

East Rockhill Township Board of Supervisors

February 28, 2023

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on February 28, 2023, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Dave Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Colby Grim, Esq.	Township Solicitor
	Jeff Scholl	Public Works Director
	Chief Dickinson	Pennridge Regional Police Department

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

Members of the public were present.

Announcements or Presentations:

- Next Board of Supervisors Meeting March 28, 2023 7:00pm
- Next Conditional Use Hearing for 809 Three Mile Run Road March 20, 2023 7:00pm
- Executive Session to take place following the meeting for potential real estate acquisition

Public Comment #1:

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes from January 24, 2023, Regular Meeting.

- Jennifer Wright, 400 Three Mile Run Road, requested her public comment be revised.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the meeting minutes from the Board of Supervisors' January 24, 2023 Regular Meeting contingent on removing the last two sentences of Ms. Wright's first public comment. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated February 24, 2023, in the amount of \$188,190.33.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated February 24, 2023, for a total amount of \$188,190.33 as presented. With no additional discussion, all present voted in favor.

Board and Commission Reports

Pennridge Regional Police Department: Chief Dickinson

The Chief shared the January 2023 Pennridge Regional Police activity report. The report is on file.

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.

Pennridge Wastewater Treatment Authority: Dave Nyman

The January 2023 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.

Pennridge Area Coordinating Committee: Dave Nyman

The January 26, 2023 and February 23, 2023 meeting notes were provided to the Board.

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

Township Manager's Report: Marianne Morano

Zoning Hearing Board Application at 1600 N. Fifth Street. Application of Renew Bible Church at 1600 N. Fifth Street Tax Map Parcel 12-014-004 in the C-E Cultural Education zoning district. Applicant is seeking a variance for parking requirements, impervious surface and woodland disturbance. Mr. Greg Landis and Mr. Dave Artman were present. Mr. Landis stated as a result of an open house held by the Church and neighbors expressing concerns they have requested a continuance.

Zoning Hearing Board Application at 1516 W. Park Avenue. Application of Frederick A. Wedman at 1516 W. Park Avenue Tax Map Parcel 12-008-092-001 in the R-1 Residential zoning district. Applicant was denied and has resubmitted seeking a variance for building coverage impervious surface. Mr. Andy Wedman and Mrs. Wendy Wedman were present. Mr. Nyman stated he saw the neighborhood and did not understand the rationale of the Zoning Hearing Board denial and noted Mr. Wedman is a volunteer firefighter who stores the vehicle at the property and believes a neighboring property has more impervious surface than this application.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to recommend support of the application. With no additional discussion, all present voted in favor.

CKS Engineers Proposal for East Rockhill Treatment Plant #1 Capital Reserve Study.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize execution of the CKS Engineers Proposal dated February 9, 2023 for a not to exceed fee of \$5,500.00 with anticipated completion in 6 weeks as presented. With no additional discussion, all present voted in favor.

Public Works Maintenance Complex. Mrs. Morano stated she has met with Board members individually and presented revised building and site plans with their feedback. Steel building size and cost has been reduced; adding an automatic sprinkler system is estimated to be \$180,000; infrared heat in equipment bay & hydronic radiant heat to maintenance bay cost is \$59,400; tool

storage area is to be enlarged by moving HVAC to mezzanine; by moving the building closer to Schwenkmill Road there will be less site work and closer to utilities.

- Andy Wedman, 1516 W. Park Avenue, stated sprinkling the building will be worth the cost.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, authorizing a proposal to prepare final plans and documentation for the Public Works Maintenance Complex Project as presented. With no additional discussion, all present voted in favor.

Donation, installation and maintenance of 10 blue bird boxes at Willard H. Markey Centennial Park by Colin Monahan was affirmed.

Consortium to amend Act 12 of 2016 related to water and sewer. A draft resolution was provided to the Board to join a new consortium to amend, remove or introduce laws that will impact a private utility company's ability to acquire water and sewer systems; annual fee of \$250.00; additional costs over the annual fee will be passed to consortium members. No formal action was taken.

Public Water Connection Ordinance and Conveyance of Sewer Flow Agreement. Perkasio Regional Authority (PRA) provided draft documents for comment. Mrs. Morano noted the draft Ordinance would require mandatory water connections within area of West Rockhill Township and Perkasio Borough borders, Schoolhouse Road and East Rockhill Road if there is a PFAS contamination. The draft Agreement would allow flows from East Rockhill sewer customers to PRA infrastructure and gave Green Ridge Estates West as an example and conversely allow PRA customers through East Rockhill infrastructure and gave Old Bethlehem Pike as an example. cursory comments from the Township Solicitor and Engineer were provided to the Board. Mrs. Morano is to invite Perkasio Regional Authority to a meeting with the Board to answer questions.

Road Closure Richlandtown Road March 14 to 17, 2023. Mrs. Morano provided a detour plan to allow Apple+ to film on Richlandtown Road private property and noted there would be no disturbance to a conservation easement and no pyrotechnics.

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 February 24, 2023. 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 Solicitor Report: Colby Grim, Esq.

Stormwater Operation and Maintenance Agreement.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize Chairperson execution of a Stormwater Operation and Maintenance Agreement and Access Easement at 2101 Hill Road Bucks County Tax Map parcel 12-020-008 as presented. With no additional discussion, all present voted in favor.

Emergency Services Fee-In-Lieu of.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2023-04** establishing a policy for the collection and distribution of an emergency services fee-in-lieu of requested waivers as presented. With no additional discussion, all present voted in favor.

Roadway Improvement Fee-in-Lieu of.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2023-05** establishing a policy for the collection of a roadway improvement fee-in-lieu of contingent on revising the amount to 65%. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the Department and Emergency Services reports. With no additional discussion, all presented voted in favor.

New or Other Business – Supervisors’ Items:

- Mr. Nietupski acknowledged thank you notes were received for American Rescue Funds distributions and asked for the status of Mr. Volovnik meeting with PPL. PPL will be attending the May Board of Supervisor’s meeting.

Public Comment #2:

- Jennifer Wright, 400 Three Mile Run Road, asked if train on railroad tracks is storing chemicals; who is responsible for potential flooding on her property when development is constructed and believes Pennridge Airport is flooding her property. Her insurance company is to be contacted for flooding and Pennridge Airport stormwater basins will be inspected.
- Tina O’Rourke, 1819 Old Bethlehem Pike, asked for status of Old Bethlehem Pike sewer extension. Township will submit to DEP when McClennen Tract receives planning module approval.
- Mike Bibic, 117 Three Mile Run Road, thanked the Township for providing information Jarrett Coleman is the new State Senator as a result of redistricting.
- Ron Schulberger, 2386 Hill Road, asked for timeline of improvements on Hill Road. No date at this time.
- Greg Landis, Renew Church, stated a neighbor called with lighting concerns they were not aware of which made office workers feel threatened and lighting is being corrected.

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 8:17p.m.

Respectfully submitted,

Marianne Morano
Township Manager