

East Rockhill Township Board of Supervisors

June 24, 2025

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on June 24, 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

The meeting was called to order at 6:58 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, July 22, 2025 at 7:00 PM
- Executive Session will take place following the meeting for personnel.

SPECIAL PRESENTATION:

Conditional Use Public Hearing and Consideration of Waiver of Land Development.

Perkasie Regional Authority was present for the expansion of a G1 Utilities Use to add water filtration and treatment facilities at 1010 Three Mile Run Road tax map parcel 12-009-094, Well 7. Mr. Sean Torpey, P.E.; Mr. Jakob Reilly; Mr. Nick Fretz, Manager; and Mr. David Watt, Chairperson were present.

A stenographic record of the hearing was taken and will provide a record of the proceedings. A request can be made to the stenographer on record. Transcripts are stored for five years.

The public hearing was opened. No party status requests were received. Of note, the proposed well house is to add a filtering system which will replace an existing well house structure with architectural features consistent with the new well house to be constructed at Well 14. There will be no changes to operations.

The Hearing was opened to public comment.

- Lou DiTonno, 1 Boulder Drive, asked if water testing would take place. Yes operations remain the same under PA DEP requirements.
- Jim Snyder, 45 Stone Edge Road, asked questions on dimensions of the building and requested a barn or carriage house architectural features be considered.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to grant Conditional Use approval contingent on compliance with Wynn Associates correspondence dated June 4, 2025, modifying item number

three regarding buffers which shall be subject to Township Engineer approval, granting waiver of park and recreation fee and waiver of financial security. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to grant Waiver of Land Development contingent on compliance with Wynn Associates correspondence dated June 4, 2025, modifying item number three regarding buffers which shall be subject to Township Engineer approval, granting waiver of park and recreation fee and waiver of financial security. With no additional discussion, all present voted in favor.

The Public Hearing was closed.

Stone Edge Culvert Presentation.

Mr. John Liberatore P.E., PMP, CBSI and Mr. Greg Richardson, P.E. were present to review preliminary findings if the Stone Edge culvert can be updated to not flood during heavy rain events.

Stone Edge culvert is an existing 14 feet long by 3 feet high box culvert with 32 inch high bridge barrier openings for water to drain through; paved roadway width is 20 feet 4 inches; outside barrier to outside barrier width is 33 feet 8 ¼ inches. The culvert was designed and approved to flood for 1-year storm event and passes 236 cfs which is 87% of a 1-year storm event. Three alternatives were considered focusing on a 10-year storm based on PennDOT criteria for local roadway classification. Alternative B, a 50 feet span beam bridge replacement on a 2.75 feet raised roadway profile was recommended for construction only estimated cost of \$1,700,000.00 which would pass 1,150 cfs of the 1,160 cfs (10-year). A FEMA map revision is required which could require purchasing easements if determined properties upstream or downstream are impacted.

Mr. Liberatore stated there is nothing feasible that can be done for the culvert to never flood, that would require an 800 feet long bridge.

Alternative B would allow during regular storms for the culvert to not be closed.

- Lou DiTonno, 1 Boulder Drive, asked if a bubble bridge could go over what exists there today. Mr. Liberatore was not familiar with the term bubble bridge but stated near the stream you need to expect flooding for higher storms and a new bridge will impact up stream therefore easements and owner input is required. There is not much flexibility due to the length of the road and the proximity of Three Mile Run Road.
- Robert Smith, 320 Three Mile Run Road, stated he owns property upstream and his basement floods. He believed the railroad bridge should be looked at. The railroad bridge is SEPTA owned and therefore not under Township control.
- Jim Snyder, 45 Stone Edge Road, asked if different bridge designs could be considered.
- Chuck Weaver, 47 Ridge Run Road, asked if new Park Hill development stormwater basins would improve water flow. Township Engineer stated yes marginally better because water is held longer and will improve as houses are constructed.
- Dave Watt, 111 Woodbridge Court, asked if Stone Edge Road could be raised to Three Mile Run Road height which never floods or widen creek at Township owned 426 Three Mile Run Road property. There would be more significant impact upstream and the floodplain is 1,000 feet wide.

- Larry Wheatley, 5 Boulder Drive, stated water comes off of Pennridge Airport property and asked if existing basins can be improved to slow down water.
- Mr. Volovnik asked if cleaning or making the streambank deeper would help. No you don't want to impact properties flooding.

A proposal will be provided to look at structural alternatives to option B to not flood, not impact properties upstream or downstream and grants that can be applied for.

PUBLIC COMMENT #1:

- Larry Wheatley, 5 Boulder Drive, stated someone was soliciting at his house that they did not have a photo on the issued permit in addition to a vehicle continues to park on the road which is posted no parking. Mr. Wheatley did not want to contact the police when the events are taking place.
- Robert Smith, 320 Three Mile Run Road, asked for regulations on fireworks. State regulates and police should be contacted when the firework activity is taking place to confirm compliance with the law.

APPROVAL OF MINUTES AND BILLS PAYABLE:

Approval of Minutes.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the meeting minutes from the Board of Supervisors May 27, 2025 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Approval of Bills Payable.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated June 17, 2025 for a total amount of \$543,079.07 as presented. With no additional discussion, all present voted in favor.

BOARD AND COMMISSION REPORTS:

Pennridge Regional Police Department: Gary Volovnik

Mr. Volovnik shared the May 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 June 12, 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 May 2025 minutes and flow reports were provided to the Board. Of note, update to the agreement and recertification with 1,000 additional EDU's projection were discussed.

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.

TOWNSHIP MANAGER'S REPORT: MARIANNE HART MORANO

Zoning Hearing Board Application 1419 N. Ridge Road.

Dr. Mehaffey and Dr. Heller were present to answer questions regarding requested variances for impervious surface and future right-of-way to have a long-term parking solution. 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.

Zoning Hearing Board Application 2309 Ridge Road.

Mr. Keith Mahamer and Mr. Greg Emrick were present to answer questions regarding requested variances for woodlands and steep slope natural resources. 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.

Resolution 2025-10.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2025-10** supporting Pennsylvania House Bill 1152 requiring insurance companies to directly reimburse emergency medical service providers as presented. With no additional discussion, all present voted in favor.

Architectural Service Proposal.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept a five month proposal from Phillips Donovan Architects option two in the amount of \$44,000.00 for the Public Works Maintenance Building replacement. With no additional discussion, all present voted in favor.

Public Works Maintenance Building.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to reaffirm change order 002 payable to Gordon H. Baver, Inc. dated June 6, 2025 in the amount of \$2,232.27 for additional block work on the Public Works Maintenance Building Project. With no additional discussion, all present voted in favor.

Fuel Bids 2025-2026.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to award the unleaded regular 87 octane bid amount of 0.1300 market value to Pilot Thomas Logistics and to award the ultra-low sulfur diesel bid amount of 0.2330 market value to Pilot Thomas Logistics for the 2025 - 2026 fuel bids covering the bid period of August 1, 2025 to July 31, 2026 as presented. With no additional discussion, all present voted in favor.

5K Event on the Branch Creek Walking Trail.

Ms. Morano stated a request for a 5K event on Township owned walking trail located along Branch Road from Perkasio Borough boundary to Blooming Glen Road was received from Ms. Melina Moore that was consistent with her 2024 Board of Supervisor approval.

Consensus of the Board was Ms. Moore did not need to attend the July meeting and Ms. Morano can authorize the 5K event consistent with the 2024 approval.

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 June 20, 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.

Weidner Tract Subdivision, 1622 Seven Corner Road.

Proposed 21 lots single family dwelling subdivision with 4 lots in East Rockhill Township, located in East Rockhill's Suburban Zoning District, and 17 lots in Hilltown Township. Lots are proposed to be served by public water and public sanitary sewer disposal facilities.

Mr. Gregg Adelman, Esq. was present. Applicant will comply with Planning Module approval but may make a request to have all lots served by East Rockhill's sewer system to not have grinder pumps on all Hilltown Township lots.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to grant preliminary subdivision approval to Weidner Tract and granting waivers as requested contingent on compliance with Wynn Associates June 5, 2025 correspondence as presented. 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.

There was none.

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 present voted in favor.

NEW OR OTHER BUSINESS SUPERVISORS' ITEMS:

There was none.

PUBLIC COMMENT #2:

- Larry Wheatley, 5 Boulder Drive, asked if Three Mile Run Road will be repaired in front of new development doing utility work. Yes and a chicane installed.

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 9:33 PM.

Respectfully submitted,

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East Rockhill Township
Bills List

July 18, 2025

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 166,632.10
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 6,119.05
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 1,136.05
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 124,499.09
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 3,856.06
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,758.76
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>	\$ 392,618.91
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 7,489.22
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 9,836.55
Bills List Total		\$ 719,743.01

East Rockhill Township

Bills List

July 18, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising	146.89 *
21st Century Media	Advertising	248.99
All Star Home Comfort	1802 Ridge Rd	1,151.00
Arlo Eby	Zoning Hearing	25.00 *
Arlo Eby	Zoning Hearing	25.00
BCS Facilities Group	Township Office	500.00
Chase Credit Card	Intuit	70.00 *
Chase Credit Card	Amazon	447.16 *
Chase Credit Card	Meeting Expense	33.90 *
Chase Credit Card	Lowes	78.36 *
Chase Credit Card	Intuit	119.00
Chase Credit Card	Amazon	101.61
Chase Credit Card	Lowes	112.95
Chase Credit Card	Tractor Supply	341.96
Clemens Uniform	Uniforms	48.51 *
Clemens Uniform	Uniforms	194.04
Clemons Richter & Reiss	Harris	19.50 *
Clemons Richter & Reiss	Jones	136.50 *
Cohen Law Group	Verizon Franchise	2,691.66
Cowan Associates	Twp Maint Complex	8,571.00
Dan Soliday	Zoning Hearing	25.00
DCED	April - June Permits	328.50
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,535.80
Emerald Garden	Lawn Maintenance	1,724.00
General Code	eCode360 Annual Maint	995.00
Grim, Biehn & Thatcher	Township Solicitor General	986.00
Grim, Biehn & Thatcher	Township Solicitor Girgenti vs Jones	35.00
Grim, Biehn & Thatcher	Township Solicitor PRPC	340.00
IPFone	Phone Service	330.19
IT Business Solutions	Monthly Service	477.00
JF Landscaping	Twp Maint Complex	2,860.00
John Fenley	Zoning Hearing	25.00 *
John Fenley	Zoning Hearing	25.00
Kathleen Percetti, Tax Collector	2025 School Taxes - 1920 Ridge Rd	3,055.34
Kathleen Percetti, Tax Collector	2025 School Taxes - 1802 Ridge Rd	4,118.33
Kathleen Percetti, Tax Collector	2025 School Taxes - 426 Three Mile Run Rd	4,253.45

East Rockhill Township

Bills List

July 18, 2025

Detail of Fund Expenses		
<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Keystone Collections Group	EIT Commission	1,323.17 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	233.42 *
Keystone Collections Group	EIT Taxpayer Refunds	951.72 *
Keystone Collections Group	LST Commission	10.12 *
Land Mobile	Quarterly Service	675.00
Lawson	Supplies	465.55 *
Lawson	Supplies	1,123.34
Lincoln National	Insurance Premium	222.24
Nancy Hoffert	Zoning Hearing Stenographer	300.00 *
Pat McAnally	Zoning Hearing	25.00 *
Pennridge Regional Police	Police Service	94,720.42
Phillips & Donovan	Twp Maint Complex	6,768.59 *
Phillips & Donovan	Twp Maint Complex	7,674.75
PP&L Electric	Parking Lot Lights	159.59
PP&L Electric	Municipal Office	142.81
PP&L Electric	Garage/Shop	115.29
Pitney Bowes	Postage	600.00
Pitney Bowes	Quarterly Lease	102.00
Primo Brands	Water Service	10.00 *
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Ricoh	Copier Rental	132.23
Safety Kleen	Supplies	343.69
T-Mobile	Cell Phone Service	143.25 *
T-Mobile	Cell Phone Service	143.25
TRAISR LLC	Permit Software	650.00 *
TRAISR LLC	Permit Software	650.00
Upper Bucks Chamber of Commerce	7/2025 - 7/2026 Membership	340.00 *
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer General	590.48
Wynn Associates	Township Engineer Twp Maint Complex	1,022.35
Wynn Associates	Township Engineer Roads	53.20
General Fund		<u>\$ 166,632.10</u>

East Rockhill Township

Bills List

July 18, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Fire Fund - 03		
Borough of Perkasio	2025 Workers Comp Insurance ERT Portion	5,982.00
PP&L Electric	Substation	137.05
	<i>Fire Fund</i>	<u>\$ 6,119.05</u>
Open Space Fund - 05		
Keystone Collections Group	EIT Commission	660.19 *
Keystone Collections Group	Taxpayer Refunds	475.86 *
	<i>Open Space Fund</i>	<u>\$ 1,136.05</u>
Sewer Fund - 08		
ARRO Consulting	Engineering Treatment Plant	1,641.00 *
ARRO Consulting	Engineering Treatment Plant	2,350.00
ARRO Consulting	Engineering Treatment Plant S Aeration Tank	100.00 *
Blooming Glen Contractors	Treatment Plant N Aeration Tank	50,252.50
Comcast	Treatment Plant Phone Service	115.25 *
Comcast	Treatment Plant Phone Service	112.21
Commonwealth of PA	Annual NPDES Permit	500.00
Commonwealth of PA	Chapter 302 Annual Service Fee	100.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,408.36
Emerald Garden	Lawn Maintenance	396.00
Kevin Franks	Treatment Plant	1,850.00
Lincoln National	Insurance Premium	102.90
Lingo	Pump Station Alarm Service	163.93 *
Lingo	Pump Station Alarm Service	163.93
MJ Reider Associates	Lab Analysis	827.70
PA One Call	Monthly Activity	34.76
PP&L Electric	Pump Station	910.74
PP&L Electric	Treatment Plant	1,957.98
PWTA - Capital Fund	Quarterly Billing	7,170.00
PWTA - Operating Fund	Quarterly Billing	48,003.00
Riggins	Unleaded Fuel	305.49 *
Riggins	Unleaded Fuel	544.81
Riggins	Diesel Fuel	460.45 *
T-Mobile	Cell Phone Service	95.50 *

East Rockhill Township
Bills List

July 18, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
T-Mobile	Cell Phone Service	95.50
Univar	Aluminum Sulfate	2,251.20
US Postal Service	7/2025 Sewer Billing	585.88 *
		<i>Sewer Fund</i> <u><u>\$ 124,499.09</u></u>

Park & Recreation / Driving Range Fund -09

Chase Credit Card	Lowes	23.88 *
Chase Credit Card	Lowes	18.96
Chase Credit Card	Eagle Power Kubota	184.14
Emerald Garden	Lawn Maintenance	838.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00 *
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
PP&L Electric	Markey Centennial Park Sign	27.90
PP&L Electric	Markey Centennial Park Buildings	53.53
Range Servant	Golf Driving Range	1,986.00
Trumbauers	Parts	310.29 *
Trumbauers	Parts	14.36
Verizon	FIOS Service	79.00
		<i>Park & Rec / Driving Range Fund</i> <u><u>\$ 3,856.06</u></u>

Street Light Fund - 13

PP&L Electric	Street Lights	1,758.76
		<i>Street Light Fund</i> <u><u>\$ 1,758.76</u></u>

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
		<i>Building Debt Fund</i> <u><u>\$ 5,797.22</u></u>

Capital Reserve Fund - 30

Chase Credit Card	Lowes	118.96 *
Davis Feed	BCCD Grant	489.75
Gordon H Baver Inc	Twp Maint Complex Appl #9	256,968.15
H&K Materials	BCCD Grant	567.82
Integrity Mechanical Inc	Twp Maint Complex Mech Appl #5	540.00
Integrity Mechanical Inc	Twp Maint Complex Plumb Appl #3	24,300.00

East Rockhill Township

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Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Landis Fence	Basin Fence Repair	455.40
M&W Precast	BCCD Grant	110.43
Naceville Materials	BCCD Grant	288.77 *
ORE	BCCD Grant	7,749.00
ORE	Basin Fence Repair	780.00
Sunbelt Rentals	BCCD Grant	1,561.28
Traffic Planning & Design	Stone Edge Rd	30,196.25
Wynn Associates	Township Engineer Stone Edge Road	93.10
Yates Electrical	Twp Maint Complex Elect Appl #3	68,400.00
		<i>Capital Reserve Fund</i> <u>\$ 392,618.91</u>

State Aid (Liquid Fuel) Fund - 35

Anvil Signs & Graphics	Driveway Park Signs	308.00
Anvil Signs & Graphics	Welcome to ERT Signs	672.00
BR Scholl	Truck Inspection	86.00 *
Chase Credit Card	Lowe's	16.50 *
GT & E	Parts	15.78
Littles	Road Mower	206.67 *
Miller Bros	Signal Repair	5,914.80
PP&L Electric	Signal 313 & 5th	46.56
PP&L Electric	Flasher 5th Street	25.32
PP&L Electric	Signal Campus & 5th	41.91
PP&L Electric	Signal 313 & 563	45.58
PP&L Electric	Flasher Schwenkmill Road	25.32
PP&L Electric	Signal 313 & Mountain View	58.56
PP&L Electric	Flasher Mountain View	26.22
		<i>State Aid Fund</i> <u>\$ 7,489.22</u>

Escrow Fund - 90

Armour & Sons	Pennridge SD	500.00
Gannett PA LocaliQ	Advertising PRA	525.46
Grim Biehn & Thatcher	Township Solicitor PRA	380.00
Grim Biehn & Thatcher	Township Solicitor Weidner	374.00
Grim Biehn & Thatcher	Township Solicitor Pennington	140.00
Wynn Associates	Township Engineer Pennington	2,956.00
Wynn Associates	Township Engineer PRA	677.40

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July 18, 2025

Detail of Fund Expenses		
<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Wynn Associates	Township Engineer Pennridge SD	252.00
Wynn Associates	Township Engineer Park Hill Estates	706.80
Wynn Associates	Township Engineer DR Horton	1,956.74
Wynn Associates	Township Engineer Green Ridge West	26.60
Wynn Associates	Township Engineer Weidner	817.60
James & Brenda Harris	Escrow Closure	523.95
<i>Escrow fund</i>		<u>\$ 9,836.55</u>
<hr/>		
Total Bills List		\$ 719,743.01

**denotes already paid*