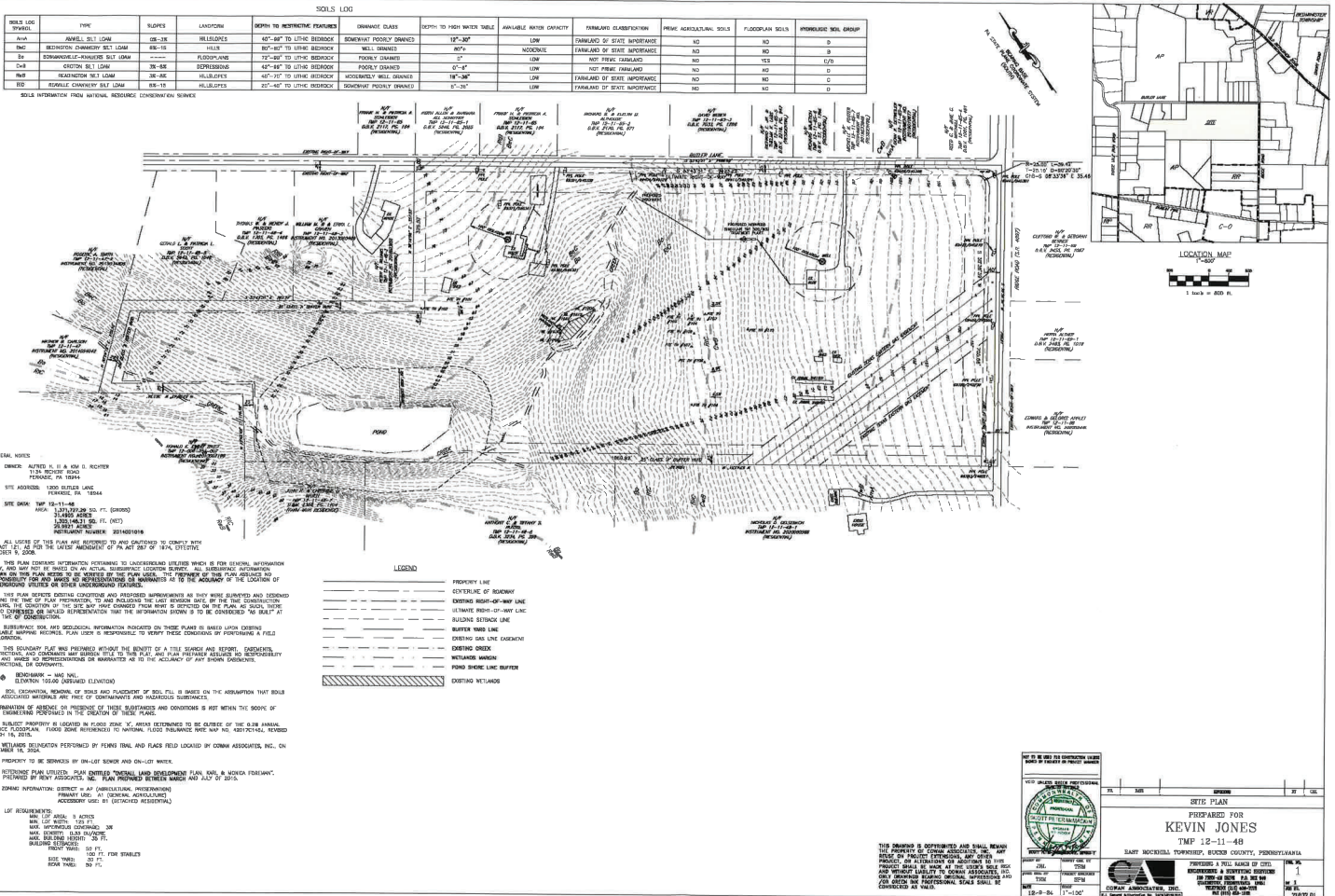


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Addendum to Conditional Use Application of Like a Mustard Seed, LLC

Property: 1200 Butler Lane

Property Size: 31.49-acres

Zoning District: AP-Agricultural Protection

Proposed Use: A-12 Accessory Farm Business

Narrative: Like a Mustard Seed, LLC operates the Like a Mustard Seed Farm at the Property, which is a full time, active regenerative agriculture farm. In connection with the full-time regenerative farming operation, this conditional use application is for an A-12 Accessory Farm Business pursuant to Section 27-304.A12 of the East Rockhill Township Zoning Ordinance.

The activities will be consistent with the requirements of the A-12 Accessory Farm Business use. This primarily includes a seasonal "Farm School" (i.e., educational farm tours) during the school year for preschool aged children and their parents, as well as elementary school age children. Farm school is an immersive experience where children participate in and learn about and in the setting of the regenerative farm. These programs are neither day-care, nor school. All parents are welcome to stay for the course of the educational activities, and the preschool farm program requires it. The elementary aged participants are all registered homeschoolers with a home education program approved by the local school district. Farm school programs are enrichment programs only, a supplement to children's education. The same students return for the duration of the program.

Farm School activities include teaching regenerative agriculture practices, helping with work and learning about work on the farm, exploring nature and the farm, games involving the farm, and creative expression inspired by the farm. These farm school sessions are to be 2.5 hours on Tuesdays and Wednesday and 5.5 hours on Fridays weekly over 24-26 weeks. In the summertime, when Farm School is not running, educational community classes or week-long educational programs for students is proposed. As part of the educational farm tours, this may include field trips from local schools and educational classes for the community related to the farm and agricultural activity.

In addition to the farm school activities, consistent with the permitted farm market activities of the A-12 Accessory Farm Business Use, applicant offers the following items for sale: (i) raw eggs from chickens on the farm, (ii) raw fruits and vegetables raised on the farm, (iii) honey sold direct to customer (expressly not for resale), and (iv) flowers/plant seedlings direct to consumer. Additionally, Applicant plans to sell chickens and turkeys for Thanksgiving in accordance with P.L 40-492's permitted exemption, which are raised on the farm and sold directly to consumers. All products are either harvested, packaged, or prepared at the farm.

Applicant also requests permission to conduct other activities permitted by the A-12 Accessory Farm Business consistent with the East Rockhill Township Zoning Ordinance.

Applicant complies and will comply with the requirements of the A-12 Accessory Farm Business use as set forth in the East Rockhill Township Zoning Ordinance. Upon receipt from the Bucks County Department of Health, Applicant shall provide approval for its restroom facilities to East Rockhill Township as required by Section 27-304.A12.b(4) of the East Rockhill Township Zoning Ordinance.

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East Rockhill Township Board of Supervisors

August 26, 2025

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on August 26, 2025, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, 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 Jr.	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, September 23, 2025 at 7:00 PM
- Executive Session will take place following the meeting for potential litigation

PUBLIC COMMENT #1:

- Heather Rogan, 30 Boulder Drive, stated her daughter was almost hit riding her bike in the Ridge Run Development and Pennridge School District moved bus stops to be on Stone Edge Road and not on secondary roads as they have done in the past. Police presence will be increased and staff will look at options that will meet PennDOT warrants.

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 July 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 August 22, 2025 for a total amount of \$555,020.96 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 July 2025 Pennridge Regional Police activity report. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the Pennridge Regional Police Department report. With no additional discussion, all present voted in favor.

Pennridge Wastewater Treatment Authority: Dave Nyman

The August 25, 2025 agenda and June 2025 and July 2025 minutes and flow reports were provided to the Board.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to accept the Pennridge Wastewater Treatment Authority report. With no additional discussion, all present voted in favor.

TOWNSHIP MANAGER'S REPORT: MARIANNE HART MORANO

Review Zoning Hearing Board application for 1635 N. Fifth Street. The application submission was provided to the Board. No representatives were present.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to take a neutral position on the Zoning Hearing Board application for a special exception requirement for increasing the non-conforming use with a second floor addition to the dental office use at 1635 N. Fifth Street as presented. With no additional discussion, all present voted in favor.

Adopt Resolution 2025-11 Pennridge Regional Police Department Grant.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2025-11** supporting Pennridge Regional Police DCED grants in the amount of \$90,000.00 for fleet upgrades and in the amount of \$145,000.00 for the replacement of body worn cameras and mobile in-car video systems as presented. With no additional discussion, all present voted in favor.

Adopt Resolution 2025-12 Fee Schedule effective September 1, 2025.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2025-12** fee schedule effective September 1, 2025 as presented. With no additional discussion, all present voted in favor.

Approval of salt bids.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept bids for salt procurement for the 2025-2026 season from Morton Salt in the amount of \$61.86 per ton delivered and \$61.00 per ton undelivered as presented. With no additional discussion, all present voted in favor.

Review Willard H. Markey Centennial Park use – Bucks County Juvenile Probation.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize the request by the Bucks County Juvenile Probation for the use of Willard H. Markey Centennial Park on September 11 and 18, 2025 from 9:00 AM to 12:00 PM and 12:30 PM to 3:00 PM for juvenile officer training exercises. With no additional discussion, all present voted in favor.

Acknowledge 2026 Minimum Municipal Obligation.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to acknowledge receipt of the 2026 Minimum Municipal Obligation for the two Township pension plans as presented. With no additional discussion, all present voted in favor.

Authorize use of Perkasio Fire Police October 11, 2025.

Ms. Morano noted the agenda has October 22 however the correct date is October 11.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize the use of Fire Police at Fifth Street and Campus Drive on October 11, 2025 from 9:30 PM to 10:40 PM for a Pennridge Marching Band event at the Football Stadium as presented. With no additional discussion, all present voted in favor.

Authorize advertisement for 2026 budget work sessions

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize advertisement of 2026 draft budget work sessions at 6:15 PM on September 23 and October 28, 2025 as presented. With no additional discussion, all present voted in favor.

Review Pennridge Regional Police Department 2026 Draft Budget.

At the July Pennridge Regional Police Commission meeting, Commissioner Keyser stated each Board should review the budget and provide feedback at their next meeting. Consensus of the East Rockhill Board was support of the current draft budget as proposed.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the Township Manager report. With no additional discussion, all present voted in favor.

PUBLIC WORKS REPORT: JEFF SCHOLL

Public Works activities as of August 22, 2025 were provided to the Board. The report is on file.

- Mr. Nyman stated ARLE grants should be considered to update traffic signals to relocate sensors to above ground.

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.

Stone Edge Culvert Phase 2 and Branch Road Perkiomen Watershed. There was discussion regarding a draft Perkiomen Watershed study seeking comment for improvements specifically to address flooding/road closure on Branch Road adjacent to the East Branch of the Creek. Consensus of the Board was for inter-municipal cooperation, signage consideration; potential stormwater management and riparian standard ordinance update and grant submissions to fund improvements. Traffic Planning and Design phase 2 proposal is to determine if a 25-year storm is achievable. It was noted a design for the 100-year storm would result in the culvert never flooding.

Roundabout Sight Visibility. Consensus of the Board was for public works to clear shrub from the Township easement outside of the property fence with notification to the Owner.

- Vicki Sellers, 505 E. Callowhill Street, stated Perkasio Borough removed two shrubs at her request for site visibility.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the Township Engineer report. With no additional discussion, all present voted in favor.

TOWNSHIP SOLICITOR REPORT: WILL OETINGER, ESQ.

Conditional Use Hearing – Like a Mustard Seed.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize advertisement of the Hearing at their next regular meeting on September 23, 2025. 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:

- Mr. Nietupski stated the 250th United States Anniversary was in 2026 and suggested \$15,000.00 be budgeted for a potential July 4, 2026 firework display at Willard H. Markey Centennial Park. Consensus of the Board was to review at budget time and consideration of inter-municipal cooperation was suggested. It was noted additional funds would need to be added for police and public works and the impact to the adjoining Airport should be considered. Mr. Nyman stated that such an activity should be reviewed and overseen by the Park and Recreation Board.
 - Mr. Sellers, 505 E. Callowhill Street, asked if a picnic or festival would be included. Nothing has been determined at this time.
- Mr. Nietupski also asked about the future of the skate park equipment. Park and Recreation recommendation will be considered at budget time.

PUBLIC COMMENT #2:

- Vicki Sellers, 505 E. Callowhill Street, stated motorists are not obeying traffic regulations at the intersection of Callowhill Road and Main Street (Branch Road). Pennridge Regional will patrol and advise Perkasio Borough Police of the concern. She also asked for an update to the Weidner property. The applicant continues to move forward with land development approvals.

- Claudia Malone, 66 Ridge Run Road, stated her support of the deer management program presented to the Board at an earlier meeting.

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 8:20 PM.

Respectfully submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager

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East Rockhill Township
Bills List

September 19, 2025

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 160,938.51
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 106,197.92
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 2,456.08
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 14,005.75
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 3,346.98
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,782.39
Capital Improvement	<i>Revenue from Real Estate 1.25 mil. Expenses for capital projects as budgeted and approved by Board of Supervisors.</i>	\$ 58.41
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>	\$ 495,759.84
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 21,091.56
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 14,902.10
Bills List Total		\$ 826,336.76

East Rockhill Township
Bills List

September 19, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising	39.78
All Star Home Comfort	1802 Ridge Rd	2,398.00
BCS Facilities Group	Township Office	500.00
BIU	Code Services Jun-Aug	8,316.00
Chase Credit Card	Intuit	112.00
Chase Credit Card	Amazon	266.22
Chase Credit Card	Lowes	14.56
Clemens Uniform	Uniforms	194.04
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,535.80
Emerald Garden	Lawn Maintenance	1,724.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	23,460.00
Grim, Biehn & Thatcher	Township Solicitor General	527.00
Grim, Biehn & Thatcher	Township Solicitor Rock Hill Quarry	102.00
IPFone	Phone Service	330.19
IT Business Solutions	Monthly Service	477.00
Keystone Collections Group	EIT Commission	1,883.25 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	431.71 *
Keystone Collections Group	EIT Taxpayer Refunds	32.86 *
Keystone Collections Group	LST Commission	95.15 *
Lincoln National	Insurance Premium	222.24
Pennridge Regional Police	Police Service	94,720.42
PP&L Electric	Substation	121.24
PP&L Electric	Parking Lot Lights	140.94
PP&L Electric	Municipal Office	119.14
PP&L Electric	Garage/Shop	113.56
Phillips & Donovan	Twp Maint Complex	6,964.50
Pilot Thomas	Unleaded Fuel	701.09 *
Pilot Thomas	Diesel Fuel	913.39 *
Primo Brands	Water Service	25.00
Raifsnider's Exterminating	Quarterly Pest Control	110.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Ricoh	Copier Rental	132.23
St Lukes	CDL Testing -JS	97.00
Tilley Fire	Fire Extinguishers	1,070.00
T-Mobile	Cell Phone Service	143.25
TRAISR LLC	Permit Software	650.00
Verizon	FIOS Service	119.00

East Rockhill Township
Bills List

September 19, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
William Seachrist	1802 Ridge Rd	435.00
Wynn Associates	Township Engineer General	179.55
Wynn Associates	Township Engineer Twp Maint Complex	610.40
Wynn Associates	Township Engineer Road Projects	39.90
Wynn Associates	Township Engineer Rock Hill Quarry	226.10
		<i>General Fund</i> \$ 160,938.51

Fire Fund - 03

Perkasie Vol Fire Relief Association	2025 State Aid Contribution	31,927.91
Perkasie Fire Company	2025 Fire Tax Distribution	34,662.20
Quakertown Vol Fire Relief Association	2025 State Aid Contribution	7,042.93
Quakertown Fire Company	2025 Fire Tax Distribution	11,523.24
Sellersville Vol Fire Relief Association	2025 State Aid Contribution	3,756.22
Sellersville Fire Company	2025 Fire Tax Distribution	6,145.73
Haycock Vol Fire Relief Association	2025 State Aid Contribution	3,051.93
Haycock Fire Company	2025 Fire Tax Distribution	4,993.40
Dublin Vol Fire Relief Association	2025 State Aid Contribution	1,173.82
Dublin Fire Company	2025 Fire Tax Distribution	1,920.54
		<i>Fire Fund</i> \$ 106,197.92

Open Space Fund - 05

Keystone Collections Group	EIT Commission	929.72 *
Keystone Collections Group	Taxpayer Refunds	16.42 *
M&W Precast	Schwenkmill-Markey Path	1,509.94
		<i>Open Space Fund</i> \$ 2,456.08

Sewer Fund - 08

ARRO Consulting	Engineering Treatment Plant	2,280.50
Brad Nicholas	Pump Sludge	1,750.00
Comcast	Treatment Plant Phone Service	115.28
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,408.36
Diversified Technology Corp	Billing Software Upgrade	400.00
Emerald Garden	Lawn Maintenance	396.00
Grim Biehn & Thatcher	Township Solicitor Sewer Matters	11.25
Kevin Franks	Treatment Plant	1,850.00
Lawson	Supplies	160.39
Lincoln National	Insurance Premium	102.90

East Rockhill Township
Bills List

September 19, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Lingo	Pump Station Alarm Service	184.26
MJ Reider Associates	Lab Analysis	827.70
PA One Call	Monthly Activity	64.77
PP&L Electric	Pump Station	532.34
PP&L Electric	Treatment Plant	1,826.50
T-Mobile	Cell Phone Service	95.50
		Sewer Fund \$ 14,005.75

Park & Recreation / Driving Range Fund -09

Anvil Signs & Graphics	E-Bike Signs	340.00
Chase Credit Card	Eagle Power	111.76
Chase Credit Card	Lowes	165.90
Chase Credit Card	American Changer	805.25
Emerald Garden	Lawn Maintenance	838.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Lapps Landscape	Mulch	112.00
Miller Tire & Auto	Tire	140.00
PP&L Electric	Markey Centennial Park Sign	28.00
PP&L Electric	Markey Centennial Park Buildings	51.07
Range Servant	Driving Range	516.00
Verizon	FIOS Service	79.00
		Park & Rec / Driving Range Fund \$ 3,346.98

Street Light Fund - 13

PP&L Electric	Street Lights	1,782.39
		Street Light Fund \$ 1,782.39

Capital Improvement Fund - 19

Naceville Materials	Twp Maint Complex	58.41
		Capital Improvement Fund \$ 58.41

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
		Building Debt Fund \$ 5,797.22

East Rockhill Township
Bills List

September 19, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Capital Reserve Fund - 30		
Gordon H Baver Inc	Twp Maint Complex Appl #11	432,121.49
Integrity Mechanical Inc	Twp Maint Complex Mech Appl #7 & #8	28,922.50
Integrity Mechanical Inc	Twp Maint Complex Plumb Appl #5 & #6	34,715.85
<i>Capital Reserve Fund</i>		<u>\$ 495,759.84</u>

State Aid (Liquid Fuel) Fund - 35

A-1 Traffic Control	Line Painting	14,168.72
Chase Credit Card	Amazon	22.98
Chase Credit Card	Lowe's	17.94
Coopersburg Materials	Supplies	3,135.64
M&W Precast	Stormwater Supplies	1,039.08
Miller Bros	Traffic Signal Repair	1,542.67
NAPA	Parts	193.99
Nyco	Road Mower	74.89
PP&L Electric	Signal 313 & 5th	44.68
PP&L Electric	Flasher 5th Street	25.33
PP&L Electric	Signal Campus & 5th	40.25
PP&L Electric	Signal 313 & 563	43.40
PP&L Electric	Flasher Schwenkmill Road	25.23
PP&L Electric	Signal 313 & Mountain View	59.65
PP&L Electric	Flasher Mountain View	25.92
PMG Seal Master	Road Markings	451.19
Triad Truck Equipment	Truck Tarps	180.00
<i>State Aid Fund</i>		<u>\$ 21,091.56</u>

Escrow Fund - 90

Grim Biehn & Thatcher	Township Solicitor Dam	17.00
Grim Biehn & Thatcher	Township Solicitor 809 Three Mile Run Rd	120.00
Grim Biehn & Thatcher	Township Solicitor Like A Mustard Seed	120.00
Traffic Planning & Design	Park Hill Estates	995.00
Traffic Planning & Design	Pennridge Airport	235.00
Traffic Planning & Design	Weidner	1,562.50
Wynn Associates	Township Engineer Renew Bible Church	225.75
Wynn Associates	Township Engineer Pennridge SD	963.90
Wynn Associates	Township Engineer DR Horton	2,683.60
Wynn Associates	Township Engineer Weidner	66.50

East Rockhill Township
Bills List

September 19, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Wynn Associates	Township Engineer Like A Mustard Seed	212.80
Wynn Associates	Township Engineer Green Ridge West	378.70
Wynn Associates	Township Engineer JMD Group	26.60
Wynn Associates	Township Engineer 809 Three Mile Run Rd	6,434.80
Wynn Associates	Township Engineer Dam	93.10
Wynn Associates	Township Engineer Harris	75.75
Wynn Associates	Township Engineer PRA	691.10
<i>Escrow fund</i>		<u>\$ 14,902.10</u>
Total Bills List		\$ 826,336.76

**denotes already paid*

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SCALE 1" = 40'

TABOR RD LLC

401 E CALLOWHILL ST.
PERKASIE PA 18944.