

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

**July 22, 2025**

### **Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on July 22, 2025, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, 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 Chief

The meeting was called to order at 7:00 PM by Mr. Volovnik with the Pledge of Allegiance.

Members of the public and press were present.

#### **ANNOUNCEMENT:**

- The next regular meeting of the Board of Supervisors will be held on Tuesday, August 26, 2025 at 7:00 PM
- Executive Session will take place following the meeting for potential real estate acquisition.

#### **PUBLIC COMMENT #1:**

- Claudia Malone, 66 Ridge Run Road, asked if a decision was made regarding deer management services in open space as presented at a prior meeting. ~~No~~, Not at this time.

#### **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 June 24, 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 July 18, 2025 for a total amount of \$719,743.01 as presented. With no additional discussion, all present voted in favor.

#### **BOARD AND COMMISSION REPORTS:**

**Pennridge Regional Police Department: Chief Dickinson Jr.**

Chief Dickinson shared the June 2025 Pennridge Regional Police activity report. The report is on file.

**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.

**Pennridge Area Coordinating Committee: Dave Nyman**

The June 26, 2025 draft meeting notes were provided to the Board. Mr. Nyman reviewed the Perkiomen Watershed Study results which has identified the East Branch Perkiomen Creek in East Rockhill as a top 20 site under the phase one technical analysis.

**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**

**Public Works Maintenance Building.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize change orders from Yates Electrical Service in the amount of \$3,405.00 for additional cat lines; Gordon H. Bayer, Inc. in the amount of \$5,870.91 to add bathroom cabinets and a door between the locker area and break room; from Integrity Mechanical a credit in the amount of \$1,558.00 to remove a shower, and Gordon H. Bayer, Inc. in the amount of \$5,590.33 for 11 garage doors electricity to be 3-phase for the Public Works Maintenance Building replacement. With no additional discussion, all present voted in favor.

**Lease Agreement.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to authorize a lease for the Willard H. Markey Centennial Park house and adjacent barn's enclosed storage area with Troop 79 as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, 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 July 17, 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.**

Mr. Volovnik asked if site visits were taking place at 809 Three Mile Run Road development. Yes.

**TOWNSHIP SOLICITOR REPORT: WILL OETINGER, ESQ.**

**Public Hearing for Verizon Cable Franchise Renewal.** The public hearing was opened as advertised to receive public comment regarding the Verizon Cable Franchise Renewal. No response was received. The public hearing was closed.

**Perkasie Regional Authority 1010 Three Mile Run Road.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to authorize execution of the Conditional Use adjudication with Perkasio Regional Authority at 1010 Three Mile Run Road Well #7 as presented. Mr. Nietupski asked about approval of the exterior design which staff is currently reviewing for all three well houses recently approved and recommended design will be provided to the Board of Supervisors prior to approval. With no additional discussion, all present voted in favor.

**Green Ridge Estates West.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize Chairperson execution of the Stormwater Best Management Practices, Operations and Maintenance Agreement and reaffirmation of signatures on the plans for recordation at the Green Ridge Estates West planned community as presented. With no additional discussion, all present voted in favor.

**Everleigh Woods (809 Three Mile Run Road).**

**On motion**, by Mr. Nietupski, seconded by Mr. Nyman, to authorize execution of agreements for Everleigh Woods formerly known as 809 Three Mile Run Road and signatures on the plans for recordation as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, 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:**

There was none.

**PUBLIC COMMENT #2:**

- Lou DiTonno, 1 Boulder Drive, stated the plants growing on the fence at the roundabout located at Three Mile Run Road and Park Avenue are a site visibility issue for him. He also stated he was not a bridge design expert but believed the design he presented at the June meeting would prevent the Stone Edge culvert from flooding. Mr. DiTonno offered a contact from a bridge manufacturer. Mr. Baluh stated the Township has communicated with the manufacturer. Mr. Nyman stated the Township traffic engineer is to provide a proposal to look at optional bridge designs as authorized at the June meeting. Mr. Volovnik stated he was not in favor of spending tax dollars to replace the culvert and have it still flood. Staff was authorized to look at the site visibility concern at the roundabout and address as necessary.
- Chuck Weaver, 47 Ridge Run Road, asked about the frequency of accidents at State Route 313 at State Route 563 and Ridge Road. Most accidents are due to drivers in a hurry or being rear ended making a left turn.

**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 7:37 PM.

Respectfully submitted,

*Marianne Hart-Morano*

Marianne Hart Morano  
Township Manager