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East Rockhill Township Board of Supervisors

May 27, 2025

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on May 27, 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 7:02 PM by Mr. Volovnik with the Pledge of Allegiance.

Members of the public were present.

ANNOUNCEMENT:

- The next regular meeting of the Board of Supervisors will be held on Tuesday, June 24, 2025 at 7:00 PM
- Executive Session will take place following the meeting for potential real estate acquisition and personnel.

PUBLIC COMMENT #1:

There was none.

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 April 22, 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 May 23, 2025 for a total amount of \$804,747.16 as presented. With no additional discussion, all present voted in favor.

BOARD AND COMMISSION REPORTS:

Pennridge Regional Police Department: Chief Dickinson

Chief shared the April 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 May 8, 2025 agenda and draft minutes were provided to the Board.

On motion by Mr. Volovnik, 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 March 2025 and April 2025 minutes and flow reports 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 April 24, 2025 meeting minutes and May 22, 2025 draft meeting notes were provided to the Board. A resolution in support of House Bill 1152 in regards to insurance companies providing payments directly to emergency services will be on the June Supervisor agenda.

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.

Park and Recreation Committee: Marianne Hart Morano

The May 13, 2025 agenda and draft meeting minutes were provided to the Board. Consensus of the Board was to accept the Park and Recreation recommendation for the placement of a Jones memorial bench in the Willard H. Markey Centennial Park in the rear of the Park and moving a bench in that location to the golf driving range. Mr. Nyman noted the Park and Recreation member comment in the draft minutes suggested pickleball courts to replace the skate park and should be considered during budget review.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Park and Recreation Committee report. With no additional discussion, all present voted in favor.

TOWNSHIP MANAGER'S REPORT: MARIANNE HART MORANO

Zoning Hearing Board Application 5284 Clymer Road. Mr. Aaron Harris was present to answer questions regarding requested variance for a side yard setback in the Resource Protection Zoning District at 5284 Clymer Road. The Zoning Hearing Board application and supporting documentation were provided to the Board.

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

Consideration of fee adjustment payable to Traffic Planning and Design.

Professional Services Agreement Fee Adjustment Request dated May 12, 2025 in the amount of \$13,700.00 payable to Traffic Planning Design related to the Stone Edge Road Culvert replacement

was provided to the Board. The fee adjustment was the result of a lack of software compatibility with the Township Engineers surveyor's software. The amount will be in addition to the amount of \$38,080.00 authorized March 2024.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve a fee adjustment request in the amount of \$13,700.00 as presented. 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 May 22, 2025 were provided to the Board. There was general discussion regarding inflow and infiltration into the sewer system to the Three Mile Run pump station which could be the result of sump pump's being illegally connected to the public sewer system. The report is on file.

On motion by Mr. Nyman, 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.

Mr. Baluh stated during recent heavy rain events the minor flooding at Stone Edge culvert was sent to Traffic Planning Design; 809-901 Three Mile Run Road will have a daytime road closure starting June 9, 2025 which will be posted; and recent erosion and sediment controls at the Public Works Maintenance replacement are being addressed.

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.

Towing and Storage of Disabled or Abandoned Vehicles Ordinance. A public hearing was advertised and posted to act on an Ordinance to authorize procedures for the safe and orderly towing and storage of disabled or abandoned vehicles and establishing procedures for application for and maintenance of a towing license. The hearing was opened. With no public comment, the hearing was closed.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Ordinance 308** to authorize towing requirements as presented. With no additional discussion, all present voted in favor.

Conditional Use Application. A conditional use application has been received for Perkasio Regional Authority Well House #7. The hearing will be advertised to be held June 24, 2025.

Everleigh Woods.

Due to the developer's failure to provide updated copies of the Agreements, **on motion** by Mr. Nyman, seconded by Mr. Nietupski, to table the authorization for signatures on plans for recordation and Chairperson execution of Development Agreement and Stormwater Management Operation and Maintenance Agreement for 809-901 Three Mile Run. With no additional discussion, all present voted in favor.

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. Nyman stated he attended the Pennsylvania State Association of Township Supervisor Conference.
- Mr. Nietupski also attended the Conference and asked why the Township no longer utilized Brown and Brown Insurance. Township receives a multi-trust discount with the current provider and they offer free municipal training.

PUBLIC COMMENT #2:

- Larry Wheatley, 5 Boulder Drive, stated the seller of the existing skate park equipment will buy the equipment back and he does not support donating the equipment. He asked what was the software with the Stone Edge culvert survey CAD files. Micro-station.

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 7:47 PM.

Respectfully submitted,

DRAFT

Marianne Hart Morano
Township Manager

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East Rockhill Township
Bills List

June 17, 2025

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 287,204.47
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 121.61
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 1,735.60
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 8,337.67
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 1,049.21
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,777.72
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>	\$ 127,992.98
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 10,173.36
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 98,889.23
Bills List Total		\$ 543,079.07

East Rockhill Township

Bills List

June 17, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising	187.43
Applied Video Technology	Wireless Mic Repair	510.00
Asphalt Maintenance Solutions	Bonded Wearing Course	153,611.48 *
BCS Facilities Group	Township Office	500.00
BIU	Apr - May Code Services	5,544.00
Clemens Uniform	Uniforms	233.92
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,334.93
Emerald Garden	Lawn Maintenance	1,724.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	1,725.00
Gannett PA LocalIQ	Advertising	227.80
Grim, Biehn & Thatcher	Township Solicitor General	632.00
Grim, Biehn & Thatcher	Township Solicitor Girgenti vs Jones	210.00
Grim, Biehn & Thatcher	Township Solicitor Code Enforcement	102.00
IPFone	Phone Service	330.37
IT Business Solutions	Monthly Service	477.00
Keystone Collections Group	EIT Commission	2,327.92 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	346.39 *
Keystone Collections Group	EIT Taxpayer Refunds	1,159.16 *
Keystone Collections Group	LST Commission	238.88 *
Keystone Collections Group	TCD Operational Fees	66.50 *
Lapps Landscape Products	Mulch	43.00
Lincoln National	Insurance Premium	222.24
Marianne Morano	Mileage Reimbursement Jan - Jun	1,000.00
ORE	Equipment Rental	190.80
Pennridge Regional Police	Police Service	94,720.42
PP&L Electric	Parking Lot Lights	170.94
PP&L Electric	Municipal Office	77.26
PP&L Electric	Garage/Shop	112.26
Phillips & Donovan	Twp Maint Complex	4,074.75
Raifsnider's Exterminating	Quarterly Pest Control	100.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Ricoh	Copier Rental	132.23
Samantha Salemno	Mileage Reimbursement Jan - Jun	79.10
US Treasury	PCORI 2024 Fee	48.58
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer General	269.61

East Rockhill Township
Bills List

June 17, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Wynn Associates	Township Engineer Twp Maint Complex	644.00
Wynn Associates	Township Engineer Roads	66.50
		<i>General Fund</i> \$ 287,204.47

Fire Fund - 03

PP&L Electric	Substation	121.61
		<i>Fire Fund</i> \$ 121.61

Open Space Fund - 05

Keystone Collections Group	EIT Commission	1,156.03 *
Keystone Collections Group	Taxpayer Refunds	579.57 *
		<i>Open Space Fund</i> \$ 1,735.60

Sewer Fund - 08

Brad S Nicholas	Pump Sludge	315.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	609.23
Emerald Garden	Lawn Maintenance	396.00
Grim Biehn & Thatcher	Township Solicitor Sewer Matters	204.00
Kevin Franks	Treatment Plant	1,850.00
Lincoln National	Insurance Premium	102.90
MJ Reider Associates	Lab Analysis	551.80
NAPA Auto	Parts	464.52
PA One Call	Monthly Activity	32.70
PP&L Electric	Pump Station	1,259.90
PP&L Electric	Treatment Plant	1,952.23
Riggins	Unleaded Fuel	424.05
Riggins	Diesel Fuel	157.99
US Treasury	PCORI 2024 Fee	17.35
		<i>Sewer Fund</i> \$ 8,337.67

East Rockhill Township
Bills List

June 17, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Park & Recreation / Driving Range Fund -09		
Emerald Garden	Lawn Maintenance	838.00
PP&L Electric	Markey Centennial Park Sign	28.17
PP&L Electric	Markey Centennial Park Buildings	57.54
Trumbauers	Mower Parts	46.50
Verizon	FIOS Service	79.00
<i>Park & Rec / Driving Range Fund</i>		<u>\$ 1,049.21</u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,777.72
<i>Street Light Fund</i>		<u>\$ 1,777.72</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>
Capital Reserve Fund - 30		
Gordon H Baver Inc	Twp Maint Complex Appl #8	35,666.53
Integrity Mechanical Inc	Twp Maint Complex Mech Appl #4	24,678.90
M&W Precast	BCCD Grant	41.50
Wynn Associates	Township Engineer Stone Edge Road	106.05
Yates Electrical	Twp Maint Complex Elect Appl #2	67,500.00
<i>Capital Reserve Fund</i>		<u>\$ 127,992.98</u>
State Aid (Liquid Fuel) Fund - 35		
Kenco	Road Mower	668.81
H&K Materials	Supplies	309.00
Miller Bros.	Traffic Signal Repair	5,868.29
PP&L Electric	Signal 313 & 5th	44.48
PP&L Electric	Flasher 5th Street	26.16
PP&L Electric	Signal Campus & 5th	40.60
PP&L Electric	Signal 313 & 563	42.57
PP&L Electric	Flasher Schwenkmill Road	25.97
PP&L Electric	Signal 313 & Mountain View	53.83

East Rockhill Township
Bills List

June 17, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Flasher Mountain View	26.08
PMG Seal Master	Crosswalk	1,277.57
Steves Tire Service	Parts	1,790.00
		<i>State Aid Fund</i> \$ 10,173.36

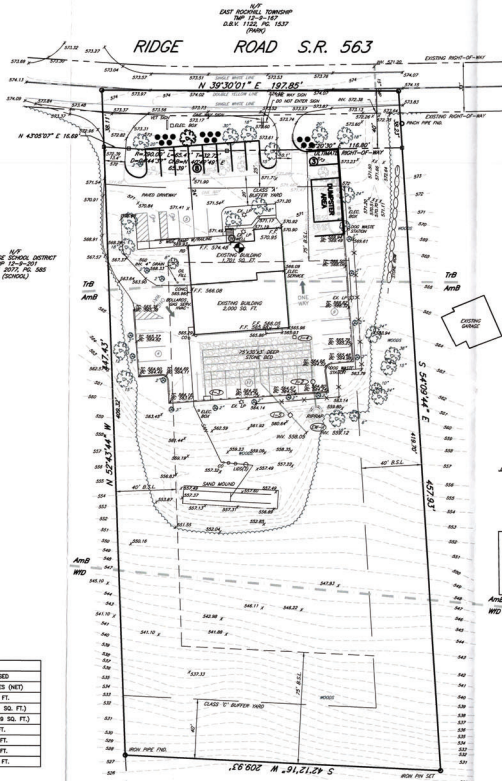
Escrow Fund - 90

Bray Bros Inc	PRA	87,645.55
Grim Biehn & Thatcher	Township Solicitor Pennington	1,180.00
Grim Biehn & Thatcher	Township Solicitor Pennridge Family Dental	40.00
Traffic Planning & Design	Renew Bible Church	940.00
Traffic Planning & Design	Park Hill Estates	550.00
Traffic Planning & Design	Pennridge SD	250.00
Wynn Associates	Township Engineer Renew Bible Church	39.90
Wynn Associates	Township Engineer Pennridge SD	39.90
Wynn Associates	Township Engineer Weidner	2,045.60
Wynn Associates	Township Engineer Park Hill Estates	291.90
Wynn Associates	Township Engineer DR Horton	1,648.69
Wynn Associates	Township Engineer Like A Mustard Seed	53.20
Wynn Associates	Township Engineer Pennington	1,752.43
Wynn Associates	Township Engineer JMD Group	165.90
Wynn Associates	Township Engineer Dam	26.60
Wynn Associates	Township Engineer Pennridge Family Dental	1,235.31
Wynn Associates	Township Engineer PRA	984.25
		<i>Escrow fund</i> \$ 98,889.23

Total Bills List \$ 543,079.07

**denotes already paid*

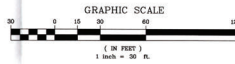
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ZONING COMPLIANCE CHART		
REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA	2 ACRES	1.8719 ACRES (NET)
MIN. LOT WIDTH	200 FT.	200.87 FT.
MAX. BUILDING COVERAGE	10%	4.40% (3,701 SQ. FT.)
MAX. IMPERVIOUS COVERAGE	20%	24.81% (20,828 SQ. FT.)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.
FRONT YARD	25 FT.	52.23 FT.
SIDE YARD	40 FT.	53.80 FT.
REAR YARD	25 FT.	218.17 FT.

*VARIANCE TO ZONE GRANTED

LEGEND	
---	PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	ULTIMATE RIGHT-OF-WAY LINE
---	CENTERLINE OF ROADWAY
---	SETBACK YARD
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR LINE
---	EXISTING STORM PIPE
---	EXISTING TREELINE



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MEHMANUS HOLDINGS LLC 1419 RIDGE ROAD EAST ROCKFELL, TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA	
ZONING HEARING BOARD EXHIBIT	
PREPARED FOR MEHMANUS HOLDINGS LLC	
DATE: 5-27-25	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	
DATE: 5-27-25	

- GENERAL NOTES
- OWNER: MEHMANUS HOLDINGS LLC
1419 RIDGE ROAD
EAST ROCKFELL, TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA 19344
SITE DATA MAP 12-9-2020
DATE: 12-9-2020
NO RECORDING INFORMATION AVAILABLE
SITE DATA MAP 12-9-2020
DATE: 12-9-2020
NO RECORDING INFORMATION AVAILABLE
SITE DATA MAP 12-9-2020
DATE: 12-9-2020
NO RECORDING INFORMATION AVAILABLE
 - ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS FOR THE LATEST AMENDMENT OF PA ACT 257 OF 1974, EFFECTIVE OCTOBER 9, 2008.
 - THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR INFORMATION ONLY AND NOT TO BE USED AS AN ACTION SUBSEQUENT TO THE PLAN. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE USER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR ANY AND ALL REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER INFORMATION.
 - SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AND FIELD WORKING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY OTHER MEANS.
 - THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EXISTING RECORDS, RECORDS AND RECORDS WILL BE USED TO THE BEST OF THE PLANNING FIRM'S KNOWLEDGE AND BELIEF. THE PLANNING FIRM ASSUMES NO RESPONSIBILITY FOR ANY AND ALL REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY BOUNDARY, EASEMENTS, OR COVENANTS.
 - BENCHMARK = FINISHED FLOOR OF HOUSE
ELEVATION = 574.48 (NOI 145)
 - SOIL ELEVATION, REMOVAL OF SOIL AND PLACEMENT OF SOIL FILL IS BASED ON THE INFORMATION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES. DETERMINATIONS OF ABSENCE OF PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF OUR ENGINEERING SERVICES IN THE CREATION OF THESE PLANS.
 - ZONING INFORMATION: DISTRICT = RR (RURAL RESIDENTIAL)
USE = R-2 (RESIDENTIAL OFFICE)
 - LOT REQUIREMENTS
MIN. LOT AREA: 2 ACRES
MIN. LOT WIDTH: 200 FT.
MAX. BUILDING COVERAGE: 10%
MAX. IMPERVIOUS COVERAGE: 20%
MAX. BUILDING HEIGHT: 35 FT.
FRONT YARD: 25 FT.
SIDE YARD: 40 FT.
REAR YARD: 25 FT.
 - PARKING REQUIREMENTS: FOUR (4) OFF STREET PARKING SPACES FOR EACH DUTY PLUS ONE (1) SPACE FOR EACH EMPLOYEE.
REQUIRED PARKING:
3 EMPLOYEES (1 FULL TIME AND 2 PART TIME) = 20 SPACES
18 EMPLOYEES (11 FULL TIME AND 7 PART TIME) = 18 SPACES
TOTAL REQUIRED SPACES: 38 SPACES
MAXIMUM PARKING FOR FACILITY ON A DAILY BASIS:
3 EMPLOYEES = 15 SPACES
18 EMPLOYEES = 18 SPACES
TOTAL, ONLY REQUIRED = 33 SPACES
PROVIDED SPACES: 38 SPACES
 - LOT SERVED BY ON-LOT DRAIN AND PRIVATE WELL.
 - EXISTING PROPERTY IS LOCATED IN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD. FLOOD ZONE IS REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP NO. 450100144, MAP REVISED MARCH 18, 2015.
 - ZONING VARIANCE GRANTED FOR A MINIMUM 25% IMPERVIOUS SURFACE. CURRENTLY THE SITE CONTAINS 24.81% OF ITS TOTAL IMPERVIOUS SURFACE. THE PROPOSED PARKING LOT IMPROVEMENT WOULD ADD AN ADDITIONAL 2.91% OF ITS TOTAL IMPERVIOUS SURFACE TO 27.72%.

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CURRENT ZONING: RR - RURAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA:

REQUIRED
1.8 AC

MIN. LOT WIDTH (AT BUILDING LINE)
REQUIRED 150 FT.

MINIMUM FRONT YARD: REQUIRED 50 FT.
MINIMUM SIDE YARD: REQUIRED 30 FT.
MINIMUM REAR YARD: REQUIRED 50 FT.

MAXIMUM BUILDING COVERAGE
PERMITTED: 10%

MAXIMUM IMPERVIOUS RATIO
PERMITTED: 20%

MAXIMUM BUILDING HEIGHT
PERMITTED: 35 FT

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	AREA
1	15.00%	25.00%		2,587
2	26.00%			415

LOT AREA =

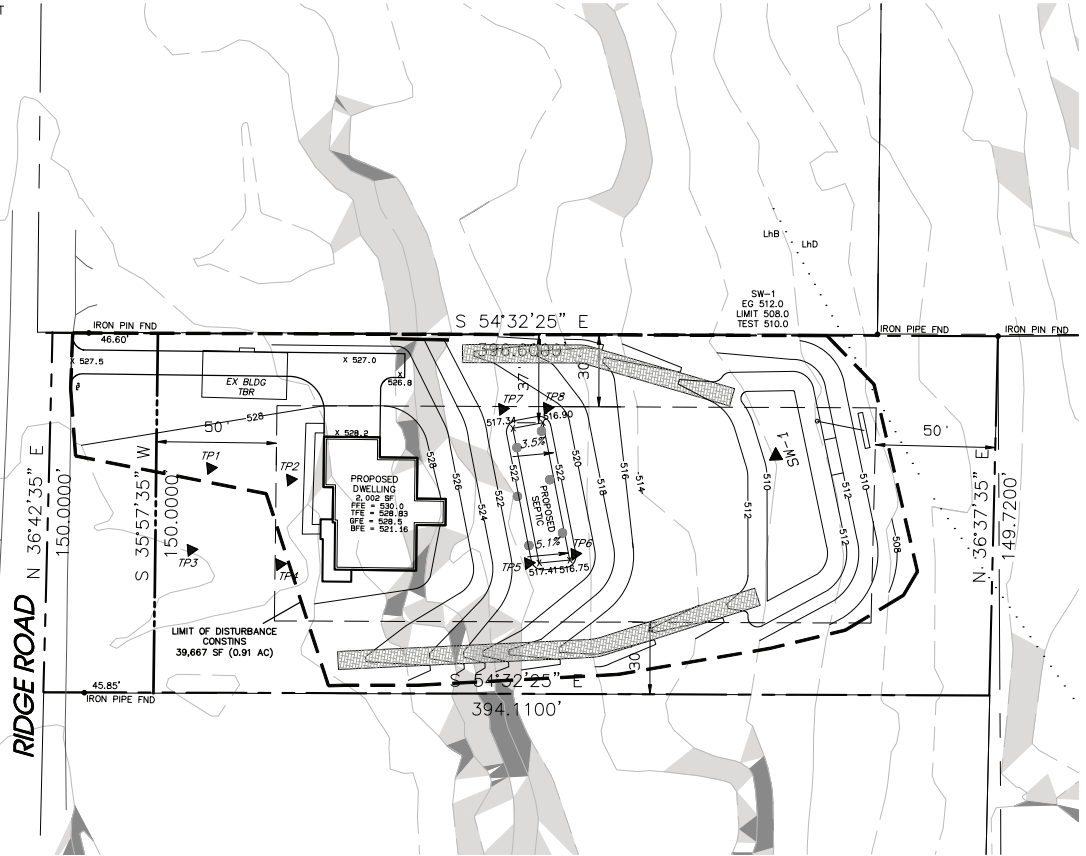
GROSS = 1.35 AC (58,977 SF)
NET = 1.20 AC (52,261 SF)

EXISTING NON-CONFORMING ON LOT AREA

PER SECTION 27-1900 NATURAL RESOURCE
PROTECTION STANDARDS IN ZONING
ORDINANCE:

STEEP SLOPES:
15-25% = 30% DISTURBANCE ALLOWED
26%+ = 20% DISTURBANCE ALLOWED
PROPOSED PLAN DISTURBS ALMOST 100% OF
THE EXISTING STEEP SLOPES

WOODLANDS:
RR DISTRICT = 20% DISTURBANCE ALLOWED
PROPOSED PLAN DISTURBS 75.9% OF THE
EXISTING WOODLANDS



SKETCH PLAN

2309 RIDGE ROAD

LOCATED IN
EAST ROCKHILL TWP., BUCKS COUNTY

DATE: 04/11/2025 SCALE: 1" = 50' DWS. NO.: 25-023
DRAWN BY: JAN MAP CHECK: SHEET NO.: 1 OF 1

HNT
LLC

ENGINEERING ~ SURVEYING ~ LAND PLANNING SERVICES
297 BUDBERS ROAD, BLUE MOUNTAIN, PA 17663
(610) 346-5288 FAX: (610) 346-5277

REVISED: 5/30/2025

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1622 N. Ridge Road
Perkasie, PA 18944

Bucks County
Commonwealth of Pennsylvania

RESOLUTION 2025-10

**A RESOLUTION SUPPORTING PENNSYLVANIA HOUSE BILL 1152
REQUIRING INSURANCE COMPANIES TO DIRECTLY REIMBURSE
EMERGENCY MEDICAL SERVICE PROVIDERS FOR SERVICES RENDERED
TO COMMONWEALTH RESIDENTS**

WHEREAS, Emergency Medical Services (EMS) agencies in Pennsylvania are experiencing significant financial losses due to insurance reimbursements being sent directly to patients instead of the EMS provider who render the services; and

WHEREAS, these misdirected reimbursements result in uncollected funds, compromising the financial stability of EMS agencies and potentially affecting their ability to provide timely and effective emergency response; and

WHEREAS, the uncollected funds place an additional financial burden on the municipalities taxpayers who support their local EMS providers financially; and

WHEREAS, Pennsylvania House Bill 1152 aims to amend existing insurance laws to require that reimbursements for emergency medical services be paid directly to the EMS providers, ensuring that the agencies receive the funds necessary to maintain operations and continue serving their communities; and

WHEREAS, supporting House Bill 1152 aligns with East Rockhill Township's longstanding commitment to public safety and the well-being of its residents by ensuring its primary EMS agency is adequately funded;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of East Rockhill Township hereby support Pennsylvania House Bill 1152 and urges members of the Pennsylvania General Assembly to enact this legislation to safeguard the financial viability of EMS providers across the Commonwealth.

RESOLVED AND ENACTED by the East Rockhill Board of Supervisors this 24th day of June, 2025.

**EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS**

Gary W. Volovnik, Chairperson

David R. [REDACTED] Chairperson



ATTEST:

James C. Nietupski, Member

Marianne Hart Morano, Manager

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Bucks County Consortium 2025 Fuel Bid Summary

Product	Petroleum Traders Corp	Pilot Thomas Logistics	Ports Petroleum	Riggins, Inc	Wilson Of Wallingford
5,999 or Less Gallons					
Unleaded Regular	No Bid	0.1300	0.2560	0.1850	No Bid
Premium Unleaded	No Bid	0.0010	0.1090	0.0250	No Bid
#2 Heating Oil	No Bid	0.3810	0.2890	0.4500	0.4000
Ultra-Low Sulfur Diesel	No Bid	0.2330	0.2830	0.3490	No Bid
Off-Road Ultra-Low Sulfur	No Bid	0.3240	0.2940	0.3390	No Bid
6000 Gallons or Greater					
Unleaded Regular	-0.0252	-0.0240	-0.0091	0.0070	No Bid
Premium Unleaded	-0.1880	-0.1220	-0.0290	-0.1270	No Bid
#2 Heating Oil	0.0333	No Bid	0.0205	0.0470	0.4000
Ultra-Low Sulfur Diesel	0.0117	0.0420	0.0197	0.0420	No Bid
Off-Road Ultra-Low Sulfur	0.0240	0.0190	0.0205	0.0420	No Bid
Propane, 999 or Less Gallons					
Propane	No Bid	No Bid	No Bid	No Bid	No Bid
Propane, 1000 Gallons or Greater					
Propane	No Bid	No Bid	No Bid	No Bid	No Bid

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