

East Rockhill Township Board of Supervisors

December 17, 2024

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on December 17, 2024, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

<u>Present:</u>	Dave Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Hart Morano	Township Manager
	Dave Keightly, 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 6:59 PM by Mr. Nyman with the Pledge of Allegiance.

Members of the public and press were present.

Announcements:

- Board of Supervisors Reorganization Meeting January 6, 2025 5:00 PM
- Board of Supervisors Regular Business Meeting January 28, 2025 7:00 PM

Special Presentation:

There was none.

Public Comment #1:

- Jim Snyder, 45 Stone Edge Road, stated his appreciation for the prompt attention addressing initial roundabout concerns.

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 November 26, 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 December 12, 2024 for a total amount of \$170,146.28 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 November 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.

Pennridge Wastewater Treatment Authority: Dave Nyman

The November 2024 minutes and flow reports were provided to the Board. Of note, the Authority Solicitor was authorized to review and update the 1975 Agreement for member consideration and Hilltown Township's request the treatment plant be re-rated was approved.

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.

Township Manager's Report: Marianne Hart Morano

Pennridge Greenjackets. The Board of Supervisors were provided a copy of the January 1, 2025 to December 31, 2029 lease executed by the Pennridge Greenjackets, a sign application and a proposed LED lighting replacement at the practice football field located to the right of the entrance driveway in the rear of the Willard H. Markey Centennial Park.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize Chairperson execution of the lease agreement, execution of the sign permit application and to authorize the LED update contingent on the security camera not being disturbed and all lights be off by 10:00 PM. With no additional discussion, all present voted in favor.

2024 Appointed Auditor Engagement Letter. The Board was provided a copy of the 2024 audit engagement letter from DunlapSLK.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize execution of the 2024 Audit by DunlapSLK contingent on the amount not to exceed \$22,500.00. With no additional discussion, all present voted in favor.

Public Works Report: Jeff Scholl

Public Works activities as of December 12, 2024 were provided to the Board.

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.

Park Hill Estates (McClennen) Escrow Vouchers. Mr. Baluh stated signage as recommended by Traffic Planning and Design and message board expense reimbursement were deducted from the contingency escrow voucher. Minor signage remains to be installed.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize Escrow Release Voucher 1 for Park Hill Estates Subdivision in the amount of \$310,680.52 payable to Select Properties for roundabout 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 \$13,667.70 payable to Select Properties for contingency as presented. With no additional discussion, all present voted in favor.

Mr. Baluh reported he has requested Traffic Planning and Design have a Stone Edge culvert preliminary design for the January meeting.

The Public Work Maintenance building project earth moving has been completed.

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

Township Solicitor Report: Dave Keightly, Esq.

General Obligation Note Ordinance. A public hearing was advertised and posted to act on an Ordinance to authorize the issuance of a general obligation note in the amount of \$1,750,000.00 to fund the construction of the replacement of the Public Works Maintenance building.

The hearing was opened. With no public comment, the hearing was closed.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Ordinance 306** to authorize the issuance of a general obligation note in the amount of \$1,750,000.00 for the Public Works Maintenance Building replacement as presented. With no additional discussion, all present voted in favor.

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

Department and Emergency Services Reports:

On motion by Mr. Volovnik, seconded by Mr. Nyman, 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.

Public Comment #2:

- Greg Landis on behalf of Renew Bible Church stated Christmas Eve services would be taking place at 4:00 PM and 6:00 PM with traffic control in place. Lights were anticipated to be on until 8:30 PM.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 7:32 PM.

Respectfully submitted,

Marianne Hart Morano
Township Manager

NEXT AGENDA ITEM TO FOLLOW

East Rockhill Township Board of Supervisors

January 6, 2025

Re-Organization Business Meeting Minutes

The re-organization business meeting of the East Rockhill Township Board of Supervisors was held at 5:00 PM on January 6, 2025 in the meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	David Nyman	Supervisor
	Gary Volovnik	Supervisor
	Jim Nietupski	Supervisor
	Marianne Hart Morano	Township Manager
	Jeff Scholl	Public Works Director

The meeting was called to order at 5:01 PM by temporary Chairperson Mr. Nyman.

No members of the public or press were present.

Reorganization of the Board of Supervisors for 2025

On motion by Mr. Nietupski,, seconded by Mr. Volovnik, to appoint Marianne Morano as Temporary Chairperson. With no additional discussion, all present voted in favor

On motion by Mr. Nyman, seconded by Mr. Volovnik, to appoint Gary Volovnik as Chairperson. The nomination passed 2-1 with Mr. Nietupski voting in opposition.

Mrs. Morano turned the meeting over to Mr. Volovnik.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to appoint David Nyman as Vice Chairperson. The nomination passed 2-1 with Mr. Nietupski voting in opposition.

Board of Supervisor Liaison Appointment and Alternate

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to appoint Gary Volovnik and alternate David Nyman to the Pennridge Regional Police Commission; to appoint David Nyman and alternate Jim Nietupski to the Pennridge Wastewater Treatment Authority Board; to appoint David Nyman and alternate Gary Volovnik to the Pennridge Area Coordinating Committee and to appoint Jim Nietupski as the Pennsylvania State Association Township Supervisors Convention Voting Delegate. With no additional discussion, all present voted in favor.

Administrative Appointments

On motion by Mr. Nyman, seconded by Mr. Nietupski, to appoint Marianne Hart Morano to Township Manager, Secretary, Treasurer, Zoning Officer, Open Records Officer, Chief Administration Officer for Pension Plans; Samantha Salemno to Assistant Open Records Officer; and Jeff Scholl to Public Works Director, Emergency Management Coordinator. With no additional discussion, all present voted in favor.

Consultant Appointments

On motion by Mr. Nyman, seconded by Mr. Nietupski, to appoint Will Oetinger, Esq., Grim, Biehn & Thatcher as Township Solicitor; Thomas Duncan, Esq., as Township Environmental Attorney; Christen Pionzio, Esq., Joint UCC Appeals Board Solicitor; Steve Baluh P.E., Wynn Associates as

Township Engineer; Steve Baluh, P.E. as Floodplain Administrator; Marianne Hart Morano as Alternate Floodplain Administrator; Building Inspection Underwriters (BIU) as Third-Party Building Inspector; Traffic Planning and Design as Traffic Engineer; Kevin Franks as East Rockhill Treatment Plant #1 Operator; SC Engineer's, Inc. as Chapter 94 Report and NPDES Permit Engineer; CKS Engineers as Sewer Engineer; Dunlap SLK as Certified Public Accountant to audit the 2024 financials; Earth Data Northeast, Inc. (EDN) as Hydrologist; Heritage Conservancy as Open Space consultant; Hough Associates for PA DEP 904 Recycling Grant; Judith Goldstein, Gilmore & Associates as Planner; following discussion of consultant appointments Mr. Nyman amended his motion to allow Traffic Planning & Design to continue traffic planning review but seek proposals from other traffic engineers and to appoint Steve Baluh as Assistant Zoning Officer. Mr. Nietupski seconded the motion, as amended. With no additional discussion, all present voted in favor.

Board and Commission

Zoning Hearing Board

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve **Resolution 2025-01** to accept the reappointment of John Fenley 3-year term to the Zoning Hearing Board and reaffirm members as presented. With no additional discussion, all present voted in favor.

Planning Commission

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the reappointment of Aaron Teel and Colin Monohan 4-year term to the Planning Commission. With no additional discussion, all present voted in favor.

Park & Recreation Board

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the reappointment of Diane Blodgett and David Stevens 5-year term to the Park and Recreation Board. With no additional discussion, all present voted in favor.

Joint UCC Appeals Board

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the reappointment of James Kopchak, Robert Smith, Kevin Toothman 1-year term to the Joint UCC Appeal Board. With no additional discussion, all present voted in favor.

Vacancy Board

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the reappointment of Anne Fenley 1-year term to the Vacancy Board. With no additional discussion, all present voted in favor.

Business and Schedules

Depositories

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2025-02** establishing approved depositories as presented. With no additional discussion, all present voted in favor.

Payment of Bills

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2025-03** authorizing interim payment of specified bills. With no additional discussion, all present voted in favor.

Tax Collection Committee (TCC) Delegate

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2025-04** naming Marianne Hart Morano as Voting Delegate, Kathleen Percetti as first alternate Voting Delegate and Bonnie Schorr as Second Alternate Voting Delegates for the TCC. With no additional discussion, all present voted in favor.

Elected Tax Collector Wage for the 2026-2029 Term

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2025-05** setting the elected tax collector wage at \$9.00 per bill for the 2026 to 2029 term as presented. With no additional discussion, all present voted in favor.

Surety Bond

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize a bond in the amount of \$500,000.00 for the Township Manager and Accountant positions. With no additional discussion, all present voted in favor.

Mileage Rate

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize mileage rate at IRS designated rate in the amount of 70 cents per mile. With no additional discussion, all present voted in favor.

Meeting Dates

On motion by Mr. Nietupski, seconded by Mr. Nyman, to establish meeting dates for the Board of Supervisors to be on the first Monday for Reorganization at 5:00 PM in January and the fourth Tuesday of every month at 7:00 PM for a regular business meeting except for December will be the third Tuesday; the Elected Auditors will meet 4:00 PM the first Tuesday of January; the Planning Commission will meet 7:00 PM the first Thursday of each month for a work session and the second Thursday of each month for a regular business meeting, as needed; the Park & Recreation Board will meet 7:00 PM the second Tuesday in February, May, August except for the November the meeting shall be held the first Monday, as needed; the Zoning Hearing Board and the Joint UCC Board of Appeals will meet at 7:00 PM, with hearings advertised in compliance with state law. With no additional discussion, all present voted in favor.

REGULAR BUSINESS MEETING

Public Comment

There was none.

General Business

Opposition to House Bill 1976 and House Bill 2045

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2025-06** opposing house bill 1976 and house bill 2045 and supporting local control of zoning as presented. With no additional discussion, all present voted in favor.

Adjournment

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adjourn the meeting. With no additional discussion, the meeting was adjourned at 5:18 PM.

Respectfully submitted,

Marianne Hart Morano
Township Manager

NEXT AGENDA ITEM TO FOLLOW

East Rockhill Township
Unpaid 2024 Bills List

January 24, 2025

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 28,790.90
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 792.89
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 3,132.03
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 608.92
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ 92,513.98
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 1,103.73
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 21,909.24
Unpaid Bills Total		\$ 148,851.69

East Rockhill Township
Unpaid 2024 Bills List

January 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Public Notice Advertising	98.84
Amerigas	Propane Fuel	417.41 *
BCS Facilities Group	Township Office	500.00
BIU	Code Services 10/2024	2,236.50 *
BIU	Code Services 11/2024	1,323.00 *
BIU	Code Services 12/2024	1,512.00
Chase Credit Card	Amazon	463.57 *
Chase Credit Card	Intuit	119.00 *
Chase Credit Card	Roher Auto Tags	15.00 *
Chase Credit Card	Lowes	70.00 *
Chase Credit Card	Harbor Freight	89.99 *
Chase Credit Card	Auto Zone	4.47 *
Chase Credit Card	Doylestown Waste Recycling	171.58 *
Clemens Uniform	Uniforms	47.24 *
Clemens Uniform	Uniforms	47.24
Clemons Richter & Reiss	Girgenti vs Jones	117.00
Cooper Electric	Supplies	22.56
DCED	October - December permits	90.00 *
Dunlap SLK	General Obligation Note	300.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	595.00
Grim, Biehn & Thatcher	Township Solicitor General	496.00
Grim, Biehn & Thatcher	Township Solicitor Rock Hill Quarry	32.00
Grim, Biehn & Thatcher	Township Solicitor Twp Maint Complex	64.00
Grim, Biehn & Thatcher	Township Solicitor General Obligation Note	1,184.00
Keystone Collections Group	EIT Commission	981.12 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	1,525.08 *
Keystone Collections Group	EIT Taxpayer Refunds	351.71 *
Keystone Collections Group	LST Commission	0.68 *
Lawson	Supplies	601.38
LocaliQ	Advertising	267.73
Phillips & Donovan	Township Maint Complex	6,773.10
Ready Refresh	Water Service/Dispenser Cleaning	194.98 *
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	1,745.00 *
Riggins	Diesel Fuel	266.18 *
Riggins	Diesel Fuel	394.76
Riggins	Unleaded Fuel	460.94

East Rockhill Township
Unpaid 2024 Bills List

January 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Samantha Salemno	Mileage Reimbursement Dec	24.79 *
T-Mobile	Cell Phone Service	141.63 *
TRAISSR LLC	Permit Software	650.00 *
TRAISSR LLC	Permit Software	650.00
Wynn Associates	Township Engineer Airport Trees	597.50
Wynn Associates	Township Engineer General	439.40
Wynn Associates	Township Engineer Twp Maint Complex	1,830.52
Wynn Associates	Township Engineer MS-4	363.00
Yates Electrical Service Inc	Electrical Permit	515.00 *
<i>General Fund</i>		<u>\$ 28,790.90</u>

Open Space Fund - 05

Grim, Biehn & Thatcher	Township Solicitor Open Space	128.00
Keystone Collections Group	EIT Taxpayer Refunds	175.86 *
Keystone Collections Group	EIT Commission	489.03 *
<i>Open Space Fund</i>		<u>\$ 792.89</u>

Sewer Fund - 08

ARRO Consulting	Engineering Treatment Plant	190.00
Kevin Franks	Treatment Plant	1,850.00
MJ Reider Associates	Lab Analysis	839.85
PA One Call	Monthly Activity	30.25
T-Mobile	Cell Phone Service	94.44 *
USA Blue Book	Treatment Plant	127.49
<i>Sewer Fund</i>		<u>\$ 3,132.03</u>

Park & Recreation / Driving Range Fund -09

Chase Credit Card	Auto Zone	8.98 *
Dog Waste Depot	Bags	599.94 *
<i>Park & Rec / Driving Range Fund</i>		<u>\$ 608.92</u>

Capital Reserve Fund - 30

Gordon H Baver Inc	Twp Maint Complex Appl #3	57,556.23
Traffic Planning & Design	Stone Edge Road	3,311.25
Wynn Associates	Township Engineer Stone Edge Road	146.50
Yates Electrical Services	Twp Maint Complex Appl #1	31,500.00
<i>Capital Reserve Fund</i>		<u>\$ 92,513.98</u>

East Rockhill Township
Unpaid 2024 Bills List

January 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
State Aid (Liquid Fuel) Fund - 35		
Bergeys	Parts	189.97 *
Chase Credit Card	Coopersburg Kenworth	310.54 *
Chase Credit Card	Auto Zone	19.78 *
Chase Credit Card	Ciocca Ford	253.88 *
EM Kutz	Parts	16.06 *
H&K Materials	Supplies	313.50 *
	<i>State Aid Fund</i>	<u>\$ 1,103.73</u>
Escrow Fund - 90		
Grim, Biehn & Thatcher	Township Solicitor Park Hill Estates	152.00
Grim, Biehn & Thatcher	Township Solicitor Green Ridge West	16.00
Traffic Planning & Design	Renew Bible Church	922.50
Traffic Planning & Design	Park Hill Estates	12,034.82
Traffic Planning & Design	Pennridge SD	5,995.75
Wynn Associates	Township Engineer Renew Bible Church	884.00
Wynn Associates	Township Engineer Green Ridge West	25.60
Wynn Associates	Township Engineer Pennington	25.60
Wynn Associates	Township Engineer Park Hill Estates	543.26
Wynn Associates	Township Engineer DR Horton	1,078.13
Wynn Associates	Township Engineer Brown	148.75
Wynn Associates	Township Engineer Webster	57.23
Wynn Associates	Township Engineer Holahan	25.60
	<i>Escrow fund</i>	<u>\$ 21,909.24</u>
Total Unpaid Bills		\$ 148,851.69

**denotes already paid*

NEXT AGENDA ITEM TO FOLLOW

East Rockhill Township
Unpaid 2025 Bills List

January 24, 2025

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 145,265.08
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 721.49
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 86,089.70
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 109,006.90
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 364.42
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,934.95
Capital Improvement	<i>Revenue from Real Estate 1.25 mil. Expenses for capital projects as budgeted and approved by Board of Supervisors.</i>	\$ 5,255.00
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>	\$ 14,677.28
Unpaid Bills Total		\$ 369,112.04

East Rockhill Township
Unpaid 2025 Bills List

January 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
Amerigas	Propane Fuel	727.82
Bucks County Consortium	2025 Membership	200.00
Bucks County TMA	2025 Membership	519.90 *
Chase Credit Card	Amazon	92.06
Chase Credit Card	Intuit Quick Books	3,900.46
Chase Credit Card	Rubber Stamps Unlt	93.90
Chase Credit Card	PSATS Minute Books	390.00
Chase Credit Card	426 Three Mile Run Rd	1,592.98
Chase Credit Card	Lowes	35.96
Clemens Uniform	Uniforms	194.04
Clemons Richter & Reiss	Girgenti vs Jones	39.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,334.93
Delaware Valley Property/Liability (DVPLT)	Insurance Premium	19,005.25
ESRI	Permit Software	538.00
Hough Associates	Recycling Data	3,920.00
IPFone	Phone Service	330.27
IT Business Solutions	Monthly service	477.00
Land Mobile	Quarterly Service	675.00
Lawson	Supplies	145.48
Lincoln National	Insurance Premium	282.81 *
Lincoln National	Insurance Premium	282.81
News Herald	Subscription	49.00
Pennridge Regional Police	Police Service	94,720.42
Perkiomen Watershed	2025 Membership	1,000.00 *
PP&L Electric	Emergency Aux Bldg. + Break Room	217.43
PP&L Electric	Parking Lot Lights	563.37
PP&L Electric	Municipal Office	444.67
PP&L Electric	Garage/Shop	135.66
Pitney Bowes	Quarterly Lease	102.00
PSATS	2025 Membership	1,847.00 *
Ready Refresh	Water Service	15.00
Ricoh	Copier Rental	132.23 *
T-Mobile	Cell Phone Service	141.63
Verizon	FIOS service	119.00
<i>General Fund</i>		<u>\$ 145,265.08</u>

East Rockhill Township
Unpaid 2025 Bills List

January 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Fire Fund - 03		
Amerigas	Propane Fuel SubStation	721.49
	<i>Fire Fund</i>	<u>\$ 721.49</u>
Open Space Fund - 05		
Laurel Abstract	Conservation Easement 935 Three Mile Run Rd	86,089.70 *
	<i>Open Space Fund</i>	<u>\$ 86,089.70</u>
Sewer Fund - 08		
Comcast	Treatment Plant Phone Service	113.32 *
Comcast	Treatment Plant Phone Service	118.09
Commonwealth of PA	Wastehauler Renewal	300.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	609.23
Delaware Valley Property/Liability (DVPLT)	Insurance Premium	46,848.75
Lincoln National	Insurance Premium	42.33 *
Lincoln National	Insurance Premium	42.33
Lingo	Pumping Station Alarm Service	164.01
Nyco	Treatment Plant	430.44
PA DEP	Storage Tank Annual Registration	50.00
PP&L Electric	Pump Station	883.81
PP&L Electric	Treatment Plant	3,714.00
PWTA - Capital Fund	Quarterly Billing	7,170.00
PWTA - Operating Fund	Quarterly Billing	48,003.00
Riggins	Diesel Fuel	313.25
T-Mobile	Cell Phone Service	94.44
Warehouse Battery Outlet	Battery	109.90
	<i>Sewer Fund</i>	<u>\$ 109,006.90</u>
Park & Recreation / Driving Range Fund -09		
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
PP&L Electric	Markey Centennial Park Sign	29.27
PP&L Electric	Markey Centennial Park Buildings	106.15
Verizon	FIOS Service	69.00
	<i>Park & Rec / Driving Range Fund</i>	<u>\$ 364.42</u>

East Rockhill Township
Unpaid 2025 Bills List

January 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,934.95
	<i>Street Light Fund</i>	<u>\$ 1,934.95</u>
Capital Improvement Fund - 19		
Perkasie Regional Authority	Township Maint Complex	5,255.00
	<i>Capital Improvement Fund</i>	<u>\$ 5,255.00</u>
Building Debt Fund - 22		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
	<i>Building Debt Fund</i>	<u>\$ 5,797.22</u>
State Aid (Liquid Fuel) Fund - 35		
Davis Feed	Supplies	35.90
Ed McDermott	Snow Plowing Service	900.00
EM Kutz	Parts	921.97
GT&E	Parts	281.14
Kenco Hydraulics	Parts	1,118.01
Morton Salt	Salt	10,651.62
NAPA Auto Parts	Parts	502.48
PP&L Electric	Signal 313 & 5th	45.45
PP&L Electric	Flasher 5th Street	25.61
PP&L Electric	Signal Campus & 5th	40.72
PP&L Electric	Signal 313 & 563	42.97
PP&L Electric	Flasher Schwenkmill Road	25.30
PP&L Electric	Signal 313 & Mountain View	60.62
PP&L Electric	Flasher Mountain View	25.49
	<i>State Aid Fund</i>	<u>\$ 14,677.28</u>
Total Unpaid Bills		\$ 369,112.04

**denotes already paid*



Planning Commission Annual Report 2024

Project & Location	Submission	Action
East Rockhill Township Maintenance Building 1622 N. Ridge Road	Waiver of Land Development for new building	Discussion 2/8/2024 and waiver of land development recommended to Board of Supervisors.
Draft Ordinance Amendment	Chapter 27, Zoning	Discussion 2/8/2024 and recommended to Board of Supervisors.
ReNew Bible Church 1600 N. Fifth Street	Land Development Preliminary Submission	Discussion 3/14/2024 and waivers recommended to Board of Supervisors.
Perkasie Regional Authority 730 Three Mile Run Road	Waiver of Land Development for building addition	Discussion 3/14/2024 and waiver of land development recommended to Board of Supervisors.
400 Branch Road	Land Development Preliminary Submission	Discussion 4/11/2024 and preliminary approval and waivers recommended to Board of Supervisors.
Draft Ordinance Amendment	Chapter 27, Chapter 22 and Chapter 15 Road Reclassification	Discussion 6/13/2024 and recommended to Board of Supervisors.
809 & 901 Three Mile Run Road	Major Subdivision 24 Single Family Dwelling Lots	Discussion 10/10/2024 and preliminary / final approval recommended to Board of Supervisors.

NEXT AGENDA ITEM TO FOLLOW

ITEM 7.A.

Depth	Soil	Depth	Soil	Depth	Soil	Depth	Soil
0-18" BLU	VERY LOOSE	18-36" BLU	VERY LOOSE	36-54" BLU	VERY LOOSE	54-72" BLU	VERY LOOSE
72" TO 84" BLU	VERY LOOSE	84" TO 96" BLU	VERY LOOSE	96" TO 108" BLU	VERY LOOSE	108" TO 120" BLU	VERY LOOSE

Depth	Soil	Depth	Soil	Depth	Soil	Depth	Soil
0-18" BLU	VERY LOOSE	18-36" BLU	VERY LOOSE	36-54" BLU	VERY LOOSE	54-72" BLU	VERY LOOSE
72" TO 84" BLU	VERY LOOSE	84" TO 96" BLU	VERY LOOSE	96" TO 108" BLU	VERY LOOSE	108" TO 120" BLU	VERY LOOSE

SOIL TYPES BASED ON USDA SOIL SURVEY METHODS SEARCH 11-7-24
REMARKS:
 1. ALL SOIL SAMPLES WERE TO BE SELECTED BASED ON THEIR RAINFALL FOR USE ON THE SITE. PLANTS MUST BE ABLE TO THRIVE IN SOILS WITH POOR NUTRIENT DENSITY.
 2. THE SOILS ARE SUBJECT TO POOR WATER DRAINAGE. THEREFORE, FINAL GRADING IS RECOMMENDED TO BE COMPLETED OUTSIDE OF THE WATER SEASON.



NET DEVELOPMENT CALCULATIONS - SUBURBAN DIVISION

TOTAL SITE AREA	=	1,800 ACRES
TOTAL DEVELOPABLE AREA	=	1,800 ACRES

(2) RESOURCE PROTECTION LAND

RESOURCE PROTECTION RATIO	AREA OF LAND IN RESOURCE PROTECTION LAND	PROPOSED DISTURBANCE
FLOODPLAIN	1.0	0
LAKES OR PONDS	1.0	0
WETLANDS	1.0	0
STEEP SLOPES	.20	0
EROSION RISK	.70	0
USE TO 25% BODILINESS	.80	1,800 ACRES
MP DISTRICT	.80	1,800 ACRES
LINE OF POND SHORELINE	.20	0
WETLAND MARGIN	.20	0

LAND WITH RESOURCE RESTRICTIONS: 1,800 ACRES
 RESOURCE PROTECTION LAND: 1,800 ACRES

(3) BASE SITE AREA	(4) REQUIRED OPEN SPACE	(5) NET AVAILABLE SITE AREA
BASE SITE AREA	1,800 ACRES	1,800 ACRES
MULTIPLY BY MIN. OPEN SPACE	X 0	
STANDARD MIN. OPEN SPACE	= 0	

(6) NUMBER OF OVERLAY UNITS	(7) IMPERVIOUS SURFACES	(8) DENSITY
BASE SITE AREA	1,800 ACRES	1,800 ACRES
MULTIPLY BY MAXIMUM DENSITY	X 0	
NUMBER OF OVERLAY UNITS	= 0	

(9) REQUIRED OPEN SPACE	(10) NET AVAILABLE SITE AREA
REQUIRED OPEN SPACE	1,800 ACRES
MULTIPLY BY IMPERVIOUS SURFACE RATIO	X 0
REQUIRED OPEN SPACE	= 0

PA DOT NOTES:
 ALL SIGN DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 400 FEET OF CONTINUOUS SIGN DISTANCE TO THE LEFT AND A MINIMUM OF 300 FEET OF CONTINUOUS SIGN DISTANCE TO THE RIGHT FROM EITHER SIDE OF THE TRAVEL LANE. ROAD CROSS THE STATE HIGHWAY THE DRIVER MUST BE CONCERNED TO BE POSITIONED 100 FEET FROM THE NEAR SIDE OF THE CLOSEST HIGHWAY THROUGH TRAFFIC LANE FROM THE CURB LANE IF CROSSING IS PERMITTED AS AN OVERTAKE OR TIE-UP. SIGNS OF 10' TO 12' HIGH SHALL BE THREE FEET SIX INCHES (3-07) ABOVE THE FINISHED SURFACE LOCATED IN CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROVED TRAFFIC. THIS SIGN DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.

Maintenance and Protection of Traffic: During construction shall be in accordance with applicable regulations, PA CODES AND STANDARDS FOR EROSION CONTROL AND PREVENTATION FOR OPEN EXPOSED AREAS (LATEST EDITION), CHAPTER 624.

Prohibit Excavations: Excavations shall be in accordance with the provisions of PA CODE, CHAPTER 624, SECTION 624.001(b) and shall be completed prior to the start of any paving operations. The excavator shall be responsible for ensuring that all utility lines are protected and shored-off according to the utility relocation permit. All excavations shall be backfilled with compacted material and are subject to the utility relocation permit.

NO TRAFFIC RESTRICTIONS OR LAKE CLOSURES ARE PERMITTED ON LEGAL HIGHWAYS AND/OR BETWEEN THE HOURS OF 6:00 AM TO 8:00 AM AND 3:00 PM TO 6:00 PM, UNLESS OTHERWISE STATED.

BEFORE THE START OF ANY PAVING OPERATIONS, THE DEVELOPER (PERMITTEE) IS RESPONSIBLE FOR PROVIDING ALL UTILITY DEPTH INFORMATION TO THE CONSULTANT. THE CONSULTANT SHALL BE RESPONSIBLE FOR VERIFYING AND CORRECTING THE PROVIDED AND SHOWN ACCORDING TO PA DOT, CHAPTER 624, SECTION 624.001(b) AND PA DOT, CHAPTER 624, SECTION 624.001(c). THE CONSULTANT SHALL BE RESPONSIBLE FOR PROVIDING AND VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES TO THE ACCURACY OF THE LOCATION AND DEPTH OF THESE UTILITIES.

GENERAL NOTES:

- OWNER INFO: 12-11-19-7
 2300 S. ROCK ROAD
 2300 S. ROCK ROAD
- ALL USERS OF THIS PLAN ARE REFERRED TO AND GATED TO COMPLY WITH PA ACT 121, AS FOR THE LATEST AMENDMENT OF PA ACT 121 OF 2017, EFFECTIVE OCTOBER 1, 2017.
- THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY. THE PERMITTEE SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES TO THE ACCURACY OF THE LOCATION AND DEPTH OF THESE UTILITIES.
- THE PLAN SPECIFIC EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY RELATE TO THE PROPERTY ARE SHOWN ON THIS PLAN AND PLAN PREPARED FOR THE PROPERTY. THE PERMITTEE SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN AND PLAN PREPARED FOR THE PROPERTY.
- THIS PLAN DEPENDS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY RELATE TO THE PROPERTY AND ANY INFORMATION NOT SHOWN ON THIS PLAN AND PLAN PREPARED FOR THE PROPERTY IS FOR GENERAL INFORMATION ONLY. THE PERMITTEE SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN AND PLAN PREPARED FOR THE PROPERTY.
- THIS PLAN DEPENDS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY RELATE TO THE PROPERTY AND ANY INFORMATION NOT SHOWN ON THIS PLAN AND PLAN PREPARED FOR THE PROPERTY IS FOR GENERAL INFORMATION ONLY. THE PERMITTEE SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN AND PLAN PREPARED FOR THE PROPERTY.
- THE CONSULTANT HAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND ADJUST. EXISTING, RESTRICTIONS AND CONDITIONS MAY APPEAR TO BE IN THIS PLAN AND PLAN PREPARED FOR THE PROPERTY. THE PERMITTEE SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN AND PLAN PREPARED FOR THE PROPERTY.
- THE CONSULTANT HAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND ADJUST. EXISTING, RESTRICTIONS AND CONDITIONS MAY APPEAR TO BE IN THIS PLAN AND PLAN PREPARED FOR THE PROPERTY. THE PERMITTEE SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN AND PLAN PREPARED FOR THE PROPERTY.
- CONTOUR LINES AS SHOWN ARE LEGAL CONTOURS FROM THE PENNSYLVANIA BUREAU OF HYDROLOGY. PROPERTY IS LOCATED IN ZONE "C" AREA OF ANIMAL FLOOD HAZARD. FLOOD ZONE IS REFERENCED TO THE NATIONAL FLOOD INSURANCE RATE MAP (PRIORITY-HAZARD DATED 10/18/2019).
- REFERENCE PLAN SUBMISSION FOR GRADERS STUDY AS PREPARED BY STROHMEYER ASSOCIATES INC. LATE 2018 TO 2019 AND RECORDED IN PLAN BOOK 231 PAGE 11 ON 4-19-20
- FIELD SURVEY COMPLETED BY COWAN ASSOCIATES INC., OCTOBER 2024.
- REFERENCE PLAN SUBMISSION FOR GRADERS STUDY AS PREPARED BY STROHMEYER ASSOCIATES INC. LATE 2018 TO 2019 AND RECORDED IN PLAN BOOK 231 PAGE 11 ON 4-19-20

IMPERVIOUS SURFACES

IMPERVIOUS SURFACE	AREA
FLOOR	2,658 SQ. FT.
ROOF	991 SQ. FT.
PAVED DRIVEWAY	2,658 SQ. FT.
TOTAL	6,307 SQ. FT.

GRAPHIC SCALE
 0 40 80 120 160 200
 (IN FEET)
 1 inch = 80 ft.

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 CALLING BEFORE YOU DIG
 PENNSYLVANIA 811
 SERIAL NUMBER 202437946

ZONING HEARING BOARD EXHIBIT
 PREPARED FOR
JESSICA CLEARIE
TMP 12-11-19-7
 EAST ROCKFELL, TOWNSHIP, ROCK COUNTY, PENNSYLVANIA
 PREPARED BY
STROHMEYER ASSOCIATES INC.
 12-11-24 17-07
 101 West Main St., P.O. Box 100
 East Rockwell, PA 17024

NEXT AGENDA ITEM TO FOLLOW

ITEM 9.A.

