

## **East Rockhill Township Board of Supervisors**

**March 25, 2025**

### **Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on March 25, 2025, 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 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 6:59 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 April 22, 2025 at 7:00 PM
- Executive Session to take place following the meeting for potential real estate acquisition.

#### **Special Presentation:**

**Conditional Use Public Hearing and Consideration of Waiver of Land Development.** Perkasie Regional Authority was present for a 8,712 SF water treatment building at an existing well site G1 Utilities Use at Blooming Glen Road (1100 Branch Road) tax map parcel 12-014-068. Mr. Sean Torpey, P.E.; Mr. Jakob Reilly, 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. Mr. Sean Torpey and Mr. Nick Fretz were sworn in and provided testimony.

The stenographic record was paused and the hearing was opened to public comment.

- Claudia Malone, 66 Ridge Run Road, asked if renewable energy was considered. Solar has been considered but due to potential inconsistencies the grid with generator will be utilized.
- Chuck Weaver, 47 Ridge Run Road, asked if the removal of three parking spaces will be a problem if motorists park in front of the building driveway access. The area will be marked no parking or personnel trucks will drive on grass.
- Nick Lengetti, 2122 Hill Road, asked when the well was last tested and how many hours it would run. Six months and six hours.
- Jennifer Wright, 400 Three Mile Run Road, asked for testing results, the decommissioning of a well and project cost. Mr. Fretz responded 30 ppt arsenic, 1.8 ppt PFOA/PFOS and \$10 million.

The hearing was reopened to the stenographic record.

The stenographic record of the hearing was taken and will provide a record of the proceedings. A request can be made to Cooper Reporting 267-377-7435. Transcripts are stored for five years.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to grant waiver of land development contingent on compliance with Wynn Associates correspondence dated March 12, 2025, waiver for the collection of an emergency service fee and waiver of financial security. With no additional discussion, all present voted in favor.

**On motion** by Mr. Volovnik, seconded by Mr. Nyman, to grant Conditional Use approval contingent on compliance with Wynn Associates correspondence dated March 12, 2025, waiver for the collection of an emergency serve fee, wavier of financial security, compliance with well guarantees including the Harris Farm, architecture similar to Point Pleasant Pumping Station subject to Township approval and compliance with the Planning Commission March 13, 2025 meeting minute recommendations. With no additional discussion, all present voted in favor.

- Lou Ditunno, 1 Boulder Drive, asked where public water is tested before going into his house. The water authority tests at the entry point into the water system as required.

The Public Hearing was closed.

Executed adjudication will be the Official Decision of the Conditional Use Hearing.

**Public Comment #1:**

- Nick Lengetti, 2122 Hill Road, had questions about right-of-way project notification correspondence he received and the impact to his dwelling. Township Engineer responded to his questions.
- Ron Schulberger, 2386 Hill Road, stated he did not receive notification. No improvements will take place in front of his dwelling.

**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 February 25, 2025 Regular 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 Bills List dated March 21, 2025 for a total amount of \$482,223.39 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 2025 Pennridge Regional Police activity report.

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

**Planning Commission: Marianne Hart Morano**

The March 13, 2025 agenda and draft minutes were provided to the Board.

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

**Pennridge Wastewater Treatment Authority: Dave Nyman**

The February 2025 minutes and flow reports and March 24, 2025 agenda were provided to the Board.

**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.

**Pennridge Area Coordinating Committee: Dave Nyman**

The February 27, 2025 draft meeting minutes were provided to the Board.

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

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

**Road Work Bids.**

**Overlay.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to award the superpave asphalt bid on Old Bethlehem Pike from Tabor Road to Forrest Road to Bray Brothers in the amount of \$93,644.25 as presented. With no additional discussion, all present voted in favor.

**Multimodal Transportation Fund Grant.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2025-08** Pennsylvania Small Water and Sewer Program Grant in the amount of \$487,560.00 for a project total cost of \$573,600.00 as presented. With no additional discussion, all present voted in favor.

**Use of Fire Police Personnel.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to authorize fire police personnel for traffic control duties for triathlon bicycle events on May 18, 2025 and August 3, 2025 in Haycock Township as presented. With no additional discussion, all present voted in favor.

**Destruction of Specific Township Records.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2025-09** as presented. With no additional discussion, all present voted in favor.

**Memorial Request at Willard H. Markey Centennial Park**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize a bench in the Willard H. Markey Centennial Park recognizing Mr. Roger Jones a long-time resident and Perkasio Fire Department volunteer contingent on Park and Recreation Board review. With no additional discussion, all present voted in favor.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, 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 March 21, 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.**

**Stone Edge Culvert.** Mr. Baluh stated the designer Engineer will present their findings at the Board of Supervisors June 24, 2025 public meeting.

**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.**

**Tax Rebate Program for Volunteer Members of Fire Companies or Non-Profit Emergency Medical Service Agencies Ordinance.** A public hearing was advertised and posted to act on an Ordinance to enact a property tax rebate program for volunteer members of fire companies or non-profit emergency medical service agencies to be effective in 2026.

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

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Ordinance 307** to enact a property tax rebate program for emergency service volunteers meeting specified criteria as presented. With no additional discussion, all present voted in favor.

**Draft Ordinance for Towing and Storage of Disabled or Abandoned Vehicles.**

Mr. Oetinger will prepare a revised draft for the April Board of Supervisors meeting.

**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. Nietupski, seconded by Mr. Nyman, 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. Nyman stated former East Rockhill State Senator Santarsiero sent a letter to DEP on behalf of the Township regarding Rock Hill Quarry and the current Senator has not.
- Mr. Nietupski stated he contacted Senator Coleman's office inquiring if he would be attending the Pennsylvania State Association of Township Officials conference at which time Mr. Nyman and he can meet with him to discuss the Rock Hill Quarry.
- Chief Dickinson announced Pennridge High School graduation will be taking place at Hellman field June 4, 2025, weather permitting.

**Public Comment #2:**

- Jennifer Wright, 400 Three Mile Run Road, asked about the definition of abandoned vehicles and asked for details of the emergency services Ordinance. Chief stated abandoned vehicles are regulated under state law and Ms. Morano stated the Ordinance is posted on the website.

**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 9:03 PM.

Respectfully submitted,

Marianne Hart Morano  
Township Manager

East Rockhill Township

Unpaid Bills List

April 17, 2025

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 167,090.09
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 6,178.23
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 1,247.51
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 160,011.55
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations &amp; contributions. Expenses for driving range and park maintenance.</i>	\$ 42,963.56
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 2,197.65
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>	\$ 518,699.69
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 10,748.02
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 7,702.85
<b>Unpaid Bills Total</b>		<b>\$ 922,636.37</b>

East Rockhill Township

Unpaid Bills List

**April 17, 2025**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
BCS Facilities Group	Township Office	500.00
Chase Credit Card	EZ Pass	11.16
Chase Credit Card	Intuit	84.00
Chase Credit Card	Lowes	89.91
Clemens Uniform	Uniforms	194.04
Costa	Voided Building Permit	271.20
DCED	January - March Permits	189.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,334.93
Dunlap SLK	2024 Audit	5,000.00
Eagle Power Kubota	Ferris Mower	17,250.00
Gannett PA LocaliQ	Advertising	216.91
Grim, Biehn & Thatcher	Township Solicitor General	544.00
Grim, Biehn & Thatcher	Township Solicitor Girgenti vs Jones	647.50
Grim, Biehn & Thatcher	Township Solicitor 2025 GON	267.53
Home Depot	Supplies	45.73
IPFone	Phone Service	330.37
IT Business Solutions	Monthly Service & Database Archive	524.50
JRF Tree	Tree Removal Airport Zone	4,070.00
Keystone Collections Group	EIT Commission	1,261.61 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	829.79 *
Keystone Collections Group	EIT Taxpayer Refunds	1,197.14 *
Keystone Collections Group	LST Commission	10.00 *
Kriebel Security	Door Mechanism Repair	709.35
Land Mobile	Quarterly Service	675.00
Land Mobile	Radio License	475.00
Lawson	Supplies	566.90
Lincoln National	Insurance Premium	282.81
Pennridge Regional Police	Police Service	94,720.42
Pennridge Community Center	DN 2025 Supervisor Wage Donation	1,875.00
Pennridge Community Center	DN 2025 PWTA Rep Wage Donation	900.00
Pennridge Community Center	GV 2025 Partial Supervisor Wage Donation	675.00
Pennridge Fish Organization	GV 2025 Partial Supervisor Wage Donation	600.00
Perkasie Fire Company	GV 2025 Partial Supervisor Wage Donation	600.00
PP&L Electric	Parking Lot Lights	342.57
PP&L Electric	Municipal Office	209.92
PP&L Electric	Garage/Shop	119.08
Phillips & Donovan	Twp Maint Complex	7,781.75

East Rockhill Township

Unpaid Bills List

**April 17, 2025**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Pitney Bowes	Quarterly Lease	102.00
Quill	Office Supplies	405.51
Ready Refresh	Water Service	15.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Richter	Mobile Shredding	45.00
Ricoh	Copier Rental	132.23 *
Ricoh	Copier Rental	132.23
St Lukes	CDL Testing -JS	55.00
TRAISR LLC	Permit Software	1,250.00
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer General	964.25
Wynn Associates	Township Engineer Twp Maint Complex	4,490.25
Wynn Associates	Township Engineer Road Projects	332.50
<i>General Fund</i>		<u><b>\$ 167,090.09</b></u>

**Fire Fund - 03**

Borough of Perkasio	2024 Workers Comp Insurance ERT Portion	5,996.00
PP&L Electric	Substation	182.23
<i>Fire Fund</i>		<u><b>\$ 6,178.23</b></u>

**Open Space Fund - 05**

Keystone Collections Group	EIT Commission	631.93 *
Keystone Collections Group	Taxpayer Refunds	598.58 *
Grim Biehn & Thatcher	Township Solicitor Land Preservation	17.00
<i>Open Space Fund</i>		<u><b>\$ 1,247.51</b></u>

**Sewer Fund - 08**

ARRO Consulting	Engineering Treatment Plant	7,878.15
Blooming Glen Contractors	Treatment Plant N Aeration Tank	104,960.00
Chase Credit Card	Harbor Freight	259.99
Comcast	Treatment Plant Phone Service	115.25
Delaware Valley Health Insurance (DVHT)	Insurance Premium	609.23
EJ USA Inc	Manhole Risers	6,247.44
G&G Electrical	Pump Station Repair	360.00
Grim Biehn & Thatcher	Township Solicitor Sewer	888.04
Lincoln National	Insurance Premium	42.33
Lingo	Pump Station Alarm Service	163.93



East Rockhill Township

Unpaid Bills List

**April 17, 2025**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
LRM Inc	Treatment Plant	480.00
MJ Reider Associates	Lab Analysis	663.45
PP&L Electric	Pump Station	888.91
PP&L Electric	Treatment Plant	2,075.56
PWTA - Capital Fund	Quarterly Billing	3,830.00
PWTA - Operating Fund	Quarterly Billing	30,378.00
Riggins	Unleaded Fuel	219.06
Riggins	Diesel Fuel	108.11
SC Engineers	2024 Chapter 94 Report	1,400.00
Univar Solutions	March UBL Duplication	(2,127.80) *
US Postal Service	4/2025 Sewer Billing	571.90 *
Sewer Fund		<u>\$ 160,011.55</u>

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

Alderfer Glass	Kubota Windshield	225.04
Chase Credit Card	Agway	54.99
Davis Feed	Driving Range	136.90
Eagle Power Kubota	Kubota RTV	26,719.88
Eagle Power Kubota	Golf Cage & Plow	11,280.99
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Home Depot	Markey Centennial Park	132.82
Landis Fence	Driving Range	45.45
Nelson Wire Rope	Driving Range	270.00
Pennridge Community Day	2025 Contribution	300.00
PP&L Electric	Markey Centennial Park Sign	28.52
PP&L Electric	Markey Centennial Park Buildings	71.27
Range Servant	Driving Range	3,061.25
Riggins	Unleaded Fuel	315.06
Sunbelt Rentals	Driving Range Equipment Rental	92.39
Verizon	FIOS Service	69.00
Park & Rec / Driving Range Fund		<u>\$ 42,963.56</u>

**Street Light Fund - 13**

PP&L Electric	Street Lights	1,847.65
US Postal Service	Postage Permit Fee	350.00 *
Street Light Fund		<u>\$ 2,197.65</u>

East Rockhill Township

Unpaid Bills List

**April 17, 2025**

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>Capital Reserve Fund - 30</b>		
Gordon H Baver Inc	Twp Maint Complex Appl #6	507,217.09
Traffic Planning & Design	Stone Edge Rd	10,755.00
Wynn Associates	Township Engineer Stone Edge Rd	727.60
	<i>Capital Reserve Fund</i>	<b><u>\$ 518,699.69</u></b>
<b>State Aid (Liquid Fuel) Fund - 35</b>		
BR Scholl	Trailer Inspection	557.82
Chase Credit Card	Lowes	152.40
Established Traffic Control	Signs	595.00
Hart Mechanical	Trailer Repair	3,290.00
M&W Precast	Supplies	247.00
Naceville Materials	Supplies	147.68
NAPA	Supplies	64.95
PK Moyer	Street Sweeping	5,436.00
PP&L Electric	Signal 313 & 5th	43.55
PP&L Electric	Flasher 5th Street	25.93
PP&L Electric	Signal Campus & 5th	39.56
PP&L Electric	Signal 313 & 563	41.55
PP&L Electric	Flasher Schwenkmill Road	25.82
PP&L Electric	Signal 313 & Mountain View	54.83
PP&L Electric	Flasher Mountain View	25.93
	<i>State Aid Fund</i>	<b><u>\$ 10,748.02</u></b>
<b>Escrow Fund - 90</b>		
Gannett PA LocaliQ	Advertising PRA	489.16
Grim Biehn & Thatcher	Township Solicitor Green Ridge West	102.00
Grim Biehn & Thatcher	Township Solicitor Renew Bible Church	60.00
Grim Biehn & Thatcher	Township Solicitor Pennington	640.00
Grim Biehn & Thatcher	Township Solicitor Christ Church	40.00
Grim Biehn & Thatcher	Township Solicitor PRA	900.00
Traffic Planning & Design	Park Hill Estates	1,493.60

East Rockhill Township

Unpaid Bills List

**April 17, 2025**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Wynn Associates	Township Engineer Renew Bible Church	175.62
Wynn Associates	Township Engineer Park Hill Estates	151.90
Wynn Associates	Township Engineer DR Horton	109.36
Wynn Associates	Township Engineer Christ Church	65.13
Wynn Associates	Township Engineer Weidner Tract	106.40
Wynn Associates	Township Engineer Like A Mustard Seed	63.15
Wynn Associates	Township Engineer Green Ridge West	135.23
Wynn Associates	Township Engineer JMD Group	39.90
Wynn Associates	Township Engineer Pennington	2,067.15
Wynn Associates	Township Engineer Rte 313 Gym	70.90
Wynn Associates	Township Engineer 401 Callowhill	119.70
Wynn Associates	Township Engineer PRA	873.65
<i>Escrow fund</i>		<u><b>\$ 7,702.85</b></u>

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**Total Unpaid Bills \$ 922,636.37**

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*\*denotes already paid*

**INVITATION TO BID**  
**2025 Hill Road Storm Sewer Improvements**  
**East Rockhill Township**

Sealed bids will be received by East Rockhill Township electronically via the PennBid Program until 2:00 PM on April 21, 2025, for installation of 786 LF of 18" HDPE stormwater sewer along Hill Road including inlets, shoulder restoration and traffic control. Bids will be reviewed publicly and made available electronically at 2:00 PM on April 21, 2025. Specifications and forms for proposal may be obtained or examined on the internet at [www.pennbid.net](http://www.pennbid.net) (or [www.ebidexchange.com](http://www.ebidexchange.com)) at no cost. (Contractor must register in accordance with PennBid requirements). The successful bidder is required to pay fees established by PennBid equal to 1/3% of the awarded bid total.

Bids must be made on forms furnished by the Township (via PennBid) and must be accompanied by a certified check or bid bond, issued by a Surety licensed to conduct business in the Commonwealth of Pennsylvania in the amount of at least (10%) of the total price bid made payable to the Township; and Anti-Collusion Affidavit. Contractor shall verify compliance with the Public Works Employment Verification Act (E-Verify Program). All information must be submitted via the PennBid Program.

The successful bidder will be required to furnish and pay for satisfactory payment and performance bonds in the amount of 100% of total bid award; and Insurance approved by the Township, in accordance with bid specifications.

Award of Contract, if a Contract is awarded, will be based on the Total Base Bid plus selected Alternate Bid item(s) at the sole discretion of the Township, and will be to the lowest responsive and responsible bidder. East Rockhill Township reserves the unqualified right to reject any or all bids and waive any informalities. East Rockhill Township is an equal opportunity employer and does not discriminate in the basis of race, religion, color, creed, sex or national origin.

Marianne Morano  
Township Manager

4/6/25  
4/11/25