

**East Rockhill Township Board of Supervisors**

**November 22, 2022**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on November 22, 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
	Jeff Scholl	Public Works Director
	Chief Dickinson	Pennridge Regional Police Department

The meeting was called to order at 7:01p.m. by Mr. Volovnik with the Pledge of Allegiance.

Members of the public were present.

**Announcements or Presentations:**

- The next meeting will be held December 20, 2022.
- An Executive Session will follow the meeting for potential real estate preservation.

**Public Comment #1:**

- Darren Laustsen, 308 W. Walnut Street, stated appreciation for making documents public on the website before meetings which assisted him having Perkasie Borough do the same thing.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from October 25, 2022, Budget Work Session and Regular Meeting and November 3, 2022, Conditional Use Hearing.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to approve the meeting minutes from the Board of Supervisors' October 25, 2022, Budget Work Session and Regular Meeting and November 3, 2022, Conditional Use Hearing, as presented. With no additional discussion, all present voted in favor.

**Payment of Unpaid Bills dated November 17, 2022, in the amount of \$590,708.67.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated November 17, 2022, for a total amount of \$590,708.67 as presented. With no additional discussion, all present voted in favor.

**Board and Commission Reports**

**Penridge Regional Police Department: Chief Dickinson**

The Chief shared the October 2022 Penridge Regional Police activity report. The report is on file.

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

**Penridge Wastewater Treatment Authority: Dave Nyman**

The October 2022 minutes and flow reports were provided to the Board. Mr. Nyman requested a potential PWTA land acquisition item for Executive Session.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Penridge Wastewater Treatment Authority report. With no additional discussion, all present voted in favor.

**Penridge Area Coordinating Committee: Dave Nyman**

The October 27, 2022, notes were reviewed and are on file.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Penridge Area Coordinating Committee report. With no additional discussion, all present voted in favor.

**Penridge Community Center: Dave Nyman**

The 2022 annual report and services offered were provided to the Board. Mr. Nyman thanked the Board for their continued financial support of the Center and support on numerous other ways.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Penridge Community Center Coordinating Committee report. With no additional discussion, all present voted in favor.

**Township Manager's Report: Marianne Morano**

**2023 Preliminary Budget.** Mrs. Morano presented the 2023 Budget and stated the preliminary budget was advertised and made available on the website for public review and comment. A 2023 Treasurer budget message providing an overview of the budget was provided to the board and posted on the website. No public comment was received.

**Resolution 2022-13 Street Light Assessment.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2022-13**, setting the Street Light Assessment at \$41.00 per designated property for 2023. With no additional discussion, all present voted in favor.

**Resolution 2022-14 Fixing the East Rockhill Township Fee Schedule for 2023.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2022-14**, setting the fees for 2023 as presented. With no additional discussion, all present voted in favor.

**Resolution 2022-15 adopting a Final 2023 Budget.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2022-15** adopting the Final 2023 Budget in the amount of \$4,903,457.00 in revenue and \$4,903,457.00 in expenses for all funds. With no additional discussion, all present voted in favor.

**Resolution 2022-16 Fixing the Real Estate Tax Rate for 2023.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2022-16** fixing the Real Estate Tax Rate for 2023 at 8.725 mills for general purposes; 1.0 mill for Fire Protection; 1.26 mills for Building Debt Service; 1.25 mills for Capital Improvement. With no additional discussion, all present voted in favor.

**Resolution 2022-17 Providing Supplemental Appropriations for the 2023 Budget.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2022-17** authorizing the American Rescue Plan Funds in the amount of \$601,440.84 be authorized for salaries benefits and provisions of other government. With no additional discussion, all present voted in favor.

**Public Works Facility.**

Consensus of the Board was for Mr. Volovnik to attend staff meetings with the architect to review the public works facility as presented at the October 25, 2022 regular meeting for potential cost savings.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve the Township Manager report. With no additional discussion, all present voted in favor.

**Public Works Report:**

Mr. Scholl updated the Board on Public Works activities as of November 16, 2022. Of note, current total leaf collection is 60 loads, and a sewer lateral was installed on Hill Road and another sewer lateral will be installed on Schoolhouse Road in December. The report is on file.

**On motion** by Mr. Nyman, 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.**

There was none.

**Township Solicitor Report: Will Oetinger, Esq.**

**Conditional Use Adjudication.** An adjudication was presented as a result of the public hearing held October 25, 2022, for a B9 Residential Conversion to convert an existing residential accessory structure to one apartment at 1917 Old Bethlehem Pike with tax parcel number 12-008-041 in the RP Resource Protection Zoning District. Mr. Volovnik noted the apartment already existed and the new owner was making the use legal.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to approve the adjudication as presented. With no additional discussion, all present voted in favor.

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

**Department and Emergency Services Reports**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, 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:**

There was none.

**Public Comment #2:**

- Lou DiTonno, 1 Boulder Drive, asked what land acquisition would be discussed in Executive Session. Potential property acquisition cannot be discussed.
- Larry Wheatley, 5 Boulder Drive, asked for the status of a property on Three Mile Run Road where a proposed group home is to be built. It is under stormwater review and under the same ownership.

**Adjournment:**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adjourn the regular meeting into executive session. With no additional discussion, the meeting was adjourned at 7:39p.m.

Respectfully submitted,  
**DRAFT**  
Marianne Morano  
Township Manager

East Rockhill Township  
Unpaid Bills List

December 15, 2022

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 122,220.90
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 191.89
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 2,028.75
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 14,372.32
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations &amp; contributions. Expenses for driving range and park maintenance.</i>	\$ 912.94
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,666.82
Capital Improvement	<i>Revenue from Real Estate 1.25 mil. Expenses for capital projects as budgeted and approved by Board of Supervisors.</i>	\$ -
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,797.22
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ -
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 4,989.68
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 4,668.09
<b>Unpaid Bills Total</b>		<b>\$ 156,848.61</b>

East Rockhill Township  
Unpaid Bills List

**December 15, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
21st Century Media	Advertising	588.91
AmeriGas	Propane Fuel	191.89
Bair's	Tree Pruning	5490.00
BIU	Code Services	3,402.00
Bucks County Court Reporters	ZHB Appleton	195.00
Bucks County Planning Commission	2022 HH Hazardous Waste Program	929.39
Catapultweb	Website Annual Fee	2,400.00
Chase Credit Card	CVS	16.42
Chase Credit Card	Harbor Freight	29.99
Clemens Uniform	Uniforms	188.96
Clemons Richter & Reiss	Pennridge SD	402.50
Clemons Richter & Reiss	Chapman	560.00
Clemons Richter & Reiss	Pennington	87.50
Clemons Richter & Reiss	Appleton	542.50
Clemons Richter & Reiss	Wedman	525.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,735.08
Emerald Garden	Lawn Maintenance	435.00
Grim, Biehn & Thatcher	Township Solicitor General Matters	1,306.00
Grim, Biehn & Thatcher	Township Solicitor Litigation	579.18
Grim, Biehn & Thatcher	Township Solicitor Pennington	317.00
IT Business Solutions	Monthly Service	459.00
Keystone Collections Group	EIT Commission	2,005.79 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	1,101.99 *
Keystone Collections Group	EIT Taxpayer Refunds	153.72 *
Keystone Collections Group	LST Commission	158.70 *
Marianne Morano	Mileage Reimbursement Jul-Dec	600.00
Neat & Clean	Township Office	280.00
Nyco	Parts	141.87
PP&L Electric	Emergency Aux Bldg. + Break Room	91.52
PP&L Electric	Parking Lot Lights	271.99
PP&L Electric	Municipal Office	222.12
PP&L Electric	Garage/Shop	90.87
PP&L Electric	House	43.55
Pennridge Regional Police	Police Service	83,114.33
Phillips & Donovan Architects LLC	Public Works Complex	192.00
Quill	Office Supplies	46.97
Raifsnider's Exterminating	Quarterly Pest Control	100.00

East Rockhill Township  
Unpaid Bills List

**December 15, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	1,985.00
Riggins	Diesel Fuel	574.90
Riggins	Unleaded Fuel	136.75
Shadywood Communications	Enews	215.00
Sprint	Cell Phone Service	132.75
Wehrungs	Supplies	161.56
Wynn Associates	Township Engineer MS4	49.60
Wynn Associates	Township Engineer Rockhill Quarry	49.60
Wynn Associates	Township Engineer Pennington	439.50
Wynn Associates	Township Engineer General	1,479.50
<i>General Fund</i>		<b><u>\$ 122,220.90</u></b>

**Fire Fund - 03**

Amerigas	Substation Propane Fuel	191.89
<i>Fire Fund</i>		<b><u>\$ 191.89</u></b>

**Open Space Fund - 05**

George Sengpiel & Associates	Appraisals	750.00
Grim, Biehn & Thatcher	Township Solicitor Land Preservation	224.00
Keystone Collections Group	EIT Commission	977.89 *
Keystone Collections Group	Taxpayer Refunds	76.86 *
Wynn Associates	Township Engineer	
<i>Open Space Fund</i>		<b><u>\$ 2,028.75</u></b>

**Sewer Fund - 08**

Beer Excavating	Excavation Services	1,897.50
Bullseye	Pumping Station Alarm Service	141.24
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,705.39
Emerald Garden	Lawn Maintenance	100.00
Grim, Biehn & Thatcher	Township Solicitor Sewer	258.04
Kevin Franks	Treatment Plant	1,850.00
LB Water	Supplies	1,192.17
M&W Precast	Supplies	92.70
MJ Reider Associates	Lab Analysis	559.90
PA One Call	Monthly Activity	31.50
PP&L Electric	Pump Station	447.50
PP&L Electric	Treatment Plant	2,098.65

East Rockhill Township  
Unpaid Bills List

**December 15, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Sprint	Cell Phone Service	88.53
US Postal Service	1/2023 Sewer Billing	482.00
Wynn Associates	Township Engineer Act 537	1,179.70
Wynn Associates	Township Engineer Sewer	247.50
<i>Sewer Fund</i>		<b><u>\$ 14,372.32</u></b>

**Park & Recreation / Driving Range Fund -09**

Chase Credit Card	Eagle Power	214.57
Emerald Garden	Lawn Maintenance	275.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Littles	Parts	109.91
PP&L Electric	Markey Centennial Park Sign	27.51
PP&L Electric	Markey Centennial Park Buildings	76.89
Trumbauers	Parts	49.06
<i>Park &amp; Rec / Driving Range Fund</i>		<b><u>\$ 912.94</u></b>

**Street Light Fund - 13**

PP&L Electric	Street Lights	1,666.82
<i>Street Light Fund</i>		<b><u>\$ 1,666.82</u></b>

**Capital Improvement Fund - 19**

*Capital Improvement Fund* **\$ -**

**Building Debt Fund - 22**

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
<i>Building Debt Fund</i>		<b><u>\$ 5,797.22</u></b>

**Capital Reserve Fund - 30**

*Capital Reserve Fund* **\$ -**

**State Aid (Liquid Fuel) Fund - 35**

Auto Plus	Parts	33.19
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East Rockhill Township  
Unpaid Bills List

**December 15, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Bergey's	Parts	86.36
BR Scholl	Truck Repair	2,443.42
Chase Credit Card	Flailmaster	914.85
Chase Credit Card	Ciocca	187.06
Little's	Parts	135.95
M&S Oil	Supplies	827.50
Miller Tire	Parts	6.00
Naceville Materials	Supplies	148.14
PP&L Electric	Signal 313 & 5th	28.94
PP&L Electric	Flasher 5th Street	24.87
PP&L Electric	Signal Campus & 5th	33.77
PP&L Electric	Signal 313 & 563	29.12
PP&L Electric	Flasher Schwenkmill Road	25.12
PP&L Electric	Signal 313 & Mountain View	40.68
PP&L Electric	Flasher Mountain View	24.71
<i>State Aid Fund</i>		<u><u>\$ 4,989.68</u></u>

**Escrow Fund - 90**

Bowman	Escrow Closure	405.81
Grim, Biehn & Thatcher	Township Solicitor McClennan	665.00
Grim, Biehn & Thatcher	Township Solicitor Pennridge SD	57.00
Grim, Biehn & Thatcher	Township Solicitor RENEW Bible Church	209.00
Grim, Biehn & Thatcher	Township Solicitor Hollenbach	304.00
LocalIQ	RENEW Bible Church	209.10
Wynn Associates	Township Engineer Trauger	316.00
Wynn Associates	Township Engineer Argento	178.25
Wynn Associates	Township Engineer Pennridge SD	465.22
Wynn Associates	Township Engineer Pennridge Airport	67.27
Wynn Associates	Township Engineer McClennan	1,447.25
Wynn Associates	Township Engineer Scholl	221.34
Wynn Associates	Township Engineer Green Ridge West	24.80
Wynn Associates	Township Engineer Marr	98.05
<i>Escrow fund</i>		<u><u>\$ 4,668.09</u></u>

**Total Unpaid Bills \$ 156,848.61**

*\*denotes already paid*



EAST ROCKHILL TOWNSHIP  
Bucks County, Pennsylvania

ORDINANCE **DRAFT**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST ROCKHILL AMENDING EAST ROCKHILL TOWNSHIP CODE OF ORDINANCES CHAPTER 27, ZONING, BY REZONING A PORTION OF TAX MAP PARCEL 12-014-004 FROM RR-RURAL RESIDENTIAL TO C-E CULTURAL-EDUCATIONAL**

**WHEREAS**, the Township of East Rockhill ("**Township**") is empowered to enact zoning ordinances to regulate the use of land pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, *et. seq.*; AND

**WHEREAS**, the Board of Supervisors has enacted the East Rockhill Township Zoning Ordinance, as amended ("**Zoning Ordinance**"), which contains the East Rockhill Township Zoning Map; AND

**WHEREAS**, Bucks County Tax Map Parcel No. 12-014-004, bearing a street address of 1602 N. Fifth Street, Perkasio, PA ("**Property**") is currently split zoned with the larger portion of the Property zoned C-E Cultural-Educational and the smaller portion of the Property zoned RR-Rural Residential; AND

**WHEREAS**, the Property is currently owned by a single owner and as a single parcel, despite the disparate zoning districts found on the Property; AND

**WHEREAS**, the current owner of the Property is First Baptist Church of Perkasio which has formally requested that the entirety of the Property be zoned C-E Cultural-Educational; AND

**WHEREAS**, the Board of Supervisors, after reasonable investigation, has found and determined that it is within the authority of the Township and consistent with the Township Comprehensive Plan, the Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code to make the change set forth within this Ordinance; AND

**WHEREAS**, the Township has determined that the rezoning a portion of Tax Map Parcel No. 12-14-004 from RR to C-E is in the best interests of the health, safety and welfare of the residents of the Township and is in keeping with the surrounding zoning and land use; and

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the East Rockhill Township Board of Supervisors as follows:

**SECTION 1.**

A portion of Tax Parcel No. 12-14-004 as shown on the attached plan, marked as Exhibit "A", and the attached legal description, marked as Exhibit "B", is hereby rezoned from Zoning

District RR- Rural Residential to Zoning District C-E Cultural-Educational, and the East Rockhill Township Zoning Map shall be modified to reflect such change.

**SECTION 2.**                    **REPEALER.**

All ordinances or parts of ordinances, which are inconsistent herewith are hereby repealed.

**SECTION 3.**                    **SEVERABILITY.**

If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, sections or parts of this ordinance. It is hereby declared as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4.**                    **EFFECTIVE DATE.**

This ordinance shall become effective five (5) days after its adoption by the Board of Supervisors.

***ENACTED AND ORDAINED*** by the Board of Supervisors this \_\_\_\_ day of \_\_\_\_\_, 2022.

EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Gary W. Volovnik, Chair

ATTEST:

\_\_\_\_\_  
David R. Nyman, Vice-Chair

\_\_\_\_\_  
Township Manager

\_\_\_\_\_  
James C. Nietupski, Member



**EXHIBIT "B"**

**LEGAL DESCRIPTION OF PORTION OF PARCEL 12-14-004  
TO BE REZONED FROM RR – RURAL RESIDENTIAL TO C-E CULTURAL-EDUCATIONAL**

BEGINNING at a spike a corner of lands of William H. Catanach and Samuel S. Fisher, in the middle of Haversville Road, thirty-three feet (33 ft.) wide; thence along the middle of the Hagersville Road South forty-five degrees eight minutes West the distance of one hundred fifty feet (S. 45 deg. 08 min. W. 150.00 ft.) to a spike a corner; thence along other land of Samuel S. Fisher, of which this was a part, North forty-nine degrees thirty minutes West the distance of nine hundred eighteen and fifty one-hundredths feet (N. 49 deg. 30 min. W. 918.50 ft.) to an iron pin a corner in line of land of William H Catanach; thence along the same the next two (2) courses and distances North forty-seven degrees fifteen minutes East the distance of one hundred fifty and fifty-five hundredths feet (N. 47 deg. 15 min. E. 150.55 ft.) to an iron pin a corner; thence South forty-nine degrees thirty minutes East the distance of nine hundred twelve and ninety-two hundredths feet (S. 49 deg. 30 min. E. 912.92 ft.) to the place of BEGINNING.

Containing three and one thousand four hundred twenty-seven ten-thousandths acres (3.1427 ac.) of land, more or less.

BEING THE SAME PREMISES which Paul O. Kulp and Lenor M. Kulp, husband and wife, by Deed dated April 15, 1999 and recorded in Deed Book 1818, page 363, granted and conveyed unto The First Baptist Church of Perkasio.