

East Rockhill Township  
PLANNING COMMISSION MINUTES

June 10, 2021

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on June 10, 2021 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

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

Members of the public were present.

The meeting was called to order at 7:02pm by Mrs. Fenley.

**Announcement:**

The Planning Commission held their regular meeting in accordance with CDC guidelines. Meeting attendees who are fully vaccinated (COVID) are not required to wear masks.

**Approval of May 13, 2021 Minutes:** On motion by Mr. Chellew, seconded by Mr. Teel, to approve the meeting minutes from the May 13, 2021 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

**Subdivision Plan Review Status Memo Dated June 6, 2021:** On motion by Mr. Nyman, seconded by Mr. Chellew, to acknowledge receipt of Green Ridge West subdivision extension request to September 30, 2021 and McClennen Tract subdivision extension request to October 7, 2021.

**Old Business:**

**Pennridge School District, New Parking and Practice Field, North Fifth Street:** Ms. Carolyn DuBois, RLA K&W Engineers was present.

Ms. Dubois provided an overview of the plan that would expand the high school and middle school campus parking noting 215 new vehicle parking spaces at the high school, 46 new bus parking spaces at the transportation facility and 48 vehicle parking spaces in the vicinity of the middle school due to relocating small buses and restriping. In addition a new pedestrian access was proposed.

It was noted 80% of Wetland Margins are required to be preserved and applicant stated they were at 85%.

Application will be made to Perkasie Borough who has ownership of one of the two traffic signals. It was recommended a crosswalk on Blooming Glen Street be considered for the safety of walking students using the proposed pedestrian access.

Applicant will discuss with the traffic engineer the possibility of utilizing 2017 traffic volume and conducting traffic counts after completion of the improvement to address the traffic impact.

Pennridge School District will advise how parking will be controlled to deter students parking off campus following the addition of the new spaces on campus due to a concern more students will drive and continue to park off site.

Sanitary sewer easements that traverse the property and the future walking path easement already approved are to be included in the revised submission. It was noted the sewer line is fed from a pump station and cannot be taken off line. Township Engineer will provide consultant with as-built plans.

Impervious surface calculations will be reviewed with the Township Engineer.

In addition to new parking, the School District is proposing to consolidate all parcels as a lot line adjustment.

Applicant will address all items in the Township Engineer review letter and anticipates resubmission for the August 12, 2021 advertised regular meeting.

**Public Comment:**

- Walt Zamroz, recently received a zoning denial letter however he believes he knows what needs to be submitted for review.
- Tina O'Rourke, 1819 Old Bethlehem Pike, supports the McClennen Tract plan which will allow access to public sewer and water.

**Adjournment:** On motion by Mr. Chellew, seconded by Mr. Nyman, the meeting adjourned at 7:35pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager