

East Rockhill Township Board of Supervisors

September 12, 2022

Special Business Meeting Minutes

The special business meeting of the East Rockhill Township Board of Supervisors to conduct a conditional use hearing was held at 7:00p.m. on September 12, 2022, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Gary Volovnik	Supervisor Chairperson
	Dave Nyman	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Will Oetinger, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Scott MacNair, Esq.	Special Council for Township
	Gregg Adelman, Esq.	Applicant Representation

The meeting was called to order at 7:00p.m. by Mr. Volovnik with the Pledge of Allegiance.

Members of the public were present.

Public Comment on Non-Agenda:

There was none.

Stenographic Record: A stenographic record of the Conditional Use Hearing for the Pennington Property Group, LLC was taken and will provide a record of the proceedings. A request can be made to Wendy Crowley Wendy.Crowley@yahoo.com. Transcripts are stored for five years.

Conditional Use Hearing. *Legal Notice: The Conditional Use Application for the construction of 46 townhomes as a B-3 Performance Standard Development upon the property located at 809 and 901 Three Mile Run Road, Perkasie, PA 18944, more particularly described at Tax Map Parcels No. 12-008-125, 12-008-126, 12-008-126-001, and 12-009-126, which is located in the S- Suburban Zoning District. The Applicant, in accordance with Sections 27-701 and 27-304 of Chapter 27 of the East Rockhill Township Code of Ordinances, filed a Conditional Use Application and requested approval for the proposed Performance Development Use on the property.*

Mr. Oetinger read the legal notice as advertised and announced how the hearing would be conducted, how citizens can participate and how the law requires all uses be permitted for. The B3 performance subdivision is a concentrated development with open space and is a permitted use in the Suburban Zoning District in which it is located by Conditional Use which allows for reasonable conditions to protect the public safety and welfare.

Party Status requests received and approved:

- Jessica McCauley, 711 Three Mile Run Road
- Amanda Crouthamel, 913 Three Mile Run Road

Party Status request received and denied:

- Jeffrey Herot, 2000 Three Mile Run Road, resides 1.8 miles from the property under review.

Mr. Oetinger entered Board exhibits.

Mr. Adelman entered Applicant exhibits and provided an opening statement.

Testimony: Was provided by Robert Cunningham, P.E. reviewing a Conditional Use Site plan last revised September 6, 2022 and the HC Holmes Cunningham LLC letter dated September 6, 2022 responding to Township Engineer August 8, 2022 review letter. Testimony was completed.

The hearing was continued to Monday, October 17, 2022 7:00pm at the same location.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the Hearing and reconvene October 17, 2022. With no additional discussion, the Hearing was adjourned at 9:35p.m.

Respectfully submitted,

Marianne Morano
Township Manager