

East Rockhill Township Board of Supervisors

December 21, 2021

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on December 21, 2021 in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	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 7:01p.m. by Mr. Volovnik with the Pledge of Allegiance.

Members of the public and press were present.

Announcements or Presentations:

There was none.

Public Comment #1:

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes from November 23, 2021 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' November 23, 2021 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment Unpaid Bills dated December 17, 2021.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the 2021 Bills List dated December 17, 2021 in the amount of \$190,350.05 as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve payment of the 2022 Bills List dated December 17, 2021 in the amount of \$3,680.06 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

There was none.

Public Works Report: Jeff Scholl

Mr. Scholl updated the Board on Public Works activities as of December 17, 2021. The report is on file.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, 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. Mr. David Artman, PE, and Mr. Scott Mease, PE were present to review a revised land development request to amend 2019 approval for additional parking and two (modulars) and August 24, 2021 Supervisor approval for 2,793 square feet building addition. The parking lot was constructed, however the modular classrooms totaling 3,600 square feet were not. The revised land development request is for a 1,976 square feet outdoor nursery enclosure in addition to the 2,793 square feet addition. It was noted the playground enclosure would be for children during worship services and special events only. There will be a net increase of 800sf of impervious surface.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant amended land development waiver to First Baptist Church, 1600 N. Fifth Street, for a 1,976 square feet outdoor nursery enclosure as presented. With no additional discussion, all present voted in favor.

McClennen Tract. Mr. Brian Grant, Select Properties, Mr. Michael Kracht, Esq. and Mr. Kirk Clauss, PE, were present to request conditional preliminary approval per the Planning Commission December 9, 2021 recommendation and the 2011 stipulation agreement. Mr. Kracht stated roundabout, Hill Road, public water and public sewer were some of the items still under discussion and requested a staff meeting to resolve outstanding issues with a give and take to work towards a conclusion. Mr. Kracht asked for conditional preliminary approval for the McClennen Tract configuration.

- Mr. Volovnik stated Hill Road conditions during heavy rain events, PFAS water contamination, failing septic systems and Park Avenue and Three Mile Run Road have changed since the 2011 stipulation agreement wanted to make sure there were no oversights.
- Mr. Nietupski asked about stormwater, a lot near a stream bed was not in the same location as it is on the stipulation agreement plan, anticipated residents complaints for road conditions and snow removal having HOA and Township owned roads, if the roundabout was not built which 5 lots would be removed and stated concern townhouses did not have any yard ownership and cited a December 14, 2021 memo to the Board of Supervisors with Township Engineer status comments. The applicant stated stormwater review went above and beyond to ensure there will be no stormwater problems created, the lot was moved at the Planning Commissions request to not be near an existing dwelling, there is no known history of complaints having HOA and Township owned roads; applicant intends to build roundabout so removing lots has not been considered, townhouse house footprint and driveway ownership has become standard practice and they did not have a copy of the cited memo.

Consensus of the Board was for staff to meet with the applicant and reconsider the request at the January meeting.

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: Will Oetinger, Esq.

Penridge Airport Agreement Assignments. At the property owners request for the business park going from a corporation to LLC and separating out airport operations agreements were presented for Chairperson execution.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize execution of the Pennridge Airport Agreement Assignments as presented. 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

Penridge Regional Police Department: Chief Paul Dickinson, Jr.

The Chief shared the November, 2021 Penridge Regional Police activity report. The report is on file.

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

Planning Commission: Anne Fenley

Mrs. Fenley shared highlights of the December 9, 2021 regular meeting, noting review of applications from McClennen Tract, First Baptist Church and Pennridge School District. Pennridge School District proposed salt shed at their operation facility will be reconsidered at the January meeting after a staff site meeting to address residents concerns. It was stated Pennridge School District has contacted concerned residents to invite them to attend the site meeting. 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.

Penridge Wastewater Treatment Authority

The November 2021 minutes and flow reports were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt of the Penridge Wastewater Treatment Authority minutes and flows. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports

Consensus of the Board was 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 noted state representative redistricting has been proposed with a 30-day comment period and requested the item be on the January 3, 2022 reorganization agenda.

Public Comment #2:

There was none.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting into executive session. With no additional discussion, the meeting was adjourned at 7:55p.m.

Respectfully submitted,

Marianne Morano
Township Manager