

East Rockhill Township Board of Supervisors

January 28, 2025

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on January 28, 2025, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

| | | |
|------------------------|----------------------|--------------------------------------|
| <u>Present:</u> | Gary Volovnik | Supervisor Chairperson |
| | Dave Nyman | Supervisor Vice-Chairperson |
| | Jim Nietupski | Supervisor Member |
| | Marianne Hart 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.

Announcement:

- Next Board of Supervisors Regular Meeting is February 25, 2025 at 7:00 PM

Special Presentation:

Volunteer Emergency Services Tax Refund Program. Mr. John Maven was present to request the Board of Supervisors enact an Ordinance matching Perkasio Borough adopted Ordinance to authorize a real estate tax rebate to volunteer fire and emergency services personnel meeting criteria and earning 600 points to be considered for the tax rebate. Mr. Maven stated there are currently 5 Perkasio Fire Company volunteers who reside in East Rockhill and meet the criteria. The Fire Department will provide the data and the elected tax collector will address the tax rebate.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize the Township Solicitor draft a Volunteer Emergency Services Tax Refund Ordinance for consideration to advertise at the February 25, 2025 meeting. With no additional discussion, all present voted in favor.

Public Comment #1:

- Larry Wheatley, 5 Boulder Drive, stated his neighbor parks on the street. Mr. Wheatley did not want to contact police when the incident occurred and requested additional no parking signs.
- Chuck Weaver, 47 Ridge Run Road, asked if the roundabout has improved safety and thanked Public Works for addressing the recent snow events and for police enforcement efforts. Chief stated the roundabout does not allow high speed crashes which improves safety.

Approval of Minutes and Bills Payable:

Approval of Minutes.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the meeting minutes from the Board of Supervisors December 17, 2024 Regular Meeting and January 6, 2025 Reorganization meeting as presented. With no additional discussion, all present voted in favor.

Approval of Bills Payable.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve payment of the 2024 Bills List dated January 24, 2025 for a total amount of \$148,851.69 and 2025 Bills List dated January 24, 2025 for a total amount of \$369,112.04 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 December 2024 Penridge Regional Police activity report and 2024 Department accomplishments and 2025 goals.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Penridge Regional Police Department report. With no additional discussion, all present voted in favor.

Planning Commission: Marianne Hart Morano

The 2024 Annual Report was provided to the Board.

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

Penridge Wastewater Treatment Authority: Dave Nyman

The December 2024 minutes and flow reports and January 27, 2025 agenda and meeting notes were provided to the Board.

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

Penridge Area Coordinating Committee: Dave Nyman

The January 23, 2025 meeting notes were provided to the Board, noting EMS discussions.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Penridge Area Coordinating Committee report. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Hart Morano

Zoning Hearing Board Application Mountain View Road. Mr. Todd Myers P.E. and Ms. Jessica Clearie were present to answer questions regarding requested variance for 26.8% woodland disturbance where 20% is required in the RR Rural Residential Zoning District for a new single family dwelling on Mountain View Road Tax Map Parcel 12-011-019-007 on a 1.8 acre building envelope on a property with an existing conservation easement. The Zoning Hearing Board application and supporting documentation were provided to the Board.

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

Snow Emergency Declared.

Sunday January 16, 2025 1:00 PM to Monday, January 17, 2025 9:00 AM.

Student Film.

Filming and potential road closure on Ridge Run Road in the Reserve at Woodbridge Development is anticipated to take place March 16, 2025.

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

Public Works Report: Jeff Scholl

Public Works activities as of January 24, 2025 were provided to the Board. The report is on file.

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

Township Engineer Report: Steve Baluh, P.E.

809 Three Mile Run Road Subdivision, tax map parcels 12-008-125; 12-008-126; 12-008-126-001 and 12-009-126 for 24 single family dwelling lots located in the S Suburban Zoning District. Mr. Gregg Adelman, Esq. and Mr. Ben Goldthorp were present. Mr. Adelman stated all items in the Township Engineer review letter are will comply except for item 17 related to emergency service fees which were not stipulated in the settlement agreement. Mr. Goldthorp withdrew waiver request for wooden stormwater basin fence posts.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to grant preliminary final subdivision approval to 809 Three Mile Run Road conditioned on compliance with Wynn Associates January 23, 2025 correspondence and granting of waivers as requested contingent on installation of concrete stormwater basins posts and removal of emergency service fees. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, 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.

Draft Policy Utilizing Open Space Funds.

- Mr. Nyman requested clarifications to the draft policy resolution and stated his support of not charging half the appraisal fee to the owner and for the Township to pay in full upfront.
- Mr. Nietupski stated his support of the owner paying for half the appraisal fee which is reimbursed at settlement.
- Mr. Volovnik opened up the discussion to the public in attendance and thereafter stated his support of the Township paying for the appraisal fee in full.

A draft resolution will be presented at the February Board of Supervisors meeting.

Stormwater Operation and Maintenance Agreement 1730 Branch Road.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize the Chairperson or Township Manager execution of a Stormwater Operation and Maintenance Agreement and Access Easement at a property located at 1730 Branch Road owned by Michael and Erin Mullen identified as tax map parcel 12-014-043 as presented. With no additional discussion, all present voted in favor.

Policy for Execution of Stormwater Operation and Maintenance and Sewage On-Lot Systems Agreements. Mr. Oetinger stated many municipalities authorize a blanket policy resolution to allow the Township Manager execute Stormwater Operation and Maintenance Agreement and Sewage On-Lot Systems Agreements which are implemented according to Township regulations.

- Mr. Nyman did not support blanket policy.
- Mr. Nietupski did not support blanket policy.
- Mr. Volovnik supported the policy which would not delay residents permits being issued.

General Obligation Note. Mr. Oetinger has submitted to DCED for approval.

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

Department and Emergency Services Reports:

On motion by Mr. Nyman, 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 an Executive Session for potential litigation.

Public Comment #2:

- Lou DiTonno, 1 Boulder Drive, asked for the status of Stone Edge culvert. The culvert is in the design stage.
- Larry Wheatley, 5 Boulder Drive, asked if 414 Ridge Road was in East Rockhill Township and who to notify about dirt on the road. Property is in Perkasio Borough.
- Lou DiTonno, 1 Boulder Drive, asked for the status of Perkasio Regional Authority Well #4 grant. The grant request and loan request have been approved.

Adjournment:

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

Marianne Hart Morano
Township Manager