

Notes of Meeting
East Rockhill Township Zoning Hearing Board
May 2, 2022

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on May 2, 2022 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present: Dave Chlebda, Zoning Hearing Board
John Fenley, Zoning Hearing Board
Kathleen Hart, Zoning Hearing Board
Scott MacNair, Zoning Hearing Solicitor
Marianne Morano, Asst. Zoning Officer

Members of the public were present.

The Zoning Hearing Board public hearing was convened at 7:07p.m. by Mr. Chlebda.

Reorganization:

On motion by Mr. Fenley, seconded by Ms. Hart to nominate David Chlebda as the Zoning Hearing Board Chairperson. With no additional discussion, all present voted in favor.

On motion by Mr. Chlebda, seconded by Ms. Hart to nominate John Fenley as the Zoning Hearing Board Vice-Chairperson. With no additional discussion, all present voted in favor.

On motion by Mr. Chlebda, seconded by Ms. Hart to appoint the law firm of Clemons, Richter & Reiss as the Zoning Hearing Board Solicitor. With no additional discussion, all present voted in favor.

Approval of April 21, 2021 Notes

On motion by Mr. Fenley, seconded by Ms. Hart, the April 21, 2021 notes were accepted with no changes.

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.

New Business

22-09: Jonathan Rufe – 1900 N. Fifth Street, Perkasie to consider the application of Jonathan Rufe concerning a property located at 1900 N. Fifth Street, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-009-225. This property is located in the AP – Agricultural Preservation Zoning District. The Applicant is seeking to add an A-8 Farm Unit. Section 27-304.A8.b of the Zoning Ordinance permits a maximum density of .033 dwelling spaces per acre. As a result, the Applicant is seeking a variance from Section 27-304.A8.b, as the property contains 41.3506 acres and with the existing home, does not meet the maximum density requirement to allow for two (2) dwelling units.

An amendment dated April 25, 2022 was received requesting relief to clarify grandchildren be included as immediate family who can reside in a farm unit.

Party Status requests received and approved:

- Jim Nietupski and Robin Bentzley (not present), 600 Route 313

Testimony: Was provided by Jonathan Rufe, applicant. Property owners William and Jewel Rufe were present.

Exhibit A-1 was entered as evidence with an analysis of 2900 parcels in East Rockhill. Of those, 11 parcels are greater than 61 acres that would meet the density requirement with 7 owned by the State or East Rockhill; 3 commercial and 1 privately owned.

It was noted the ground floor of the accessory building contained a garage, hobby workshop and ½ bathroom. The second floor contained a full bathroom, office, fitness room and wet bar with a small refrigerator, small dishwasher and sink. Access to the second floor is from stairs inside the building.

On motion by Mr. Chlebda, seconded by Ms. Hart, to grant the applicant approval for a variance as requested contingent on rental of the property be prohibited; applicant execute a declaration to the satisfaction to the Township Solicitor to be recorded on the property to prohibit profit as a rental; Bucks County Department of Health septic approval; comply with all evidence and testimony and lighting shielded and angled to not go off the property. With no additional discussion, all present voted in favor.

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

Adjournment

The hearing adjourned at 8:10p.m.

Respectfully submitted,

Marianne Morano
Asst. Zoning Officer