

East Rockhill Township Board of Supervisors

January 23, 2024

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00PM on January 23, 2024, 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
	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 7:00PM by Mr. Nyman with the Pledge of Allegiance.

Members of the public were present.

Announcements or Presentations:

- Next Board of Supervisors Regular Meeting is February 27, 2024 at 7:00pm
- Executive session did not take place preceding tonight's meeting for potential litigation
- Volunteer Position Introductions. Mr. Dan Soliday and Mr. Matt Ryan volunteer applications were provided to the Board, and they were present to introduce themselves.

Public Comment #1:

- Mark Ezzo, 2904 Hill Road, stated he will provide his business card to the Township Manager so documents requested at the last meeting can be emailed to him and has interest in volunteering.
- George Zuck, 2017 N. Rockhill Road, stated he has lost power 10 times recently due to trees on PPL power lines.
- Ron Schulberger, 2101 Hill Road, stated he contacted PPL about trees on power lines and was advised they are on a 5-year plan for clean up. He also has power outages.

Approval of Minutes and Bills Payable:

Approval of Minutes.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the meeting minutes from the Board of Supervisors December 19, 2023 Work Session and Regular Meeting and January 2, 2024 Reorganization Meeting as presented. With no additional discussion, all present voted in favor.

Approval of Bills Payable.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the 2023 Bills List dated January 18, 2024 for a total amount of \$153,046.77 and 2024 Bills List dated January 18, 2024 for a total amount of \$281,150.94 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 December 2023 Pennridge Regional Police activity report. The report is on file.

Planning Commission: Marianne Morano

The 2023 Annual Report was provided to the Board.

Pennridge Wastewater Treatment Authority: Dave Nyman

The December 2023 minutes and flow reports were provided to the Board. Of note, an executive session was held during the January 22, 2024 meeting and therefore Mr. Nyman requested an executive session to update the Board on potential land acquisition and litigation.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Pennridge Regional Police Department, Planning Commission and Pennridge Wastewater Treatment Authority reports. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Zoning Hearing Board Application East Rock Road. Mr. Steve Yates was present to answer questions regarding requested variances and clarification for lot size, lot width and minimum lot area for a 0.86-acre vacant lot in the RR zoning district. The Zoning Hearing Board application and supporting documentation were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to take a neutral position on the Zoning Hearing Board application as presented. With no additional discussion, all present voted in favor.

Zoning Hearing Board Appointments.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to appoint Arlo Eby with a term ending December 31, 2025 and Patricia McAnally with a term ending December 31, 2026 as Zoning Hearing Board members filling the two vacancies. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to appoint Dan Soliday as a Zoning Hearing Board Alternate. With no additional discussion, all present voted in favor.

Mrs. Morano will ask the Zoning Hearing Board members how many additional alternates they recommend.

Consider authorizing a Conservation Easement Appraisal.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize an appraisal for a conservation easement on West Rock Road in the amount of \$1,600.00 noting the property owner has paid for half the appraisal cost which will be reimbursed at Conservation Easement settlement. With no additional discussion, all present voted in favor.

Final Approval of 2024 Projects. The 2024 projects were available on the website in the public packet.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to affirm approval of 2024 projects as presented. With no additional discussion, all present voted in favor.

2023 Manger Overview. The 2023 Overview was available on the website in the public packet and on the Board of Supervisor webpage.

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 January 22, 2024. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Public Works report. With no additional discussion, all present voted in favor.

Township Engineer Report: Steve Baluh, P.E.

Bartell Lot Line Adjustment, Callowhill Road. Hilltown Township also needs to sign the plans for recordation.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the Bartell Lot Line Adjustment recordation plans for Board of Supervisor and Planning Commission signature as presented. With no additional discussion, all present voted in favor.

Escrow Vouchers

Park Hill Estates (McClennen Tract) improvements are 80% completed. Additional blasting would be rare.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize Escrow Release Voucher 1 for Park Hill Estates Subdivision in the amount of \$4,731,421.47 payable to Select Properties for Improvements as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize Escrow Release Voucher 2 for Park Hill Estates Subdivision in the amount of \$473,142.15 payable to Select Properties for 10% contingency for completed work as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nieputski, to authorize Escrow Release Voucher 10 for Pennridge Airport Business Park in the amount of \$383.90 payable to Wynn Associates, Inc. for construction observation as presented. With no additional discussion, all present voted in favor.

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

Township Solicitor Report: Will Oetinger, Esq.

Draft Zoning Ordinance.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize sending the draft zoning ordinance to the East Rockhill Township Planning Commission and Bucks County Planning Commission as presented. With no additional discussion, all present voted in favor.

Sewer EDU Reservation Agreement Pennridge Airport.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize Chairperson execution of the Pennridge Airport sewer EDU reservation 7th amendment agreement for two sewer EDU reservations payable according to the current fee schedule. With no additional discussion, all present voted in favor.

Streetlight District for Park Hill Estates

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Petition for Creation of Streetlight District for Park Hill Estates as presented. With no additional discussion, all present voted in favor.

Refuse Collection District for Park Hill Estates

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the Petition for Addition to Refuse Collection District for Park Hill Estates as presented. With no additional discussion, all present voted in favor.

Stipulation and Settlement Amendment for Park Hill Estates

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve and authorize the Township Solicitor to execute Stipulation and Settlement Amendment for Park Hill Estates as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Solicitor report. 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 requested information from the Township Solicitor in regard to the duration of terms on the Planning Commission and the Zoning Hearing Board which are regulated by the Pennsylvania Municipal Planning Code and Township Ordinance.

Public Comment #2:

- Chuck Weaver, 47 Ridge Run Road, thanked Mr. Scholl for fixing potholes so quickly.

- Ron Schulberger, 2101 Hill Road, asked what the street light district is and stated concern for too much possible light. The street light district is an assessment for electric and maintenance of the streetlights owned by the Township. Only a total of 12 streetlights are estimated in the development.
- Dan Soliday, 1300 West Rock Road, stated Heidelberg Materials sent a letter today challenging statements made in correspondence from Bucks County Commissioners and REPA in regards to the Rock Hill Quarry. Mr. Soliday noted REPA recently met with Governor representatives, Senator Santarsiero, Senator Coleman and DEP representatives. He also asked for dust restrictions to be added to the draft Zoning Ordinance.

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 7:48 PM

Respectfully submitted,

Marianne Hart Morano
Township Manager