gross area of each parcel. The properties are 0.52 acres gross (Hyseni, TMP #12-5-65) and 3.90 acres gross (Isopi/Booth, TMP #12-5-66) in area. Both properties contain existing single-family dwellings with various outbuildings. Various structures on each lot are nonconforming with respect to building setbacks, and the Hyseni property is nonconforming with respect to lot size. Hyseni also own the adjoining TMP 12-5-65-1 (0.10 Acres gross) which contains a garage. Both lots are served by on-site sanitary sewage service and on-lot wells. Site is located within the Resource Protection (RP) Zoning District.

On behalf of the applicant Mr. Donald Bara, PLS was present.

1. Plan should be revised to identify the future rights-of-way for Route 313 (50' from centerline) and Sterner Mill Road (30' from centerline) . Additionally, in accordance with the definition of yard setbacks in the Zoning Ordinance , the front yard setback is required to be measured from the future right-of-way line. Further , front yard setback is required along all street frontages . Setback lines should be corrected on the plan. Where structures encroach into the future right-of-way, the right-of-way line may be "stepped" around the structure . (SLDO Section 403.2.M)  
 In accordance with section 506 .2 of the Subdivision Ordinance, the area within Route 313 and Sterner Mill Road future right-of-way is required to be offered for dedication and should be accepted as an easement, unless a waiver is requested in writing and accepted by the Township. If dedication is required, legal description(s) for right-of-way dedication, signed and sealed by the responsible surveyor , should be submitted for review . (SLDO Section 22-506 .2) **Will comply. A revised plan and waiver requests have been submitted.**
2. Proposed property and future right-of-way (concrete) monumentation must be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**
3. Deeds of Consolidation should be recorded at the time of plan recordation so that a nonconforming parcels are not created. Preparation and recordation should be completed by council for the applicant , with proof of recording submitted for Township records in a form satisfactory to the Township Solicitor. **Will comply. Applicant's counsel will address.**
4. Street improvements including cartway widening, drainage facilities, curb, and sidewalk are required to be installed along the property frontage in accordance with Sections 22-505, 506, 512, and 513 of the Subdivision Ordinance, unless a written request for waiver of frontage improvements is submitted by the applicant and approved by the Township. (SLDO Section 22-308) **A waiver request has been submitted.**
5. Property owner names should be printed under each owner signature line with both notary statements. Additionally, for clarity TMP numbers should be included in each notary certification. **Will comply.**
6. For clarity "Z" markings should be included on the plan to indicate areas to be merged. **Will comply.**
7. Township Planning Commission signature block should be revised to read "Recommended for approval by... ". (SLDO Section 22-404) **Will comply.**
8. Sewage system/holding tank location should be identified on Hyseni property. **Will comply.**

9. Zoning data chart for Use B11 should be removed from the plan (accessory uses utilize requirements for the principal use). **Will comply.**

**On motion** by Mr. Eisenhart, seconded by Mr. Kelly to recommend preliminary final lot line adjustment approval contingent on compliance with Wynn Associates March 22, 2021 review letter. With no additional discussion, all present voted in favor.

**Old Business:**

**McClennen Tract:** Mr. Baluh reviewed the Court of Common Pleas-of Bucks County Court Order dated August 27, 2013 which was provided to the Commission. He stated the use was permitted in the Zoning District by conditional use approval. Multiple hearings were held, a decision was rendered and that decision was appealed and resulted in the court order and thereby numerous items are already agreed upon. There would be exits of the 198 unit development onto Old Bethlehem Pike in the vicinity of Tabor Road and on Hill Road in the vicinity of Stone Edge Road. It was noted since 2013 there have been changes to stormwater regulations, traffic and PFAS contamination.

- Kathleen Percetti, 2037 Hill Road, stated water collects from 2 locations with significant flooding near her property next to Three Mile Run. Also, Hill Road is narrow the drainage ditches need to be addressed.

Planning Commission requested the Township Solicitor attend the May 6, 2021 work session. Per Township protocol, Mrs. Morano will communicate with the Solicitor.

**Public Comment:**

There was none.

**Adjournment:** **On motion** by Mr. Eisenhart, seconded by Mr. Kelly the meeting adjourned at 7:50pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager