

East Rockhill Township
Planning Commission Minutes
May 8, 2025

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on May 8, 2025 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Joe Chellew, Planning Commission Chairperson
Anne Fenley, Planning Commission Vice-Chairperson
Dave Nyman, Planning Commission Secretary
Richard Kelly, Planning Commission Member
Aaron Teel, 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 March 13, 2025 Minutes:

On motion by Mr. Kelly, seconded by Mrs. Fenley, to adopt the meeting minutes from the March 13, 2025 contingent on adding the words generator with shroud to the motion for the Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Business:

Pennridge Family Dental

Land Development Plan 1635 North Fifth Street

Bucks County Tax Map Parcels 12-014-030-001-006 and 12-014-030-001-005

The following comments and/or recommendations are made relative to the subject land development plan, sheets 1 thru 4, dated April 18, 2025, prepared by Blackstone Architecture.

Applicant proposes to construct a 1,167 SF second floor addition onto the existing 2-story mixed-use building at the intersection of North Fifth Street and W. Schwenkmill Road. The existing uses include non-conforming storage and office (E3) on the ground level and dental offices (E2) on the second level will remain unchanged. The site is 1.9 acres (gross) in area and located within the Rural Residential (RR) Zoning District. Property is currently served by onsite sewage disposal system and well.

Mr. Trae Anderson, Blackstone Architecture and Mr. Divyesh Dhanani, Pennridge Family Dentistry were present.

No members of the public were present.

1. The site is subject to prior zoning hearing board decisions. A 1972 decision permitted construction of a non-conforming dental clinic on the property. A variance related to lot size was also granted. A 2016 decision granted variances to allow a second nonconforming use (insurance office) in a portion of the ground level. **Mr. Nyman stated the property is located in a residential area and**

asked if notification letters were sent to adjoining properties. Yes, certified letter mailings are on file.

2. While the uses of the site remain unchanged, the proposal expands the structure on a non-conforming lot and expands the nonconforming dental office use. Pursuant to section 27-2103 of the Zoning Ordinance, expansion of a non-conforming use requires Special Exception approval by the Township Zoning Hearing Board. Additionally, expansion of nonconforming use is limited to 50% of the existing floor area of said use (ZO Section 27-2103(b)(3)). **Following procedure, Planning Commission review precedes Special Exception submission. Applicant will comply.**
3. Front yard setbacks are incorrectly measured on the plan from the title line. Front yard setback is required to be measured from the required ultimate right-of-way (street) line. Finally, the rear lot line/setback of a corner lot may be selected by the property owner. The remaining lot line will be considered a side lot line. Plan must be revised accordingly. (ZO Section 27-230, 231, & 259) **Will comply.**
4. Parking requirements are indicated on the plan for both the dental office and office uses. Required parking for dental office use is based on number of dentists and employees. Parking for office use is based on floor area. Parking spaces are being retained (with minor modification) under the cantilevered upper-level addition. One additional parking space is proposed to provide a total of 29 spaces. However, it is noted that no parking is provided for the storage area identified in part of the ground level, which is the minimum required. Applicant should clarify use of the storage area. Use of this area should be restricted, or additional parking should be provided based on size of the storage area. **Dental use currently has 2 dentists and 10 employees, but applicant proposes to expand to 3 dentists and 12 employees. The business office second use located on the ground floor is no longer active. Storage area is to remain for on-site storage only.**
5. Section 27-1905 of the Zoning Ordinance requires Type 1 buffer yards be established between nonresidential and residential uses. Buffer yards should be delineated on the plan. Existing vegetation may be considered in-lieu-of buffer planting upon approval of the Township. **Will comply.**
6. Land development plan was not prepared in accordance with preliminary/final plan requirements of Section 22-403 & 404 of the Land Development Ordinance. Additionally, property boundary and existing/proposed features are required to be certified by Professional Land Surveyor and Professional Engineer, as necessary. Accordingly, a comprehensive review of the plan has not been completed pending submission of a plan prepared in accordance with Ordinance requirements. **Will comply.**

7. Plan should indicate the size of parking spaces to verify compliance with design requirements of Section 22-523 of the Land Development Ordinance. Additionally, an ADA compliant reserved parking sign with pavement markings should be installed at the reserved space and stop signs should be installed at site exits. **Applicant questioned the need for stop signs at the exits. Planning Commission recommended the stop signs be installed for safety.**
8. Street improvements including cartway widening, curb, sidewalk, and drainage improvements are required along the property frontage unless waivers are requested in writing and approved by the Township. Any improvements required/proposed along North Fifth Street will require issuance of a Highway Occupancy Permit from PennDOT. Highway Occupancy Permit plan submission(s), if required, should be copied to the Township to verify coordination with Land Development Ordinance requirements. (SLDO Sections 522-506, 512 & 513) **Applicant indicated a waiver will be submitted.**
9. Consideration should be given to require installation of a trash enclosure for the existing dumpsters located in the parking area. (SLDO Section 22-515) **Will comply with fencing or landscaping either of which are permitted per the Ordinance.**
10. Pursuant to final design, any increase in net impervious surface area may require design/installation of stormwater management facilities/BMPs pursuant to the Stormwater Management Ordinance. A limited increase may qualify for a stormwater rate control exception. Exceptions are subject to a contribution to Township stormwater management fund per Township fee schedule. (SMO Chapter 26, Part 3) **Will comply.**
11. Applicant should document the existing/proposed water/sewage usage of the facility. Applicant should contact the Bucks County Health Department regarding permitted design sewage flow for the existing septic system and approval for increased usage. Additionally, Sewage Facilities Planning Module approval, or waiver thereof, must be received from the Township, Bucks County Health Department, and PADEP. A “postcard” sewage planning application should be submitted to PADEP for determination of sewage planning requirements. (SLDO Section 22-520) **Bucks County Department of Health will be contacted.**
12. Applicant should clarify if any additional or replacement site lighting is proposed. All proposed or replaced lighting should be designed to prevent glare on adjoining properties or streets. Full cutoff type fixtures are required to be utilized. (Z.O. Section 27-1805, SLDO Section 22-826) **No changes are proposed to existing lighting.**
13. Recreation land in the amount of 1,500 sf per 4,000 sf of new building area is required in accordance with Section 22-525.C(2) of the Land Development Ordinance. In the alternate, the

Township may accept a fee in- lieu-of land dedication pursuant to Township fee schedule.
Comment noted.

14. Verification of Erosion/Sedimentation Control Plan approval should be received in writing from Bucks County Conservation District/PADEP. (SLDO Section 22-518) **Waiver cannot be granted, applicant will comply.**
15. Area within the ultimate rights-of-way of North Fifth Street and Schwenkmill Road should be offered for dedication by note on the plan. Rights-of-way should be accepted for dedication by the Township as easements, unless a request for waiver of dedication is submitted by the applicant and approved by the Township. (SLDO Section 22-506) **Applicant will engage a surveyor.**
16. Any request for waiver of Land Development Ordinance requirements must be received in writing and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request. (SLDO Section 27-308) **Comment noted.**
17. 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. **Comment noted.**
18. Development/Financial Security Agreement may be required to be executed between applicant and East Rockhill Township to guarantee installation of “public” improvements subject to resolution of the above comments. (SLDO Section 22-606 & 608) **Comment noted.**
19. Additional comments may be generated pursuant to resolution of the above comments.
Comment noted.

There was general discussion with no formal action taken.

Public Comment:

There was none.

Adjournment:

On motion by Mr. Nyman, seconded by Mr. Teel, the meeting adjourned at 7:51 PM.

Respectfully Submitted,

Marianne Hart-Morano

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Township Manager