

East Rockhill Township Board of Supervisors

August 24, 2021

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on August 24, 2021 in the meeting room at the East Rockhill Township Municipal Office, 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
	Will Oetinger, 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.

Members of the public and press were present.

Announcements:

An Executive Session preceded the meeting to discuss potential litigation.

Public Comment #1:

- Lou DiTonno, 1 Boulder Drive, stated concern for increased stormwater from the pending McClennen Tract subdivision, the potential flooding impact to Stone Edge Road bridge and Township efforts to acquire an easement on private property which has not been offered for sale to allow for replacement of the bridge.
- Edward Murphy, 18 Stone Edge Road, stated the Stone Edge Road bridge was constructed as a temporary construction entrance to the Ridge Run Development and was to be replaced upon the final phase of the Ridge Run Development which was constructed over 30 years ago.
- Larry Wheatley, 5 Boulder Drive, stated a retention pond in the Ridge Run Development fills with water and requested Stone Edge Road bridge be replaced.
- Roseanne Valone, 5 Ridge Run Road, stated she walks and runs on the road and encounters speeding vehicles.
- Edward Murphy, 18 Stone Edge Road, stated he wants speed humps installed.
- Sue Clark, 46 Stone Edge Road, stated concern for speeding in the Ridge Run Development and likes speed humps.
- Cherie Crowther, 51 Stone Edge Road, stated speed concerns on her road.
- Lou DiTonno, 1 Boulder Drive, stated the neighborhood is changing and new families have not seen bridge flood out. He wants a larger round-a-bout at Park Avenue and Three Mile Run Road for trucks, RVs and buses.

Pennridge Regional Police will gather speeding data and the Township Engineer will provide a summary of the history of Stone Edge Road bridge.

Approval of Minutes and Bills Payable:

Approval of Minutes from July 27, 2021 Regular Meeting.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt the meeting minutes from the Board of Supervisors' July 27, 2021 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment Unpaid Bills dated August 20, 2021 in the amount of \$161,518.87.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated August 20, 2021 in the amount of \$161,518.87 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

2022 Preliminary Draft Budget.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize advertising 2022 preliminary budget work session meetings for 6:15pm on September 28, 2021 and October 26, 2021. With no additional discussion, all present voted in favor.

Municipal Office Addition. A proposal and agreement was presented from JMS Acoustics to provide solutions to rectify acoustics. It was stated the evaluation would cost \$2,000.00 and estimated cost of improvement is \$12,000.00. A proposal from Wenhold Builders for fascia replacement is pending. It was noted the current fascia was specified and installed according to approved bid plans.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Manager to execute the JMS Acoustics LLC Agreement as presented. With no additional discussion, all present voted in favor.

1802 Ridge Road. The tenant has requested a B10a Professional Office home occupation use. The Board consensus was to not approve the request.

Spring / Summer 2021 Newsletter. Mrs. Morano stated phone calls have been received from residents who just received the bi-annual printed newsletter last week that was given to the post office the end of April 2021 for delivery. It was noted the printed newsletter was posted to the website electronically and sent out to all subscribers in conjunction with the delivery to the post office. Residents who contacted the Township were advised to sign up for news alerts through the Township website.

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 August 20, 2021. Mr. Scholl noted setting the flagpole at Markey Park was delayed due to rain and there is difficulty getting parts to repair the 2005 GMC dump truck. 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.

Township Engineer Report: Steve Baluh, P.E.

First Baptist Church Land Development Waiver Request. Mr. Scott Mease, PE, PLS was present to review a revised land development request to amend 2019 approval for additional parking and two (modulars). The approved parking lot was constructed, however the modular classrooms totaling 3,600 square feet were not due to COVID-19 and Church closures. The revised land development request is for a 2,793 square feet building addition to the existing sanctuary. The Church will not be proceeding with the two modular classrooms and future land development as originally proposed in 2019. As requested during the Planning Commission review, the adjoining neighbor was contacted for potential water concerns and was satisfied with the proposed project.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant land development waiver to First Baptist Church, 1600 N. Fifth Street, for a 2,793 square feet sanctuary addition rather than two modular classrooms as presented. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status. Review dated August 9, 2021, is in the Board's packets.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of Pennridge School District extension request to October 29, 2021 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's report. With no additional discussion, all present voted in favor.

Township Solicitor Report: Wil Oetinger, Esq.

Fox Hill Development. A representative of the applicant, Eric Rosenblum, was present to answer any questions.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to ratify the dedication of the Fox Hill Development and authorize release of remaining escrow minus planting retainage of \$17,500.00 and outstanding costs incurred by the Township. With no additional discussion, all present voted in favor.

WEGBB Zoning Hearing Board Matter.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Solicitor to file a complaint as discussed in Executive Session to enforce the WEGBB Zoning Hearing Board decision. With no additional discussion, all present voted in favor.

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

Board and Commission Reports

Pennridge Regional Police Department: Chief Paul Dickinson, Jr.

The Chief shared the July, 2021 Pennridge Regional Police activity report. The report is on file. Chief Dickinson reiterated Stone Edge Road speeding data would be collected for Township review.

- Individually unidentified interjections from the public reiterated speeding concerns and questioned methods of collecting speeding data.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Pennridge Regional Police Department report. With no additional discussion, all present voted in favor.

Planning Commission: Anne Fenley

Mrs. Fenley shared highlights of the August 12, 2021, meeting, noting review of applications from First Baptist Church, Weidner Tract, McClennen Tract, and Pennridge School District. The agenda and draft minutes were provided to the Board.

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

Pennridge Wastewater Treatment Authority: David Nyman

Mr. Nyman shared the August 23, 2021 meeting report. The July 2021 minutes and flow reports were provided to the Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Pennridge Wastewater Treatment Authority 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 Emergency Services reports. With no additional discussion, all present voted in favor.

New or Other Business – Supervisors’ Items:

- Mr. Nietupski stated opposition to a homeowner’s association as discussed during the Planning Commission Weidner Tract review and suggested the Board consider working cooperatively with Hilltown Township regarding maintenance of the new road.
- Mr. Volovnik requested an update to West Rock Road bridge reconstruction project from Bucks County and anticipated road closure information.

Public Comment #2:

- Larry Wheatley, 5 Boulder Drive, stated there are other traffic calming measures than speed humps.
- Edward Murphy, 18 Stone Edge Road, stated four-way stops could be considered.
- Lou DiTonno, 1 Boulder Drive, stated federal funds should be applied for stormwater drainage concerns.
- Mr. Volovnik noted the Stone Edge Road bridge was approved by PennDOT and the nearby railroad bridge impacted the design. The bridge was never to be replaced or considered temporary and was designed to flood as seen with the holes in the bridge.
- Interjections from numerous individually unidentified members of the public about Stone Edge Road bridge, McClennen Tract, speeding, allegation Township charges a fee for complaints, and active code enforcement patrols should take place on Saturday and Sunday.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 8:53p.m.

Respectfully submitted,

Marianne Morano
Township Manager