

**East Rockhill Township Board of Supervisors**

**June 25, 2024**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on June 25, 2024, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

<b><u>Present:</u></b>	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
	Chief Dickinson	Penridge Regional Police Department

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

Members of the public and press were present.

**Announcements or Presentations:**

- Next Board of Supervisors Regular Meeting is July 23, 2024 at 7:00 PM
- Executive session to take place following the meeting for potential real estate acquisition

**Public Comment #1:**

- Jim Snyder, 45 Stone Edge Road, provided photographs of road damage due to a new single-family dwelling under construction on High Point Circle.
- Chuck Weaver, 47 Ridge Run Road, stated dirt and gravel are in the street and the development lost power for 6 hours due to a new single-family dwelling under construction on High Point Circle.
- Robert Napor, 2360 E. Rock Road, has a public comment for item 9c which will be taken at that time.

**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 May 28, 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 June 21, 2024 for a total amount of \$248,861.64 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 May 2024 Pennridge Regional Police activity report.

**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 June 13, 2024 agenda and draft minutes were provided to the Board.

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

**Pennridge Wastewater Treatment Authority: Dave Nyman**

The May 2024 minutes and flow reports were provided to the Board. Mr. Nyman noted the open space purchase was discussed and a re-certification resolution approved unanimously.

**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 Hart Morano**

**Fuel Bids 2024-2025.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to award the unleaded regular 87 octane bid amount of 0.1790 market value to Riggins, Inc. and to award the ultra-low sulfur diesel bid amount of 0.3190 market value to Riggins, Inc. for the 2024 - 2025 fuel bids covering the bid period of August 1, 2024 to July 31, 2025 as presented. With no additional discussion, all present voted in favor.

**Pennridge Greenjackets Draft Lease.** A draft lease for Pennridge Greenjackets Football Association use of the Willard H. Markey Centennial Park was provided to the Board. Board members will provide comments to Ms. Morano and Mr. Oetinger.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to table discussion of the draft lease until the July regular meeting. With no additional discussion, all present voted in favor.

**Cleaning Service Proposals.**

Three cleaning proposals were provided to the Board with a staff recommendation.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to authorize accepting the cleaning proposal from BCS Facilities Group as presented. With no additional discussion, all present voted in favor.

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

**Public Works Report:**

Public Works activities as of June 21, 2024 were provided to the Board.

**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.**

**Stone Edge Culvert.** Traffic Planning & Design has acquired FEMA information therefore final survey fieldwork is being determined. Drone survey work has been completed.

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

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

**Agreement for 809-901 Three Mile Run Road.** Mr. Oetinger noted a settlement agreement is being presented for 809-901 Three Mile Run Road as a result of a 2022 Conditional Use application for a subdivision for 46 townhouses permitted by right in the Suburban zoning district which was denied and appealed. The court stipulated settlement agreement plan has reduced the proposed development to 24 single family village-style dwellings and the Township purchasing development rights. He stated the draft plan was provided to residents with party status and the layout would not change but final details would be determined during land development review.

- Ben Goldthorp, applicant, stated a land development plan would be submitted within 9 months alleviating concern regarding the Sewer EDU fee.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize execution of the settlement agreement with Pennington Property Group, LLC contingent on the sewer tapping fee having an expiration date. With no additional discussion, all present voted in favor.

**Three Mile Run Road and Old Bethlehem Road Reclassification Ordinance 304.** A public hearing was held in compliance with the Pennsylvania Municipal Planning Code to consider a draft road reclassification Ordinance which has been reviewed by East Rockhill Township Planning Commission and Bucks County Planning Commission as authorized by the Board of Supervisors. It was noted that the draft Ordinance is a recommendation in the 2020 Comprehensive Plan.

- Ned Powell, 2747 Three Mile Run Road, thanked the Board and shared safety concerns for foot traffic due to the narrow roadway.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Ordinance 304** as presented. With no additional discussion, all present voted in favor.

**Zoning Hearing Board Appeal.** Mr. Oetinger stated the Board considered a Zoning Hearing Board application when it was submitted and took a neutral position for a single-family dwelling on a vacant non-conforming lot on East Rock Road Bucks County Tax Map Parcel 12-011-033-005. The Zoning Hearing Board granted two variances which has been appealed by a citizen with party status to the Hearing. Mr. Oetinger stated the applicant and the citizen have legal representation and it was his suggestion the Board file a Notice of Intervention to have input but not take an active rule to ensure the Township is not required to issue a building permit for a settlement agreement they do not support. The Court of Common Pleas of Bucks County Beverly Girenti vs. East Rockhill Township Zoning Hearing Board and Roger and Patti Joes was provided to the Board.

- Mr. Nietupski stated his concern the Zoning Hearing Board does not deny applications, the applicant Mr. and Mrs. Jones are not residents and therefore would like to support the Appellant.
- Mrs. Morano stated the applicant, Mr. Jones, is a resident and volunteer firefighter.
- Robert Napor, 2360 E. Rock Road, stated his objection to the Zoning Hearing Board decision and cited the 2020 Comprehensive Plan does not support the approval.

- Bill Stewart, 2341 did not believe a hardship was proven for them to build on the vacant lot and lower property value.
- Paul Hennessey, 2330 E. Rock Road, stated it is a story about money to sell separate parcels noting there is an adjoining lot to the vacant lot with an abandoned house and the neighborhood is not okay with the new house and the density.
- Luke Heverly, 2320 E. Rock Road, stated the Zoning Hearing Board erred in their judgement and the street has large lots noting a 2-acre lot with a 1300sf dwelling and this 0.86 parcel proposed a 2500sf dwelling.
- Beverly Girgenti, 2330 E. Rock Road, stated the comprehensive plan sold them on purchasing their property and that they have attempted to buy the lot in question several times but did not get a response. They did not believe a hardship was proven for them to build on the vacant lot and would lower property values of the neighborhood.
- Mr. Nyman announced a short adjournment into an Executive Session to consult with the Township Solicitor.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to intervene in the land use appeal on behalf of the objectors. 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. Nietupski, seconded by Mr. Volovnik, 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:**

- Mr. Volovnik noted the recent extreme heat during the Willard H. Markey Centennial Park playground reconstruction and commended the job quality.

**Public Comment #2:**

- Sue Clark, 46 Stone Edge Road, stated speeding concerns and questioned the results from the recent speed board.
- Chief Dickinson acknowledged Ms. Clarks concerns and noted the results were under or within the percentage to not be enforceable and believed the narrowness of the road makes it appear vehicles are going faster than 35mph.
- Steve Duda, 935 Three Mile Run Road, asked about road improvements for 809-901 Three Mile Run Road settlement agreement. A chicane is proposed for traffic calming and would be reviewed with land development.
- Jessica McCauley, 711 Three Mile Run Road, thanked the Board and requested speed humps at the railroad bridge for pedestrian traffic leaving the walking path.

**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 8:31 PM.

Respectfully submitted,

Marianne Hart Morano  
Township Manager

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East Rockhill Township  
Unpaid Bills List

July 19, 2024

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 140,222.51
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 117.18
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 102,959.33
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 76,174.52
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations &amp; contributions. Expenses for driving range and park maintenance.</i>	\$ 1,416.31
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,696.92
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>	\$ 2,252.04
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 398.67
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 5,006.85
<b>Unpaid Bills Total</b>		<b>\$ 336,041.55</b>

East Rockhill Township  
Unpaid Bills List

**July 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
Aslan Design & Build	Voided Construction Permit - 8 Hillendale Rd	442.89
B&C Septic	Pump Tank Substation	210.00
Chase Credit Card	Intuit	96.00
Chase Credit Card	Costco	108.72
Chase Credit Card	Lowe's	163.72
Clemens Uniform	Uniforms	236.20
DCED	April - June Permits	319.50
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,975.43
Emerald Garden	Lawn Maintenance	1,724.00
General Code	eCode360 Annual Maint	995.00
General Code	Code Supplement	5,495.00
Grim, Biehn & Thatcher	Township Solicitor General	1,162.00
Grim, Biehn & Thatcher	Township Solicitor 1037 Mountain View Dr	512.00
Grim, Biehn & Thatcher	Township Solicitor Rock Hill Quarry	64.00
Grim, Biehn & Thatcher	Township Solicitor Omnibus	96.00
Grim, Biehn & Thatcher	Township Solicitor Zoning Hearing	643.50
IPFone	Phone Service	350.93
IT Business Solutions	Monthly Service	477.00
JC Steinly	Replace Gas Pump	1,245.00
JC Steinly	426 Three Mile Run Rd	595.95
Kathleen Percetti, Tax Collector	2024 School Taxes - 1920 Ridge Rd	3,055.34
Kathleen Percetti, Tax Collector	2024 School Taxes - 1802 Ridge Rd	4,118.33
Kathleen Percetti, Tax Collector	2024 School Taxes - 426 Three Mile Run Rd	4,103.76
Keystone Collections Group	EIT Commission	1,340.97 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	1,214.59 *
Keystone Collections Group	EIT Taxpayer Refunds	977.71 *
Keystone Collections Group	TCD Operational Fees	70.85 *
Keystone Collections Group	LST Commission	2.07 *
Land Mobile	Quarterly Service	675.00
Lawson	Supplies	277.95
Lincoln National	Insurance Premium	222.24
LocaliQ	Legal Notice	605.32
PA Dept of Labor & Industry	Air Compressor Inspection	87.21
Pennridge Regional Police	Police Service	88,868.00
PP&L Electric	Parking Lot Lights	193.73
PP&L Electric	Municipal Office	140.69
PP&L Electric	Garage/Shop	104.58

East Rockhill Township  
Unpaid Bills List

**July 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Pitney Bowes	Quarterly Lease	102.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Ricoh	Copier Rental	132.23
Riggins	Unleaded Fuel	545.44
Riggins	Diesel Fuel	432.49
St Lukes	DOT Testing JS	97.00
Tilley Fire	2024 Inspection	225.00
T-Mobile	Cell Phone Service	141.63
TRAISS LLC	Permit Software	650.00
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer General	683.55
Wynn Associates	Township Engineer Twp Maint Complex	1,756.73
Wynn Associates	Township Engineer MS-4	1,721.26
<i>General Fund</i>		<u><u>\$ 140,222.51</u></u>

**Fire Fund - 03**

PP&L Electric	Substation	117.18
<i>Fire Fund</i>		<u><u>\$ 117.18</u></u>

**Open Space Fund - 05**

Boyce Recreation (OS Maint)	Markey Park Playground	99,672.00
Chase Credit Card (OS Maint)	Doylestown Waste Recycling	159.58
Grim Biehn & Thatcher	Township Solicitor Land Preservation	956.00
Keystone Collections Group	EIT Commission	665.90 *
Keystone Collections Group	Taxpayer Refunds	488.85 *
Reiss Hauling & Recycling, Inc. (OS Maint)	Markey Park Playground	625.00
TRM (OS Maint)	Markey Park Playground	360.00
Wynn Associates (OS Maint)	Township Engineer Path Streambank	32.00
<i>Open Space Fund</i>		<u><u>\$ 102,959.33</u></u>

**Sewer Fund - 08**

Brad S Nicholas	Pump Sludge	280.00
Comcast	Treatment Plant Phone Service	112.98
Commonwealth of PA	Annual NPDES Permit	500.00
Commonwealth of PA	Chapter 302 Annual Service Fee	100.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,673.93
Emerald Garden	Lawn Maintenance	396.00

East Rockhill Township  
Unpaid Bills List

**July 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Kevin Franks	Treatment Plant	1,850.00
Lincoln National	Insurance Premium	102.90
Lingo	Pumping Station Alarm Service	163.99
MJ Reider Associates	Lab Analysis	559.90
PA One Call	Monthly Activity	14.79
PP&L Electric	Pump Station	561.38
PP&L Electric	Treatment Plant	2,496.73
PWTA - Capital Fund	Quarterly Billing	6,658.00
PWTA - Operating Fund	Quarterly Billing	45,293.00
PWTA	UV Unit Replacement	8,195.00
Sunbelt Rentals	Equipment Rental Sewer Easements	4,881.88
Tilley Fire	2024 Inspection	150.00
T-Mobile	Cell Phone Service	94.44
Wynn Associates	Township Engineer Old Bethlehem Pike Sewer	89.60
	<i>Sewer Fund</i>	<b><u>\$ 76,174.52</u></b>

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

Emerald Garden	Lawn Maintenance	838.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
PP&L Electric	Markey Centennial Park Sign	27.18
PP&L Electric	Markey Centennial Park Buildings	84.97
Range Servant	Driving Range	237.16
Verizon	FIOS Service	69.00
	<i>Park &amp; Rec / Driving Range Fund</i>	<b><u>\$ 1,416.31</u></b>

**Street Light Fund - 13**

PP&L Electric	Street Lights	1,696.92
	<i>Street Light Fund</i>	<b><u>\$ 1,696.92</u></b>

**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>

East Rockhill Township  
Unpaid Bills List

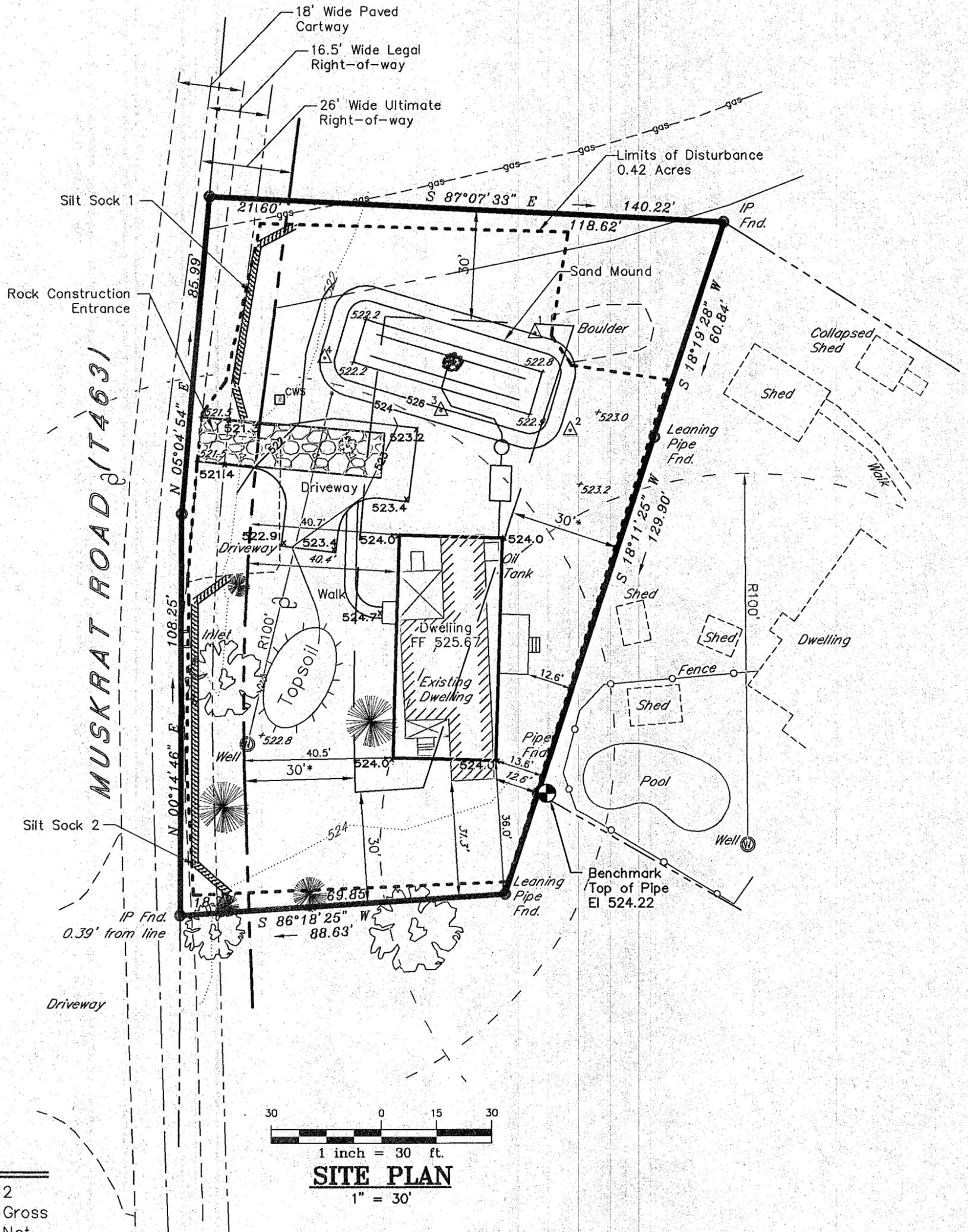
**July 19, 2024**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>Capital Reserve Fund - 30</b>		
Wynn Associates	Township Engineer Stone Edge Road	2,252.04
	<i>Capital Reserve Fund</i>	<b><u>\$ 2,252.04</u></b>
<b>State Aid (Liquid Fuel) Fund - 35</b>		
H&K Materials	Supplies	139.50
PP&L Electric	Signal 313 & 5th	43.26
PP&L Electric	Flasher 5th Street	25.39
PP&L Electric	Signal Campus & 5th	40.53
PP&L Electric	Signal 313 & 563	42.27
PP&L Electric	Flasher Schwenkmill Road	25.35
PP&L Electric	Signal 313 & Mountain View	56.55
PP&L Electric	Flasher Mountain View	25.82
	<i>State Aid Fund</i>	<b><u>\$ 398.67</u></b>
<b>Escrow Fund - 90</b>		
Grim Biehn & Thatcher	Township Solicitor Park Hill Estates	57.00
Grim Biehn & Thatcher	Township Solicitor Weidner	80.00
Grim Biehn & Thatcher	Township Solicitor Zdorovets	57.00
Wynn Associates	Township Engineer PRA	378.70
Wynn Associates	Township Engineer Bartells	449.95
Wynn Associates	Township Engineer Pennridge SD	25.60
Wynn Associates	Township Engineer Alexandrov	452.48
Wynn Associates	Township Engineer Park Hill Estates	294.63
Wynn Associates	Township Engineer DR Horton	1,786.34
Wynn Associates	Township Engineer Zdorovets	79.00
Wynn Associates	Township Engineer Bartells	47.70
Wynn Associates	Township Engineer Weidner	994.70
Richard or Marlene Pfeiffer	Escrow Closure	303.75
	<i>Escrow fund</i>	<b><u>\$ 5,006.85</u></b>
<b>Total Unpaid Bills</b>		<b><u>\$ 336,041.55</u></b>

*\*denotes already paid*

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**SITE DATA**

- Parcel No. - 12-5-32-2
- Tract Area - 0.501 Ac. Gross
- 0.418 Ac. Net
- Deed Reference - 2021035793
- Proposed Use - B1 (Detached Dwelling)
- Water - On Site
- Sewer - On Site

**ZONING REQUIREMENTS**

- Zoning District - RP (Resource Protection)
- Min. Lot Area - 1.8 Acres
- Min. Lot Width - 150 Feet
- Min. Front Yard - 50 Feet\*
- Min. Side Yard - 30 Feet\*\*
- Min. Rear Yard - 50 Feet\*
- Max. Imp. Surface - 20%
- Max. Building Coverage - 10%
- Max. Bldg. Height - 35 Feet
- Per 27-1702.a.(4) - 60% of total lot depth but 30' minimum for each yard.  $[(118.62' + 69.85') / 2] (.6) = 56.5'$  (use 30' minimum).
- \*Per 27-1702.a.(5) - 40% of total lot width but 12' minimum for each side.  $(188.8') (.4) = 75.5'$  (use normal requirement of 30').

**SITE CAPACITY CALCULATIONS (In Acres)**

**SITE PLAN**  
1" = 30'

**SOILS**

Soil Survey of Bucks County, PA USDA - NRCS: Soil Map Legend  
(NhD) Neshaminy gravelly silt loam (entire site):  
 Slopes: 8 to 25 percent  
 Depth to Bedrock: 48 to 80 inches  
 Depth to Water Table: > 80 inches  
 Land Capability Classification: 7s  
 Hydric soil: No  
 Hydrological Soil Group Listing: C  
**Limitation-Resolution:**  
 Cutbanks cave- shoring may be required  
 Corrosive to concrete and steel- contact structural engineer for concrete/steel design  
 Easily erodible- contractor must follow E&S plan  
 Depth to saturated zone/high water table; Hydric/hydric inclusions- pump excess water through filter bag  
 Low strength/landslide prone- contact structural engineer to resolve  
 Slow percolation- have soils scientist evaluate for on-site sewage  
 Piping- use seepage collar  
 Frost action- install footer below frost line

**NOTES**

1. The property line and existing features are based on a field performed by Mease Engineering, P.C. in March 2024.

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## Appendix II – Authorized Official Resolution

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Be it RESOLVED, that the \_\_\_\_\_ (Name of Applicant) of \_\_\_\_\_ (Name of County) hereby request a Multimodal Transportation Fund grant of \$ \_\_\_\_\_ from the Commonwealth Financing Authority to be used for \_\_\_\_\_.

Be it FURTHER RESOLVED, that the Applicant does hereby designate \_\_\_\_\_ (Name and Title) and \_\_\_\_\_ (Name and Title) as the official(s) to execute all documents and agreements between the \_\_\_\_\_ (Name of Applicant) and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, \_\_\_\_\_, duly qualified Secretary of the \_\_\_\_\_ (Name of Applicant), \_\_\_\_\_ (Name of County) \_\_\_\_\_, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the \_\_\_\_\_ (Governing Body) at a regular meeting held \_\_\_\_\_ (Date) and said Resolution has been recorded in the Minutes of the \_\_\_\_\_ (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the \_\_\_\_\_ (Applicant),  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Name of Applicant

\_\_\_\_\_  
County

\_\_\_\_\_  
Secretary