

## East Rockhill Township Board of Supervisors

March 26, 2024

### Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on March 26, 2024, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

<b><u>Present:</u></b>	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 7:00 PM by Mr. Volovnik with the Pledge of Allegiance.

Members of the public and press were present.

#### **Announcements or Presentations:**

- Next Board of Supervisors Regular Meeting is April 23, 2024 7:00 PM
- Executive Session will take place following tonight's meeting for potential litigation

**Conditional Use Public Hearing and Consideration of Waiver of Land Development.** Perkasie Regional Authority was present for the expansion of a G1 Utilities Use to add water filtration and treatment facilities at 730 Three Mile Run Road tax map parcel 12-009-009. Mr. Brian Binney, PLS; Mr. Sean Torpey, P.E.; Mr. Nick Fretz, Manager; Mr. David Watt, Chairperson and Mr. Tom Horn, Vice-Chairperson were present. The public hearing was opened. No party status requests were received. Of note, the 1,400sf addition to an existing well house is to be preemptive for PFAS and PFOS water treatment, applicant intends to apply for a grant; sewage facilities are not needed at this time; lighting is to be as needed; there will be no change to daily operations.

The Hearing was opened to public comment.

- Steve Dunley, 945 Three Mile Run Road, asked about water purification and if a grant was not received the cost to consumers. An increase of \$1.25 a quarter per customer is estimated.
- BJ Scherff, 1020 W. Schwenkmill Road, is on a private well and was unaware of the PFAS contamination.
- Jennifer Wright, 400 Three Mile Run Road, asked questions regarding PFAS levels noted in a Perkasie Regional Authority public report.

A stenographic record of the hearing was taken and will provide a record of the proceedings. A request can be made to Marissa Bennett at 610-429-1508 ext. 501. Transcripts are stored for five years.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to grant Conditional Use approval and Waiver of Land Development contingent on compliance with Wynn Associates correspondence dated March 8, 2024, buffer plantings as recommended by the Planning Commission, granting park and

recreation waiver request and façade to be subject to Township approval. With no additional discussion, all present voted in favor.

The Public Hearing was closed at 7:41 PM.

**Public Comment #1:**

- Ned Powell, 2744 Three Mile Run Road, asked about Bed and Breakfast and short term rental uses in the Zoning Ordinance amendment on the agenda and for the status of reclassifying the speed of Three Mile Run Road as recommended in the 2020 Comprehensive Plan. Township Solicitor interpretation is needed for the road reclassification and guest house use has been updated to bed and breakfast use.
- Jennifer Wright, 400 Three Mile Run Road, asked for the status of contacting DEP to test wells. No response at this time. State Representatives and Senators have jurisdiction over DEP.
- Kristin Jones, 1200 Butler Lane, started a farm in 2020 and was grateful for the proposed accessory farm business use and stated they host small school groups and would like classes to be included in the Zoning Ordinance amendment.
- Robert Naper, 2360 E. Rock Road, encourages farming and supports it and has no objection to the draft Zoning Ordinance on the agenda.

**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 February 27, 2024 Regular 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 Bills List dated March 21, 2024 for a total amount of \$197,331.47 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 February 2024 Pennridge Regional Police activity report.

- Mr. Nietupski thanked the Chief for the Crime Blotter.

**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.

**Planning Commission: Marianne Hart Morano**

The March 14, 2024 agenda and draft minutes were provided to the Board. Mrs. Morano stated Renew Church land development was reviewed with no action taken until Township's traffic consultant comments are received and Perkasio Regional Authority Conditional Use application and

Waiver of Land Development request were reviewed and recommended for approval with a recommendation to have buffer plantings added across the street from a residential dwelling.

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

**Pennridge Wastewater Treatment Authority:**

The February 2024 minutes and flow reports were provided to the Board.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2024-05** of the Recertification Agreement as presented. With no additional discussion, all present voted in favor.

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

**Zoning Hearing Board Application Hill Road.** Mr. Matt Benner was present to answer questions regarding requested variance for woodland clearing for an accessory building in the rear yard at 2821 Hill Road. 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.

**Use of Fire Police Personnel.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to authorize fire police personnel for traffic control duties for triathlon bicycle events on May 19, 2024 and August 4, 2024 in Haycock Township as presented. With no additional discussion, all present voted in favor.

**Destruction of Specific Township Records.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2024-06** as presented. With no additional discussion, all present voted in favor.

**Residential Lease 1802 Ridge Road.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Manager to execute a residential lease at 1802 Ridge Road when a tenant is known as presented. With no additional discussion, all present voted in favor.

**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 March 20, 2024. Of note, street sweeper will be starting the next day and meetings with CKS Engineers and a Contractor have taken place to provide an accurate quote under Costars pricing for the aeration tank repair as budgeted however it is anticipated to be over budget.

- Mr. Volovnik stated he was on site when the tank was drained which was done to determine the extent of work needed and requested multiple quotes.

**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 Engineer Report: Steve Baluh, P.E.**

**Consideration of Waiver of Land Development.** Mr. Baluh presented the proposed location of a new public works facility to replace an existing maintenance building at 1622 N. Ridge Road which is at the end of it's life span noting it is located to the rear of the property with access to Schwenkmill Road; the building will enclose the entire fleet which is currently stored outside or in various locations and pads were in place to relocate the salt sheds at a future time. The existing maintenance building is to be demolished with plantings installed adjacent to a residential property and a berm and plantings are proposed along Schwenkmill Road. A wetland study has been completed and application will be made to Bucks County Conservation District and a NPDES permit will be obtained. The plan has been submitted to Bucks County Planning Commission and East Rockhill Planning Commission which recommended the plan for waiver of land development. Neighboring properties were given written notice the plan would be reviewed at tonight's meeting.

- Comments and questions were received informally from neighboring property owners BJ Scherff and Vicki Scherff.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to grant waiver of land development for a new public works maintenance building as presented. With no additional discussion, all present voted in favor.

**Escrow Voucher Release.** The Scholl Car and Truck Wash has been substantially complete for over a year and site is satisfactory; therefore it is recommended all escrow funds be released.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the release of all funds for the Scholl Car and Truck Wash as presented. With no additional discussion, all present voted in favor.

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

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

**Zoning Ordinance Amendment.** Mr. Oetinger presented the draft Zoning Ordinance Amendment noting the Bucks County Planning Commission and East Rockhill Township Planning Commission have reviewed the draft in addition to the Board of Supervisors. The complete draft has been posted to the Township website; sent out as a news posting to all subscribers and the public hearing advertised and posted for consideration to adopt. The draft is to clarify language, provide for new uses and update language to current trends.

- Robert Naper, 2360 E. Rock Road, asked why the B2 and B3 uses were amended. At the request of the Board for long term planning to increase lot size and acreage.
- Greg Landis, on behalf of 1600 N. 5th Street, asked the impact to a plan already in review. The plan is already vested and new regulations would not be applicable.

- Scott Snyder, 2010 W. Rock Road, stated the ancillary farm use size was inadequate and believes visitors to farm stands need entertainment.
- Kevin Jones, 1200 Butler Lane, stated the language ‘and no other permitted’ in the Agricultural regulations is concerning when he is trying to earn a living.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Ordinance 303** Omnibus Zoning Ordinance amendment as presented. With no additional discussion, all present voted in favor.

**Conservation Easement Preservation.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Engineer to prepare a survey and baseline document and the Township Solicitor to prepare title insurance and agreement of sale for a Conservation Easement totaling approximately four (4) acres located at 935 Three Mile Run Road tax map parcel 12-009-130. With no additional discussion, all present voted in favor.

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

There was none at this time.

**Public Comment #2:**

- Greg Landis, on behalf of Renew Bible Church stated the Church has been working with EPA and have removed telephone poles located on the property and recently met with Senator Coleman and expressed his concern for stormwater funding and lack of support from PennDOT to repair roads.
- Mr. Volovnik requested an update to the Stone Edge culvert. A proposal would be presented at the April meeting from the Traffic Engineer with a cost to evaluate a larger structure and funding opportunities.
- Mr. Volovnik stated his desire for the Stone Edge culvert to be an agenda item every month. No formal action was taken by the Board.

**Adjournment:**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 9:19 PM

Respectfully submitted,

**DRAFT**

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East Rockhill Township  
Unpaid Bills List

April 19, 2024

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 151,321.79
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 8,287.97
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 3,816.94
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 65,761.25
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations &amp; contributions. Expenses for driving range and park maintenance.</i>	\$ 2,941.07
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,802.44
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,797.22
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 32,760.76
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 10,262.09
<b>Unpaid Bills Total</b>		<b>\$ 282,751.53</b>

East Rockhill Township  
Unpaid Bills List

**April 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
Andrew Slike	Zoning Hearing	25.00
BIU	Code Services	693.00 *
BIU	Code Services	1,827.00
Carrot-Top Industries	Flags	522.38
Chase Credit Card	Amazon	472.26
Chase Credit Card	Intuit	66.00
Chase Credit Card	Emerald Carpet	1,900.00
Chase Credit Card	Lowe's	87.41
Chase Credit Card	Doylestown Waste Recycling	67.59
Clemens Uniform	Uniforms	141.72
Cynthia McCourt	Zoning Hearing Stenographer	180.00
DCED	January - March Permits	144.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,869.05
Dunlap SLK	2023 Audit	15,000.00
Emerald Carpet & Flooring	1802 N Ridge Rd	1,930.10 *
GateHouse Media	Advertising	1,447.48
Grim, Biehn & Thatcher	Township Solicitor General	1,066.00
Grim, Biehn & Thatcher	Township Solicitor 1037 Mountain View	80.00
Home Depot	1802 Ridge Rd	533.31
IPFone	Phone Service	272.35
IT Business Solutions	Monthly Service	471.00
J&J Arbor Care	1802 Ridge Rd	640.00
J&J Arbor Care	Tree Removal	1,280.00
John Fenley	Zoning Hearing	25.00
Kathleen Percetti	Reimbursement	927.03
Keystone Collections Group	EIT Commission	1,173.92 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	585.18 *
Keystone Collections Group	LST Refunds	25.31 *
Keystone Collections Group	LST Commission	11.67 *
Land Mobile	Quarterly Service	675.00
Lincoln National	Insurance Premium	282.81
Neat & Clean	Township Office	280.00 *
Pat McAnally	Zoning Hearing	25.00
Pennridge Regional Police	Police Service	88,868.00
PP&L Electric	Parking Lot Lights	375.16
PP&L Electric	Municipal Office	249.29
PP&L Electric	Garage/Shop	125.82

East Rockhill Township  
Unpaid Bills List

**April 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Phillips & Donovan	Twp Maint Complex	3,225.00
Pitney Bowes	Quarterly Lease	102.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,620.00
Richter	Mobile Shredding	45.00
Ricoh	Prepay Copier Rental	132.23
Safety Kleen	Supplies	346.00
Shadywood Communications	Adjustment - No E-Newsletter in March	(230.00) *
T-Mobile	Cell Phone Service	141.63
TRAISSR LLC	Permit Software	650.00
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer General	1,388.96
Wynn Associates	Township Engineer Twp Maint Complex	6,895.03
Wynn Associates	Township Engineer Stone Edge Road	441.60
Wynn Associates	Township Engineer MS-4	100.50
<i>General Fund</i>		<b><u>\$ 151,321.79</u></b>

**Fire Fund - 03**

Borough of Perkasio	2023 Workers Comp Insurance	8,128.65
PP&L Electric	Substation	159.32
<i>Fire Fund</i>		<b><u>\$ 8,287.97</u></b>

**Open Space Fund - 05**

Keystone Collections Group	EIT Commission	582.55 *
Grim Biehn & Thatcher	Township Solicitor Land Preservation	229.00
Wynn Associates (OS Maint)	Township Engineer Path Streambank	2,659.79
Wynn Associates	Township Engineer Land Preservation	345.60
<i>Open Space Fund</i>		<b><u>\$ 3,816.94</u></b>

**Sewer Fund - 08**

ARRO Consulting	Engineering Treatment Plant	866.55 *
ARRO Consulting	Engineering Treatment Plant	273.00
Brad S Nicholas	Pump Sludge	877.50
Chase Credit Card	Amazon	12.89
Chase Credit Card	Harbor Freight	364.97
Comcast	Treatment Plant Phone Service	112.21
Delaware Valley Health Insurance (DVHT)	Insurance Premium	780.31
Kevin Franks	Treatment Plant	2,060.00

East Rockhill Township  
Unpaid Bills List

**April 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Lincoln National	Insurance Premium	42.33
Lingo	Pumping Station Alarm Service	163.27
MJ Reider Associates	Lab Analysis	559.90
PP&L Electric	Pump Station	1,252.57
PP&L Electric	Treatment Plant	2,747.66
PWTA - Capital Fund	Quarterly Billing	6,658.00
PWTA - Operating Fund	Quarterly Billing	37,016.00
Riggins	Unleaded Fuel	153.57 *
Riggins	Diesel Fuel	166.34
SC Engineers	2023 Chapter 94 Report	1,215.00
T-Mobile	Cell Phone Service	94.43
US Postal Service	4/2024 Sewer Billing	519.15 *
Wind River Environmental	Treatment Plant	9,736.00 *
Wynn Associates	Township Engineer Old Bethlehem Pike Sewer	89.60
	<i>Sewer Fund</i>	<b><u>\$ 65,761.25</u></b>

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

BDS	Driving Range	120.00
Chase Credit Card	Lowe's	24.59
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00 *
Miller Tire & Auto	Driving Range	51.00
Pennridge Community Day	2024 Contribution	300.00
PP&L Electric	Markey Centennial Park Sign	28.09
PP&L Electric	Markey Centennial Park Buildings	58.79
Range Servant	Driving Range	1,721.15
Riggins	Unleaded Fuel	375.12
Verizon	FIOS Service	102.33
	<i>Park &amp; Rec / Driving Range Fund</i>	<b><u>\$ 2,941.07</u></b>

**Street Light Fund - 13**

PP&L Electric	Street Lights	1,802.44
	<i>Street Light Fund</i>	<b><u>\$ 1,802.44</u></b>

East Rockhill Township  
Unpaid Bills List

**April 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>Building Debt Fund - 22</b>		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
	<i>Building Debt Fund</i>	<b><u>\$ 5,797.22</u></b>
<b>State Aid (Liquid Fuel) Fund - 35</b>		
Factory Motor Parts	Parts	57.73
Miller Bros.	Traffic Signal Repair	1,587.65
Miller Bros.	Traffic Signal Repair Accident Damage	15,297.00
Nyco	Supplies	97.15
PK Moyer	Street Sweeping	6,020.00
PP&L Electric	Signal 313 & 5th	37.30
PP&L Electric	Flasher 5th Street	25.75
PP&L Electric	Signal Campus & 5th	39.05
PP&L Electric	Signal 313 & 563	38.15
PP&L Electric	Flasher Schwenkmill Road	25.68
PP&L Electric	Signal 313 & Mountain View	54.53
PP&L Electric	Flasher Mountain View	25.61
Seal Master	Supplies	97.00
SealMaster	Crack Sealer Rental	6,911.50
SEI	Tractor Plexiglass	2,446.66
	<i>State Aid Fund</i>	<b><u>\$ 32,760.76</u></b>
<b>Escrow Fund - 90</b>		
Brubacher	Escrow Closure	950.00
Dean	Escrow Closure	1,450.00
GateHouse Media	Advertising PRA	481.90
Grim Biehn & Thatcher	Township Solicitor Green Ridge West	304.00
Grim Biehn & Thatcher	Township Solicitor Weidner	64.00
Grim Biehn & Thatcher	Township Solicitor Holahan	38.00
Grim Biehn & Thatcher	Township Solicitor Todd	16.00
Grim Biehn & Thatcher	Township Solicitor Bradley	131.50
Grim Biehn & Thatcher	Township Solicitor PRA	532.00
Wynn Associates	Township Engineer Pennridge SD	76.80
Wynn Associates	Township Engineer Scholl	204.43
Wynn Associates	Township Engineer Renew Bible Church	1,133.00
Wynn Associates	Township Engineer Park Hill Estates	319.86
Wynn Associates	Township Engineer DR Horton	1,324.73

East Rockhill Township  
Unpaid Bills List

**April 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Wynn Associates	Township Engineer Holahan	108.43
Wynn Associates	Township Engineer Green Ridge West	262.03
Wynn Associates	Township Engineer Dam	1,586.93
Wynn Associates	Township Engineer Metzler	68.85
Wynn Associates	Township Engineer PRA	1,209.63
	<i>Escrow fund</i>	<u>\$ 10,262.09</u>

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**Total Unpaid Bills \$ 282,751.53**

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*\*denotes already paid*

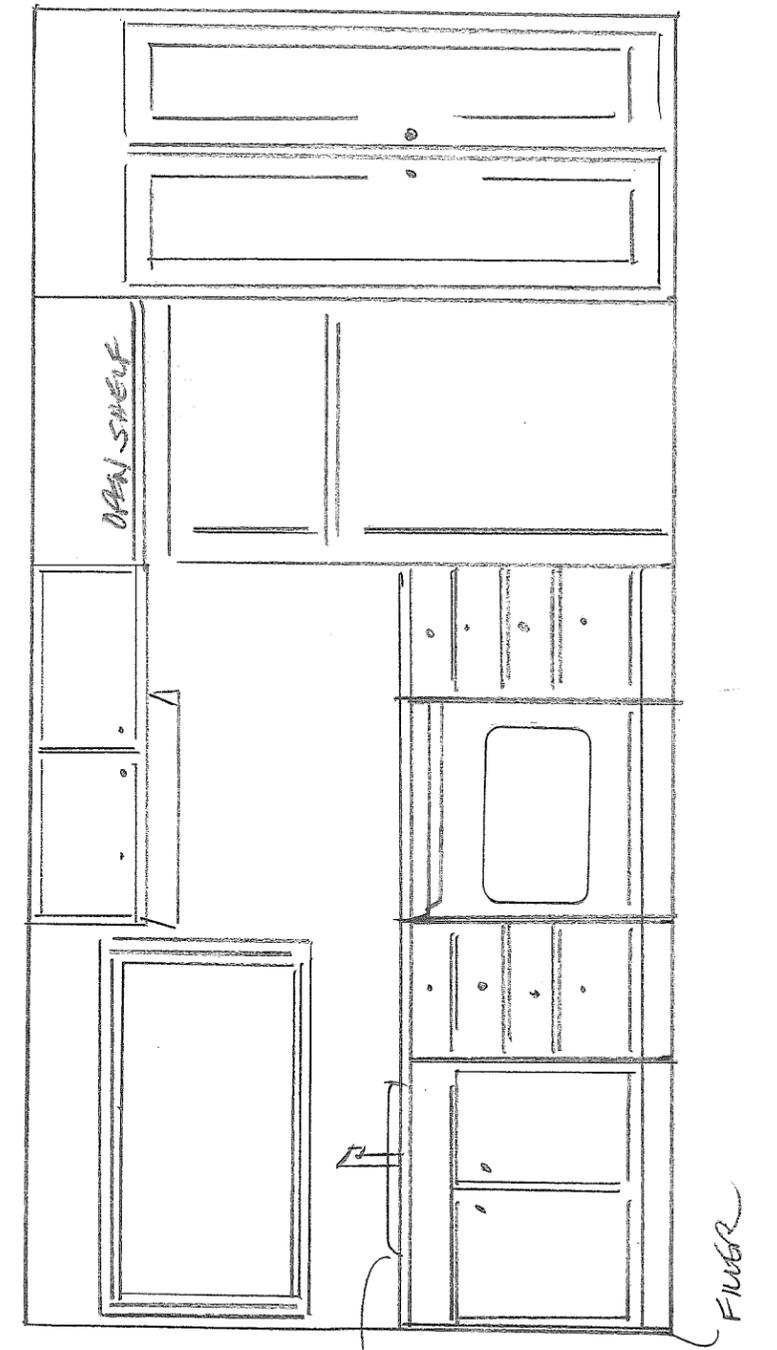
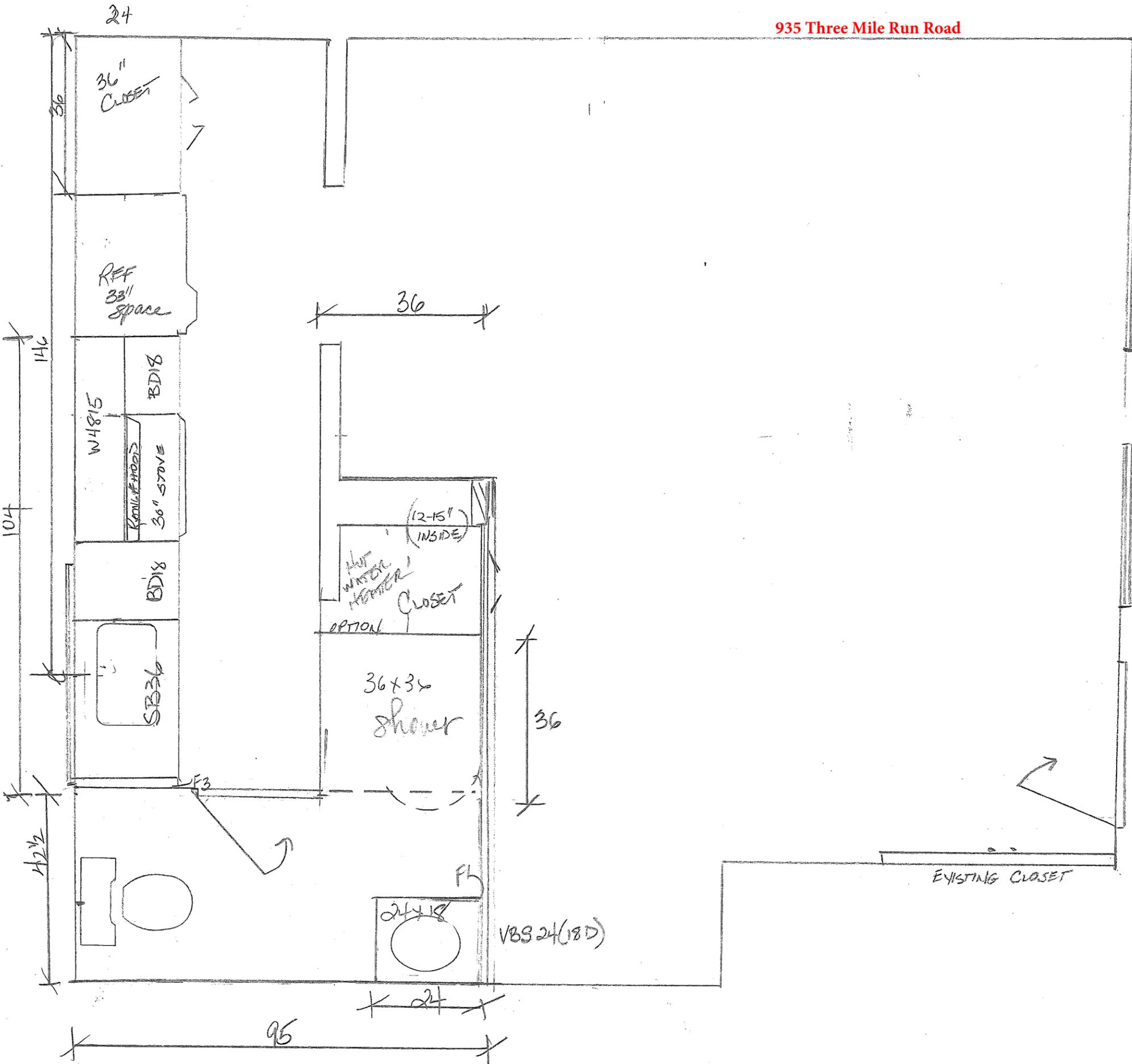
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# 935 THREE MILE RUN ROAD

SUBJECT INFO					
File No.: 2024-148	Parcel No.: 12-009-130				
Property Address: 935 Three Mile Run Road					
City: Sellersville	County: Bucks	State: PA	Zip Code: 18960		
Owner: Piccari					
Client: Stephen J. and Susan L. Piccari			Client Address:		
Appraiser Name: Indian Valley Appraisal Company			Inspection Date: 2/5/2024		
SKETCH					
Sketch by: [Signature]					
AREA CALCULATIONS SUMMARY					COMMENT TABLE 1
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Garage	1.0	924.0	128.0	
	Garage Lean To	1.0	440.0	84.0	
	Shop	1.0	2088.0	208.0	3452.0
GLA1	SFR	1.0	2126.0	240.0	2126.0
					COMMENT TABLE 2
					COMMENT TABLE 3
Net LIVABLE		cnt	1	(rounded)	2,126
Net BUILDING		cnt	3	(rounded)	3,452

*Note: All dimensions are approximate. Buildings are measured by the appraiser.*

935 Three Mile Run Road



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# 1600 5th Street

SCHWENK MILL ROAD (T-362)

24' Wide Secondary Driveway Entrance  
Length = 498'  
(70' on Church property,  
428' on Residential property)

RR

C-8

