

East Rockhill Township
Planning Commission Minutes
June 12, 2025

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on June 12, 2025 at the Municipal meeting room at 1622 N. Ridge Road, Perkasié, 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 Hart Morano, Township Manager

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

Approval of May 8, 2025 Minutes:

On motion by Mrs. Fenley, seconded by Mr. Kelly, to adopt the meeting minutes from the May 8, 2025 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Business:

WEIDNER TRACT SUBDIVISION

General Hancock Partnership Enterprises, L.P. Subdivision 1622 Seven Corner Road

TMP #12-13-21

The following comments and/or recommendations are made relative to the subject preliminary subdivision plan, sheets 1 thru 38, dated December 19, 2020, Latest revision date March 7, 2025, prepared by Woodrow & Associates, Inc.:

Proposed 21 lot single family dwelling subdivision is located within both Hilltown Township (17 lots) and East Rockhill Township (4 lots), containing a total of 28.61 acres in area (net). 2.54 acres (net) of the site is located within East Rockhill Township along Seven Corner Road. An approximately 1650 feet long cul-de-sac street is proposed for access to 20 lots (three within East Rockhill Township). Additionally, one lot fronts along Seven Corner Road and one lot is along South Perkasié Road. Approximately 220 feet of the street is located in East Rockhill Township. Lots in East Rockhill Township vary from 22,039 to 26,047 square feet in area (lots are 50,000+ square feet in Hilltown Township). Site is located within the Suburban (S) Zoning District in East Rockhill Township. Lots are proposed to be served by public water and public sanitary sewer disposal facilities.

Mr. Gregg Adelman, Esq.; Mr. Timothy Woodrow, P.E. and Mr. Ben Goldthorp were present.

Members of the public and press were present.

1. The subdivision plan was recently granted conditional Preliminary Approval by Hilltown Township. A condition of approval requires that the proposed cul-de-sac street be owned and maintained by a Homeowners Association (HOA). **Will comply.**
2. The proposed cul-de-sac street crosses the Township boundary in non-compliance with Section 22-505.13 of the Subdivision Ordinance. Waiver request correspondence dated May 12, 2025, prepared by Woodrow Associates has been received which includes a waiver request for this requirement (refer enclosed copy). Additionally, correspondence includes a request to install Belgian block curb on the proposed street (SLDO Section 22-512). This office recommends that waiver requests only be approved if conditioned upon HOA street ownership and maintenance consistent with Hilltown Township approval conditions. **Planning Commission was agreeable to Belgian block on proposed road and existing Seven Corner Road frontage. Will comply.**
3. As previously requested by the Planning Commission in 2021, the applicant should provide updated information relative to the financial cost the residents of the development would bear if an HOA were responsible to maintain the internal road and stormwater management facilities, to verify viability of HOA.
If a HOA is proposed to own/maintain any facilities, HOA documents should be prepared by the applicant in a manner satisfactory to the Township Solicitor. Additionally, buyer disclosure statement should be prepared to advise purchasers of their responsibilities and any restrictions which pertain to individual lots and the overall development.
Applicant was agreeable to having an East Rockhill property owner have board membership unless none were willing to serve contingent on it being applicable with the law. It was noted every homeowner has a vote.
4. Within East Rockhill Township portion of the site, the proposed street width is 36 feet, within a 60 feet wide right-of-way pursuant to subdivision ordinance requirements. The remainder of the street in Hilltown Township is proposed to be 32 feet wide, within a 56 feet wide right-of-way. Curb and sidewalk are proposed on both sides for the full length of the street. Plan and profile sheets should clarify/dimension the proposed street width transition. (SLDO Section 22-506) **Seven Corner Road will be widened with sidewalks on one side of the street which is where there will be a new lot entrance.**
5. Improvements are proposed along site frontage with Seven Corner Road including, drainage improvements, widening, curb, and sidewalk (on development side). Full width cartway reconstruction/overlay paving is also required. Drainage improvements/storm sewer is proposed to extend southwest into Dublin Way and northeast along two adjoining properties to address

existing drainage issues discussed during a site meeting with the neighboring property owners. Additional construction details may be required to determine the full impact of proposed improvements on grading, tree removal, utilities, and transitions to existing conditions. Additional comments are contained in the attached Engineering/Drafting Detail Review memorandum. Plans should include extent of street restoration/overlay paving (including waterline restoration), spot elevations at intersection/curb returns to clarify drainage, tree removal, and extension into Dublin Way for storm sewer/drainage/restoration. (SLDO Sections 22-403.10, 505.16, and 506.4) Additionally, Township road occupancy permits should be required to be obtained by the applicant for offsite utility improvements. (Twp Code Chapter 21, Part 3)

Will comply.

6. Intersection of proposed street with Seven Corner Road is located within 250 feet of a sharp bend in Seven Corner Road at its intersection with Dublin Way. All improvements proposed along Seven Corner Road should be designed with consideration of driveway for Nyce property, Dublin Way intersection, existing driveway access to TMP 15-11-102 (Jones/Wimmer), and existing drainage facilities. Additionally, comments should be received from the Township Traffic Consultant, TPD. (SLDO Section 22-510) **Will comply.**
7. Post Construction Stormwater Management Report dated June 2021, latest revision date November 23, 2024, prepared by Woodrow & Associates, Inc. was submitted with the plan. The following comments are made with respect to stormwater management design:
 - A. A proposed stormwater management basin, BMP 1, is located to the rear of lots 18 & 19 within Hilltown Township. The basin is proposed to discharge through a pipe extension to Seven Corner Road. Pipe extension has been revised to eliminate the required easement between the adjoining Noll and Eberhardt properties. The basin is designed to compensate for stormwater runoff from the East Rockhill Township portion of the site which bypasses the basin. Stormwater management calculations should also verify that downstream conveyance facilities are adequate for proposed flows.
 - B. Stormwater runoff summary should clarify that total flow is not increased to POA 1 and 2.
 - C. Verification of easement for installation of riprap apron at POA 1 should be provided.
 - D. Proposed basin, BMP 1, is located in Hilltown Township. Hilltown Township design and construction standards are similar to East Rockhill Township. Comments regarding stormwater basin design/construction should be addressed pursuant to conditions of Hilltown Township preliminary plan approval.

- E. A portion of the site drains to the northwest, toward existing storm sewer along Dublin Way. A seepage bed type BMP is proposed in the rear of lots 1 & 2 to address stormwater management for this watershed. Additionally, storm sewer is proposed to be installed to the culvert in Dublin Way to improve existing conditions. Execution of an Operation and Maintenance agreement for rain garden BMP should be required in a manner satisfactory to the Township Solicitor.
- F. Verification that stormwater design meets streambank erosion requirements of Section 26-318 of the Stormwater Management Ordinance should be submitted.
- G. Disturbed earth stormwater/sediment basin calculations should be provided in the PCSM or E&S report. (SWM Section 26-321.8)
- H. Additional stormwater management comments are contained in the attached Engineering/Drafting Detail Review memorandum. Note that additional stormwater management comments may be generated upon receipt of revised plans/report addressing the above comments and detailed plans for improvements along Seven Corner Road as discussed in other comments in this correspondence. (Township Stormwater Management Ordinance, Code Chap. 26, Part 3)

Will comply.

- 8. East Rockhill Township sanitary sewer facilities exist within Seven Corner Road and are proposed to be extended into the proposed street to serve lots 1, 2, 20, and 21. Lots within Hilltown Township are proposed to be served via a low-pressure force main system which directs flow to Hilltown Township Water and Sewer Authority (HTWSA) facilities in South Perkasio Road. Design comments are included in the attached Engineering/Drafting Detail Review memorandum. (SLDO Section 22-403.10 & 11 and 520.8)

Verification of approval of sanitary sewer service to the Hilltown Township portion of the property should be received from HTWSA. Purchase of sanitary sewer EDUs from the appropriate Township/Authority should be resolved by the applicant. (SLDO Section 22-520)

Additionally, sewage facilities planning module(s) should be prepared by the applicant and require approval by East Rockhill Township, Hilltown Township, and PADEP. (SLDO Section 22-407)

Will comply. Applicant stated they will propose to the Board of Supervisors having all lots tie into the East Rockhill Township sewer system.

- 9. Plan notes indicate that Perkasio Regional Authority (PRA) and HTWSA will provide public water facilities to the proposed lots. Design engineer should clarify water service/design as the portion of the site within East Rockhill Township is in a PRA service area. The portion of the site within

Hilltown Township is located within HTWSA service area. Documentation of willingness to serve the project should be obtained from the applicable Authority. (SLDO Section 22-519)

Offsite extension of public water line to connect to existing PRA facilities may require additional restoration of Township roads. Complete waterline construction/restoration details should be included in the plan set for review. Temporary construction and/or permanent utility easements should be addressed by the applicant if necessary. (SLDO Section 22-403.10 & 11) **Will comply.**

10. Recreation land in the amount of 1,500 sf per dwelling unit is required to be dedicated in accordance with Section 22-525.C(1) of the Subdivision Ordinance. In the alternate, the Township may accept a fee in-lieu-of land dedication pursuant to Township fee schedule. Design engineer previously indicated that the applicant will offer a contribution in-lieu-of dedication. Township should determine if a contribution is satisfactory. **Will comply. Applicant prefers a fee in-lieu-of land dedication.**
11. A streetlight is proposed at the entrance intersection, along the frontage of lot 1 and at the intersection of Dublin Way and Seven Corner Road for improved visibility. The LED streetlight detail included on plan sheet 15 is not consistent with the typical boulevard style streetlight fixture which is used in East Rockhill Township developments. Proposed lighting fixture type and locations should be coordinated in both Townships. (SLDO Section 22-526) **Will comply.**
12. Preliminary plan should address reforestation/afforestation requirements of Section 22-515.8 of the Subdivision Ordinance. Design engineer previously indicated that the developer intends to offer a fee in-lieu-of this requirement. Analysis of tree requirement has been included in the design engineer's response correspondence. Approximately 0.5 acres of restoration is required. Cost estimate for contribution in-lieu-of restoration was estimated to be \$6,502.50. Township should determine if contribution in lieu-of restoration is satisfactory. **Will comply. Applicant is agreeable to paying a fee in-lieu-of tree restoration.**
13. Proposed landscape plantings are shown on plan sheet 12. Street trees are proposed to be located behind the sidewalk. Applicant should verify that the proposed planting location will not conflict with utility installation (electric, phone, cable). Additional landscape plantings are required as follows:
 - A. At the February 11, 2021, Planning Commission meeting, Mr. Wimmer, adjoining owner, requested additional plantings to enhance screening along common property line. Additional plantings have been included on the plan.
 - B. A tree inventory is included on plan sheet 3 which identifies the number of replacement trees required due to the clearing of existing trees which is necessary for construction of

improvements. 28 total replacement trees are required pursuant to the calculations. Replacement trees are shown distributed on lots 1, 2, 20, and 21. (SLDO Section 22-515.7)

Township should determine if the overall landscape plantings/locations are satisfactory, and whether acceptance of a contribution in-lieu-of some plantings is preferred. (SLDO Section 22-515)

Will comply.

14. Street name "Fox Tail Court" has been proposed on the plan and is subject to approval by East Rockhill Township and Hilltown Township, and confirmation from servicing post office of no conflict within service area. (SLDO Sec 22-505.12) **Applicant will defer to Hilltown Township and East Rockhill Township preference. The name, once known, will be verified by the Post Office.**

15. Legal descriptions for all easements/rights-of-way proposed on the plan should be prepared by a registered land surveyor and be submitted for review and agreement preparation. (SLDO Sec 22-527) **Will comply.**

16. Verification of approval for proposed erosion and sediment control measures to be implemented during construction activity should be received in writing from the Bucks County Conservation District. As earth disturbance will exceed one acre, verification of receipt of an NPDES permit from PADEP must also be submitted to the Township, prior to plan recordation. (SLDO Section 22-518) **Will comply.**

17. Development/Financial Security Agreement must be executed between the Township and applicant to guarantee installation of public improvements including but not limited to, street improvements, landscaping, stormwater management facilities, sanitary sewer facilities, and erosion/sediment control facilities located within the Township. An "Opinion of Cost" should be prepared by the design engineer and submitted for review. (SLDO Section 606) **Will comply.**

18. Outboundary property monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**

19. Comments should be received from HTWSA, and PRA regarding the proposed development; particularly, utility service and design. Proposed subdivision layout and improvement design should be consistent and coordinated with the requirements of both Townships where possible. **Will comply.**

20. Attached to this correspondence is a review of engineering/drafting details included on the plan submission. All comments should be addressed on revised plans. **Will comply.**

21. Additional comments may be generated based on submission of revised preliminary plans addressing the above comments. **Comment noted.**

Public Comment on Plan Submission:

- Dave Leopold, 1406 Seven Corner Road, requested clarification on the proposed stormwater basin. He requested the tree line be preserved as much as possible.
- Angie Leopold, 1406 Seven Corner Road, asked what school the proposed lots would attend. Pennridge School District will determine school placement.
- Steve Noll, 1408 Seven Corner Road, asked questions regarding the stormwater basin. He requested the tree line be preserved as much as possible.

On motion by Mr. Nyman, seconded by Mr. Teel, to recommend a waiver from 22-505.13 for proposed cul-de-sac street crossing the Township boundary. With no further discussion, all present voted in favor.

On motion by Mr. Monohan, seconded by Mr. Eisenhart, to recommend a waiver from 22-512 for Belgian block curb on the proposed street and Seven Corner Road contingent on HOA street ownership and maintenance. With no further discussion, all present voted in favor.

On motion by Mr. Kelly, seconded by Mrs. Fenley, to recommend preliminary approval to the Board of Supervisors contingent on compliance with Wynn Associates June 5, 2025 correspondence and contributions for fee in-lieu-of for recreation land and fee in-lieu-of for tree restoration. With no further discussion, all present voted in favor.

PERKASIE REGIONAL AUTHORITY (PRA) WELL #7 TREATMENT FACILITY

Conditional Use Application and Land development Plan

1010 Three Mile Run Road

TMP #12-9-94

The following comments and/or recommendations are made relative to the subject Preliminary Plans, sheets 1 thru 8, dated April 1, 2025; prepared by Pennoni Associates, Inc.:

Applicant proposes to replace an existing well house with a new 1,400 SF building and associated improvements at their existing Well #7 facility located along Three Mile Run Road. The building is required to house water treatment equipment for operation of the PRA system. The site is 101.1 acres in area and located within the Residential Protection (RP) Zoning District. Use G1, Utilities, is permitted as a Conditional Use within the RP zoning district. Expansion of the G1 use, requires a new conditional use approval.

Mr. Sean Torpey, P.E., Pennoni Mr. Jakob Reilly, Andersen Engineering Associates a division of Pennoni, and Mr. David Watt, Perkasio Regional Authority Board Chairperson were present.

Member of the public was present.

1. 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 June 24, 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) **Comment noted.**
2. In addition to Conditional Use approval, the applicant is also requesting waiver of formal Land Development plan submission for the facility expansion. (SLDO Section 22-103.2) **Comment noted.**
3. Woodland clearing is required to accommodate the proposed improvements. There are no existing dwellings in the immediate vicinity of the facility which would require screening. Installation of buffer plantings does not appear necessary. (ZO Section 27-1904) **No dwellings are located across the street. Applicant will add plantings if determined to be necessary.**
4. A minimum of two off-street parking spaces are required for Use G1. Although specific parking spaces are not delineated on the plan the expanded access driveway appears large enough to provide required parking for the facility. (ZO Section 27-304.G.G1.c) **Will comply.**
5. Three Mile Run crosses the subject property to the rear of the proposed building. Stream and FEMA 100-year floodplain as shown on the plan are not impacted by the development. Associated riparian buffer should be identified on the plan. (ZO Section 27-1900.j) **Comment noted.**
6. If a waiver of Land Development plan submission is recommended for approval, the recommendation should be conditional upon the applicant submitting a Stormwater Management Permit application to the Township for review and approval in accordance with Township Code Chapter 26, Part 3. Application should verify if the project qualifies for an exemption of stormwater rate control requirements based on net change in impervious surface area and lot size. **Comment noted.**

7. A sanitary sewage connection is required for the proposed facility. Appropriate plan details and capacity approvals should be addressed by the applicant. Sewage facilities planning module approval, or exemption, is required to be obtained by the applicant from the Township and PADEP. Additionally, consideration should be given to relocating the sewer connection out of the cartway of Three Mile Run Road. (SLDO Section 22-519 & 520) **Comment noted.**
8. Verification of approval should be received in writing from Bucks County Conservation District for proposed erosion control measures to be implemented during earthmoving activities. (SLDO Section 22-518) **Comment noted.**
9. Applicant should clarify if any proposed exterior lighting is intended to be installed on the building addition. 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) **A shielded motion detection light is proposed above both man doors.**
10. Recreation land in the amount of 1,500 sf per 4,000 sf of new building area (or part thereof), or payment of a fee in-lieu-of land dedication is required in accordance with Section 22-525.C(2) of the Land Development Ordinance; unless land dedication or fee in-lieu-of is waived by the Township. **Waiver is requested.**
11. 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 may be required to be executed between applicant and Township to guarantee installation of required improvements. 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) **Waiver is requested.**
12. The following engineering/drafting detail review comments should be addressed on the plan:
 - A. Sanitary sewer connection details should be included on the plan upon resolution of sewer lateral location as discussed above.
 - B. The resource protection calculations with proposed and allowable disturbance should be included on the plan. (ZO Section 1900 & 1901).
 - C. Street maintenance plan notification, Item H, from Appendix B of the Land Development Ordinance should be included on the plan.

Will comply.

Public Comment on Plan Submission:

There was no public comment.

On motion by Mr. Kelly, seconded by Mr. Monohan, to recommend approval of the Conditional Use application contingent on compliance with Wynn Associates June 4, 2025 correspondence and architectural rendering similar to proposed Three Mile Run Road building recently approved at Well #4. With no further discussion, all present voted in favor.

On motion by Mrs. Fenley, seconded by Mr. Eisenhart, to recommend waiver from formal land development. With no further discussion, all present voted in favor.

On motion by Mr. Teel, seconded by Mr. Monohan, to recommend waiver of recreation fee-in-lieu of. With no further discussion, all present voted in favor.

On motion by Mrs. Fenley, seconded by Mr. Kelly, to recommend waiver of financial security. With no further discussion, all present voted in favor.

Public Comment:

- George Hawthorne, 608 Schwenkmill Road, stated Renew Bible Church has cut down trees. Mrs. Morano stated Mr. Hawthorne's concern was investigated when the activity was taking place and there were no zoning violations.

Adjournment:

On motion by Mr. Nyman, seconded by Mr. Kelly, the meeting adjourned 8:37 PM.

Respectfully Submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager