

East Rockhill Township
Planning Commission Minutes
March 13, 2025

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on March 13, 2025 at the Municipal meeting room at 1622 N. Ridge Road, Perkasio, PA 18944.

Present: Joe Chellew, Planning Commission Chairperson
Anne Fenley, Planning Commission Vice-Chairperson
Dave Nyman, Planning Commission Secretary
Richard Kelly, Planning Commission Member
Blake Eisenhart, Planning Commission Member
Aaron Teel, Planning Commission Member
Colin Monohan, Planning Commission Member
Steve Baluh P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:00 PM by Chairperson Mr. Chellew.

Approval of February 13, 2025 Minutes:

On motion by Mrs. Fenley, seconded by Mr. Kelly, to approve the meeting minutes from the February 13, 2025 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Perkasie Regional Authority (PRA), 1100 Blooming Glen (Branch) Road:

The following comments and/or recommendations are made relative to the subject Construction Drawing, sheets 1 thru 10, dated January 30, 2025; prepared by Andersen Engineering Associates, Inc.

Applicant proposes to construct a 8,712 SF water treatment building at their well site located along Blooming Glen Road. PRA is preparing to activate this well site. The proposed building will contain equipment for water treatment, similar to other recently approved PRA projects in the Township. The project site is located within a Township owned open space parcel which is 46.06 acres in area and within the Suburban (S) Zoning District. Use G1, Utilities, is permitted as a Conditional Use within the S Suburban zoning district. Additionally, PRA is requesting a waiver of formal land development submission requirements for the project.

Mr. Sean Torpey, P.E.; Mr. Nick Fretz, PRA manager and Mr. Jakob Reilly P.E. were present on behalf of the applicant.

Mr. Chellew stated he received a property owner notification letter as a neighbor and does not have any financial interest and does not want to request party status.

Mr. Eisenhart stated he is a trustee on the Bucks County Community College Board which has a satellite location adjacent to the proposed application and does not have any financial interest in the application.

Of note, PFAS water treatment is not proposed or needed at this location at this time but the building will have sufficient space if such treatment is necessary at a future time. The well location is currently not part of the PRA public water system.

1. The existing easement held by PRA for the well site is primarily occupied by the existing municipal parking lot adjacent to the walking path. Accordingly, PRA is proposing to locate the treatment building to the rear of the parking area generally between the Community College stormwater basin and the walking path. The easement agreement should be revised in a manner satisfactory to the Township and PRA to include the proposed improvement area. **Will comply.**
2. The proposed building encroaches within the minimum side yard setback, requiring Zoning Hearing Board variance approval, as noted on the plan. The reduction in side yard setback is primarily proposed to reduce encroachment into the 100-year floodplain of East Branch Perkiomen Creek (refer floodplain discussion below). (ZO Section 22-103.2) **Will comply.**
3. In accordance with Conditional Use regulations of Section 27-2208.b and 2208.c(10) of the Zoning Ordinance, the Township must determine that the proposed use is in accordance with the Township Comprehensive Plan, in the best interest of the municipality, suitable for the property in question, and suitable in terms of access and zoning requirements. Additionally, specific requirements for Use G1 include impact on neighborhood and proposed improvements to abate any nuisance. Applicant should provide additional information related to the operation of the facility such as frequency of operational/maintenance visits to the site, generator operation, and other expected impacts, if any, on adjoining properties. The conditional use hearing before the Board of Supervisors has been scheduled for March 25, 2025. The Planning Commission should issue comments/recommendation on the Conditional Use application for consideration by the Board of Supervisors at the hearing. (ZO Section 27-2208.d) **PRA staff performs two daily inspections. Once a week the generator is run for one hour. Applicant proposed a generator noise shroud.**
4. The applicant is also requesting waiver of formal Land Development plan submission for the facility expansion. (SLDO Section 22-103.2) **Applicant will comply with all requirements of land development. The waiver is requested to expediate grant application.**
5. It is our understanding that PRA has been in contact with the Bucks County Community College officials regarding the location of the proposed building. PRA should advise if any buffering/screening or architectural treatments were discussed with the college. (ZO Section 27-304.G1) **Will comply.**

6. A minimum of two off-street parking spaces are required for Use G1. Although specific parking spaces are not delineated on the plan the proposed paved driveway in front of the building appears large enough to provide required parking for the facility. (ZO Section 27-304.G.G1.c) **Will comply.**
7. The reduced scale plan on plan sheet 3 should be revised to include location of East Branch Perkiomen Creek, FEMA 100-year floodplain, and walking path locations for reference. (ZO Section 27-1900.a & j) **Will comply.**
8. Floodplains must be permanently protected and undeveloped, except certain utilities, roads, and driveways, may cross the floodplain where approval is obtained by PADEP and as permitted within Chapter 8 of the East Rockhill Floodplain Ordinance. Additionally, floodplains and wetlands are to be 100% protected in accordance with Natural Resource Protection Standards of Section 27-1900 & 1901 of the Zoning Ordinance. Plan notes indicate that Zoning Variances will be requested for wetland disturbance. Additional variances related to floodplain protection and Floodplain Ordinance relief may also be required. This office recommends that a complete Floodplain Development application be submitted by the applicant prior to submission of a Zoning Hearing Board Variance application so that all applicable variances may be identified. **Will comply.**
9. Proposed stormwater management facility is shown schematically to the front and rear of the building. If a waiver of Land Development plan submission is recommended for approval, the recommendation should be conditional upon the applicant submitting a stormwater management application to the Township for review and approval in accordance with Township Code Chapter 26, Part 3. **Will comply.**
10. A sanitary sewer lateral is proposed from the building to the existing sewer interceptor. Applicant should clarify sanitary sewage disposal needs for the facilities. Appropriate plan details and capacity approvals should be addressed by the applicant. (SLDO Section 22-519 & 520) **No bathroom is proposed. Arsenic from previous agricultural uses will be treated with a slow release into the public sewer system. Treatment will be sent to the Pennridge Wastewater Treatment Authority.**
11. Verification of approval should be received in writing from Bucks County Conservation District/PADEP for proposed erosion control measures and NPDES permit to be implemented during earthmoving activities. (SLDO Section 22-518) **Will comply.**
12. Applicant should clarify if any proposed exterior lighting is intended to be installed on the building. Any proposed lighting should be noted to be full cutoff type fixtures, and appropriate notes and details should be provided on the plans. (SLDO Section 22-526 and ZO Section 27-1805) **Low**

wattage light will be located over the man door. The light on dawn to dusk is preferred so the light does not flash on and off when animals trigger it.

13. Emergency services fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-04) and Capitol improvement fund fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-05) should be addressed in a manner satisfactory to the Township. **Board of Supervisors will determine if waiver will be accepted to not burden all PRA rate payers.**
14. Pending resolution of Conditional Use approval and grant of waivers, as noted above, Development/Financial Security Agreement and/or a stormwater management Operation & Maintenance Agreement with financial security, may be required to be executed between applicant and Township to guarantee installation of required improvements including, but not limited to, stormwater management, erosion control, landscaping, etc. If required, an Opinion of Cost, prepared by a licensed professional engineer should be submitted to the Township for review. (SLDO Section 606, SWM 26-345 & 346) **Applicant is requesting to not post financial security similar to Well 4.**
15. A comprehensive review of engineering details was not completed. Additional engineering comments may be generated upon review of Floodplain Development and Stormwater Management applications. **Comment noted.**

It was noted 12 private wells were monitored during a 72 hour pumping test during an extreme drought with only 1 shallow well impacted which will be drilled deeper or public water provided per DRBC requirements.

Due to the historical Mood's Covered Bridge in the immediate vicinity it was recommended Bucks County Historical Society be contacted for suggestions to add suitable design features to match the aesthetics of the location.

Height of the proposed building is 25 feet to the peak which is higher than Moods Covered Bridge.

Public Comment:

There was none.

On motion by Mr. Monohan, seconded by Mr. Kelly, to recommend conditional use approval contingent on compliance with Wynn Associates March 12, 2025 correspondence, recommendation for the man door light to be shielded in some manner, for generator to be shrouded, for well guarantees for properties in the vicinity and for there to be historical barn building architectural features with native landscaping. With no additional discussion, the motion passed 6-0 with Mr. Nyman abstaining.

On motion by Mr. Kelly, seconded by Mrs. Monohan, to recommend waiver of land development as presented. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Nyman, seconded by Mr. Eisenhart, the meeting adjourned at 7:56 PM.

Respectfully Submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager