



MUNICIPAL REPORT
from
YOUR
PENNRIDGE COMMUNITY
CENTER
2025

The Pennridge Community Center is one of the four full-service centers governed by the Bucks County Association for Retired and Senior Citizens. The Center serves all residents over age 55 in the municipalities of Bedminster, Dublin, East Rockhill, Hilltown, Perkasio, Sellersville, Silverdale, Telford, and West Rockhill and welcomes participants from other municipalities.

Our current facility, which opened in June 2007, includes a billiard room, library/computer room, game room, arts and crafts room, gift shop, patio, basement game room, conference room, and offices. Also available is a state-of-the-art kitchen and a community room (Legacy Room) both of which are available for use by the community. Because the facility is climate controlled and handicapped accessible, a safe, comfortable year around environment is provided. Also serves as an Emergency Center when determined by the County.

Membership to the Pennridge Community Center is available to all individuals aged 55 and older. The senior population of the Pennridge area is continually growing. The following is a summary of the population of the Pennridge Communities according to the 2010 census and a summary of the membership in the Center as of December, 2024:

	Total Pop.	Percentage Over age 65	Number of Members
Bedminster Township	7,479	18.6%	32
Dublin Borough	2,206	12.5%	14
East Rockhill Township	5,809	15.5%	41
Hilltown Township	16,417	21.5%	163
Perkasie Borough	9,130	14.1%	148
Sellersville Borough	4,537	11.8%	52
Silverdale Borough	1,023	11.4%	13
Telford Borough	2,079	28.6%	42
West Rockhill Township	5,425	31.3%	39

Other Bucks County Municipalities – 88
Montgomery County Municipalities - 32

As of December, 2024 the total membership of the Pennridge Community Center is 660 of which 544 reside in the Pennridge area, 88 reside in other Bucks County communities, 32 reside in Montgomery County communities.

Governance

The Pennridge Community Center is governed by an elected Executive Committee which meets regularly to provide leadership for the membership. Serving on the Executive Committee are:

President – Lowell “Skeeter” Musselman
First Vice President – Carol Shultz
Second Vice President – Maryann Studley
Secretary – Janice Yeager
Treasurer – Sandra Nyman
Members at Large – Susan Vasquez & Paul Burns
Past President –

An Advisory Board composed of community representatives was established in 1964 to assist with providing funds for services and facilities. The members of the present Advisory Board are:

President – David Nyman	
Vice President – Carol Shultz	
Secretary – Joel Steinman	
Members:	
Dawn Baum	Lowell Musselman
Patricia Guth	Elizabeth Schirmer
Kristen Murphy	Peggy Lewis
John Greer III	Kathy Cassel
	Patricia Siwert
	James Steeley - Emeritus

Programs/Activities

Since its inception in 1964, the mission of the Pennridge Community Center has evolved from providing a place for senior citizens to meet friends and acquaintances to providing for the needs of the more active senior citizens of the 21st century. The mission has expanded over the years to provide relevant information, services, and activities necessary to assure aging with health, independence, and dignity.

Under the direction of Center Manager Peggy Lewis and Assistant Manager Carol Tyson, various services, educational programs, and recreational activities are provided to meet the needs of the community's retired and senior citizens. A variety of services is provided to assist participants with relevant information regarding health and personal issues. Health screening services include blood pressure checks and diabetes and hearing screening. Income tax preparation and insurance counseling are provided. Through lunch programs, Meals on Wheels, and produce vouchers, nutritional concerns are addressed. Family care-giver support and transport services are also provided.

The educational needs of seniors are addressed through many informational programs. Speakers' forums present information on topics such as the PACE Pharmaceutical Program and the Pennsylvania Rent Rebate Program. Direct instruction is provided in the art, computer, and writing classes as well as other topics which are requested by the Center's members.

The Center is the only facility in the Pennridge area solely dedicated to providing recreational opportunities for individuals over age 55. Among the activities offered on a regular weekly schedule are: aerobic classes, art classes, billiards, bingo, line dancing, tai chi, chair yoga, writing class, book club and card and board games including pinochle parties. Special recreational activities such as dances, concerts, and cultural activities are also held regularly.

Using the Copilot System, each person entering the Center, registers by name and indicates the purpose of his/her visit. The following is a summary of those registering in the Center from January, 2018 through December, 2024:

Participants

Month	2018	2019	2020	2021	2023	2024
January	1375	1743	1680	0	1653	2271
February	1387	836	1827	0	1326	2086
March	1545	866	642	0	1411	2643
April	1584	814	0	0	1782	2698
May	1637	1044	0	0	1880	2747
June	1665	1604	0	0	1873	2723
July	1792	1666	0	0	1838	2880
August	1830	1668	0	0	1890	2381
September	1651	1727	0	1377	1821	2349
October	1966	1828	0	1275	1895	2633
November	1705	1565	0	1306	1850	2601
December	1601	1310	0	1194	1794	2598

Finances

The Pennridge Community Center is minimally funded through the Bucks County Area Agency on Aging, the Pennsylvania Department on Aging, the federal food program, and self-supported projects. The Bucks County Association for Retired and Senior Citizens is responsible for the salary of the Manager and Assistant Manager. All other staff members are volunteers.

All operational expenses are the responsibility of the Center. These expenses include the costs for maintenance of the building and grounds, utilities, administrative expenditures, and expenses for programs and activities. In addition, the Center is responsible for the monthly mortgage payment of \$860.58. Because of the anticipated mortgage payments, the Center will need to raise \$10,327. to meet its yearly obligations.

Since the operational expenses are the responsibility of the Center, the Executive Committee, Advisory Board, and Center Manager investigate and pursue all possible sources to generate income. The following is a list of activities through which funds were generated during the past year:

- Membership Donation – \$20.00 to the Bucks County Association for Retired and Senior Citizens - Costs of Insurance and Audit
- Donations from Municipalities – Bedminster, East Rockhill, Hilltown and West Rockhill Townships and Dublin, Perkasie, Sellersville and Silverdale Boroughs
- Donations from Individuals
- Foundation Grants (LaMel, First Savings Community Foundation, Telford Community Aid Foundation, and Charles and Nancy Keenan Foundation,
- Competitive Federal/Grants from the Pennsylvania Department of Aging Programs -
 - Rental Fees
 - Fund-Raising Activities
 - Grubstakes Raffle
 - Holiday Raffle
 - Shredding Event
 - Gift Shop

Activities

- AARP 55 – driving course for seniors
- Nutrition Program
- Blood Drive
- Special programs such as a Penny Party, Baseball Day, Library activities, Mystery special day of the month, Veterans breakfast, Ice Cream Social, and a Tea Party
- Real ID/SEPTA Day
- Designer Bag Bingo
- Chinese New Years luncheon
- Holiday Concert
- Host Billiard and Pinochle Tournaments of Bucks County Senior Games
- Soup & Sandwich luncheon/bingo
- Shredding Events
- AARP Tax Preparation for Seniors
- Picnics
- Trips
- Senior Expo
- Lunch and Learns
- Thanksgiving Brunch

Planned Activities

- Chair Volleyball.
- Crafting
- Knitting
- Fun with Math
- Various card games
- Science and Ideas
- Let's Talk
- Art
- Chair Yoga
- Tai Chai
- Line Dancing
- Computer assistance
- Billiards

East Rockhill Township Board of Supervisors

September 23, 2025

2026 Preliminary Draft Budget Work Session Meeting Minutes

The draft budget work session meeting of the East Rockhill Township Board of Supervisors was held at 6:15 PM on September 23, 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
	Jeff Scholl	Public Works Director

The meeting was called to order at 6:15 PM by Mr. Volovnik.

Revenues:

Proposed fee schedule changes and revenues were reviewed and discussed. No formal action was taken by the Board.

Expenses:

Proposed expenses were reviewed and discussed. The Board shared recommendations for consideration. No formal action was taken by the Board.

Sewer Fund:

The Board reviewed the need for treatment plant repairs. The Board supported leaving the Treatment Plant south aeration tank refurbishment in the budget as they wait for a grant submission response. No formal action was taken by the Board.

Open Space Fund:

The Board supported a proposal provided from Heritage Conservancy for conservation easement monitoring on a five year cycle. No formal action was taken by the Board.

Public Comment:

There was none.

Adjournment

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adjourn the budget work session. With no additional discussion, the meeting was adjourned at 6:50 PM.

Respectfully submitted,
DRAFT
Marianne Hart Morano

Marianne Hart Morano
Township Manager

East Rockhill Township Board of Supervisors

September 23, 2025

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on September 23, 2025, following the 2026 Preliminary Budget Work Session review, 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 7:01 PM by Mr. Volovnik with the Pledge of Allegiance.

Members of the public and press were present.

ANNOUNCEMENT:

- The next budget work session of the Board of Supervisors will be held on Tuesday, October 28, 2025 at 6:15 PM.
- The next regular meeting of the Board of Supervisors will be held on Tuesday, October 28, 2025 at 7:00 PM.
- An Executive Session will take place following the meeting for personnel.

CONDITIONAL USE HEARING

Mr. Nate Fox, esq. was present to represent Like a Mustard Seed at 1200 Butler Lane tax map parcel 12-011-048 for an A-12 Accessory Farm Business. Mr. Kevin Jones, Mrs. Kristin Jones, Mr. Al Richter 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. Sworn testimony was provided by Mr. Kevin Jones and Mr. Adam Brown, President of Penns Trail. Of note, there is an existing 12'x16' farm stand on the Property, processing of poultry for public consumption has been removed from the application; and the intention is to have the kids currently attending the school be educated as they age.

The Hearing was opened to public comment.

- Keith Schaffer, 1213 Butler Lane, does not oppose the school use or farm stand.

A draft adjudication will be on the October 28, 2025 Board of Supervisor agenda.

The Public Hearing was closed at 8:41 PM.

PUBLIC COMMENT #1:

- Dave Watt, 111 Woodbridge Court, stated opposition to a proposal for a 150 feet trussell bridge and believed raising the road similar to the Hill Road bridge should be considered.
- Mark Ezzo, 2901 Hill Road, asked for an updated hydrology report to determine the impact of developments on private wells.

APPROVAL OF MINUTES AND BILLS PAYABLE:

Approval of Minutes and Approval of Bills Payable.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the meeting minutes from the Board of Supervisors August 27, 2025 Regular Meeting and to approve payment of the Bills List dated September 19, 2025 for a total amount of \$826,336.76 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 August 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.

Planning Commission: Marianne Hart Morano

The September 11, 2025 draft minutes were provided to the Board. Mrs. Morano stated Renew Church met with the neighbor immediately adjacent to an emergency access off of Fifth Street after the Planning Commission meeting and received a favorable response to the concept of it also being used for ingress; Like a Mustard Seed Conditional Use recommendations were provided and 623 Blooming Glen Road applicant will be reconfiguring the shape of the lot prior to resubmission.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Planning Commission report. With no additional discussion, all present voted in favor.

Pennridge Wastewater Treatment Authority: Dave Nyman

The September 22, 2025 agenda and August 2025 minutes and flow reports were provided to the Board. Of note, the 2026 Budget was approved, an amended member agreement formal draft is under review and Mr. Nyman requested an Executive Session after the meeting to discuss a potential land acquisition.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, 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 401 E. Callowhill Street. The application submission was provided to the Board. No representatives were present.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to take a neutral position on the Zoning Hearing Board application for a variance request for the height of a fence at 401 E. Callowhill Street as presented. With no additional discussion, all present voted in favor.

Public Works Maintenance Building.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve a change order from Yates Electrical Service in the amount of \$3,709.49 for low voltage wire for the Public Works Maintenance Building replacement. With no additional discussion, all present voted in favor.

Data Center Ordinance.

Consensus of the Board was to authorize a Zoning Ordinance draft be prepared by the Township Solicitor which shall include provisions for Data Centers.

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 September 19, 2025 were provided to the Board. 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.

Stone Edge Culvert Phase 2 Letter of Engagement. Mr. Baluh stated Traffic Planning and Design phase 2 study would not include a final bridge design but would provide sufficient documentation for grant submissions. No timeline for the report completion was provided.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the proposal from Traffic Planning and Design phase 2 study in the amount of \$59,650.00 as presented. With no additional discussion, all present voted in favor.

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.

Warrantless Arrest Ordinance. A draft was provided to the Board.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize advertisement of the draft Warrantless Arrest Ordinance. 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 presented voted in favor.

NEW OR OTHER BUSINESS SUPERVISORS' ITEMS:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize the sale of skate park equipment at the Willard H. Markey Centennial Park as recommended by the Parks and Recreation Board. With no additional discussion, all present voted in favor.

PUBLIC COMMENT #2:

- Dominic Mangiaruga, 1410 Holly Drive, requested a sidewalk at Ridge Road and Park Road. That location is in Perkasio Borough.

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 8:22 PM.

Respectfully submitted,

Marianne Hart Morano
DRAFT

Marianne Hart Morano
Township Manager

East Rockhill Township
Bills List

October 24, 2025

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 243,259.33
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 1,158.76
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 138,474.58
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 2,986.43
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,845.77
Capital Improvement	<i>Revenue from Real Estate 1.25 mil. Expenses for capital projects as budgeted and approved by Board of Supervisors.</i>	\$ 29,396.05
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>	\$ 462,311.84
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 18,253.62
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 29,579.18
Bills List Total		\$ 933,062.78

East Rockhill Township
Bills List

October 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising	194.43
Arlo Eby	Zoning Hearing	25.00
BCS Facilities Group	Township Office	250.00
Chase Credit Card	Intuit	98.00
Chase Credit Card	PSATS - DN	125.00
Chase Credit Card	Amazon	193.16
Chase Credit Card	Lowes	199.93
Clemens Uniform	Uniforms	194.04
Clemons Richter & Reiss	Zimrick	63.65
Clemons Richter & Reiss	Mehmanus	60.56
Clemons Richter & Reiss	Blackstone	1,248.00
Clemons Richter & Reiss	Tabor Rd LLC	977.15
Computer Cabling Systems	Garage Phones	1,472.50 *
DCED	July - September Permits	220.50
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,535.80
Emerald Garden	Lawn Maintenance	1,724.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	2,472.50
Grim, Biehn & Thatcher	Township Solicitor General	714.00
Grim, Biehn & Thatcher	Township Solicitor PRPC	136.00
IPFone	Phone Service	334.20
IT Business Solutions	Monthly Service	477.00
Jeff Scholl	2025 Boot Stipend	140.00
John Fenley	Zoning Hearing	25.00
Keystone Collections Group	EIT Commission	1,091.73 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	1,347.16 *
Keystone Collections Group	EIT Taxpayer Refunds	7.13 *
Keystone Collections Group	LST Commission	6.40 *
Land Mobile	Quarterly Service	675.00
Latrell Belfield	2025 Boot Stipend	140.00
Lawson	Supplies	137.04
Lincoln National	Insurance Premium	222.24
Nancy Hoffert	Zoning Hearing Stenographer	200.00
Pat McAnally	Zoning Hearing	25.00
Paul Behr	2025 Boot Stipend	140.00
Pennridge Regional Police	Police Service	94,720.42
Pennridge Regional Police	HVAC	10,965.00
Pennridge Regional Police	Additional Police Service Payment	33,612.20

East Rockhill Township
Bills List

October 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Substation	124.11
PP&L Electric	Parking Lot Lights	129.55
PP&L Electric	Municipal Office	87.43
PP&L Electric	Garage/Shop	116.29
Phillips & Donovan	Twp Maint Complex	6,107.25
Pilot Thomas	Unleaded Fuel	822.94
Pilot Thomas	Diesel Fuel	1,793.30
Pitney Bowes	Postage	600.00
Pitney Bowes	Quarterly Lease	102.00
PMRS	2025 MMO & Admin Fee	58,380.50
Primo Brands	Water Service	5.49
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Ricoh	Copier Rental	132.23
Safety Kleen	Supplies	345.01
Schoeller's	Twp Maint Complex	308.89
T-Mobile	Cell Phone Service	143.25
TRAISR LLC	Permit Software	650.00
Verizon	FIOS Service	119.00
Wilcox Auto Salvage	Tire Disposal	275.00
Wynn Associates	Township Engineer Tohickon Campground	26.60
Wynn Associates	Township Engineer J&L Logging	146.30
Wynn Associates	Township Engineer General	1,603.00
Wynn Associates	Township Engineer Twp Maint Complex	2,789.85
Wynn Associates	Township Engineer Roads	292.60
Wynn Associates	Township Engineer MS-4	1,344.00
<i>General Fund</i>		<u>\$ 243,259.33</u>

Open Space Fund - 05

Keystone Collections Group	EIT Commission	545.83 *
Keystone Collections Group	Taxpayer Refunds	3.58 *
LB Water (OS Maint)	Schwenkmill-Markey Path	609.35
<i>Open Space Fund</i>		<u>\$ 1,158.76</u>

Sewer Fund - 08

ARRO Consulting	Engineering Treatment Plant	1,098.50
Chase Credit Card	Freedom Millwork	910.15
Chase Credit Card	Lowes	84.54

East Rockhill Township

Bills List

October 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Comcast	Treatment Plant Phone Service	115.81
Commonwealth of PA	NPDES Permits Annual fee	1,000.00
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	184.26
MJ Reider Associates	Lab Analysis	2,375.35
ORE	Equipment Rental	2,205.00
Pioneer Crossing Landfill	Sludge Removal	5,752.42
PA One Call	Monthly Activity	56.40
PP&L Electric	Pump Station	520.21
PP&L Electric	Treatment Plant	1,788.41
PMRS	2025 MMO	58,320.50
PWTA - Capital Fund	Quarterly Billing	7,171.00
PWTA - Operating Fund	Quarterly Billing	48,002.00
T-Mobile	Cell Phone Service	95.52
Univar	Aluminum Sulfate	2,251.20
US Postal Service	10/2025 Sewer Billing	636.05 *
William Seachrist	Treatment Plant	150.00
Sewer Fund		<u>\$ 138,474.58</u>

Park & Recreation / Driving Range Fund -09

Chase Credit Card	Eagle Power	88.93
Chase Credit Card	Lowes	88.04
Emerald Garden	Lawn Maintenance	838.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Landis Fence	Country Hunt Basin Fence	587.70
ORE	Country Hunt Basin Fence Equipment Rental	715.11
PP&L Electric	Markey Centennial Park Sign	28.38
PP&L Electric	Markey Centennial Park Buildings	58.37
Range Servant	Driving Range	342.90
Verizon	FIOS Service	79.00
Park & Rec / Driving Range Fund		<u>\$ 2,986.43</u>

East Rockhill Township
Bills List

October 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,845.77
	<i>Street Light Fund</i>	<i>\$ 1,845.77</i>
Capital Improvement Fund - 19		
Chase Credit Card	Grainger - PW Maint Complex	8,741.55
Computer Cabling Systems	Twp Maint Complex Cameras	19,000.00 *
Criterion Laboratories Inc	Twp Maint Complex Hazmat Inspection	1,654.50
	<i>Capital Improvement Fund</i>	<i>\$ 29,396.05</i>
Building Debt Fund - 22		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
	<i>Building Debt Fund</i>	<i>\$ 5,797.22</i>
Capital Reserve Fund - 30		
Gordon H Baver Inc	Twp Maint Complex Appl #12	263,322.49
Integrity Mechanical Inc	Twp Maint Complex Mech Appl #9	34,627.50
Integrity Mechanical Inc	Twp Maint Complex Plumb Appl #7	23,868.75
Wynn Associates	Township Engineer Stone Edge Road	93.10
Yates Electrical	Twp Maint Complex Appl #5	140,400.00
	<i>Capital Reserve Fund</i>	<i>\$ 462,311.84</i>
State Aid (Liquid Fuel) Fund - 35		
BR Scholl	Hino Repair Service	1,600.00
BR Scholl	Truck Inspection	261.35
Chase Credit Card	Lowes	29.92
Coopersburg Materials	Patch Paving Hill Road	13,439.37
GT&E	Parts	194.66
H&K Materials	Supplies	754.86
H&K Materials	Patch Paving Hill Road	134.03
M&W Precast	Stormwater Inlet Hillendale Dr	789.25
Naceville Materials	Supplies	429.53
NAPA	Supplies	67.96
PP&L Electric	Signal 313 & 5th	43.58
PP&L Electric	Flasher 5th Street	25.91

East Rockhill Township
Bills List

October 24, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Signal Campus & 5th	39.43
PP&L Electric	Signal 313 & 563	42.11
PP&L Electric	Flasher Schwenkmill Road	25.71
PP&L Electric	Signal 313 & Mountain View	59.54
PP&L Electric	Flasher Mountain View	25.82
Stephenson Equipment	Road Mower Parts	290.59
		<i>State Aid Fund</i> \$ 18,253.62

Escrow Fund - 90

Gannett PA LocaliQ	Like A Mustard Seed	467.38
Grim Biehn & Thatcher	Township Solicitor Renew Bible Church	40.00
Grim Biehn & Thatcher	Township Solicitor Like A Mustard Seed	720.00
Grim Biehn & Thatcher	Township Solicitor 809 Three Mile Run Rd	580.00
Grim Biehn & Thatcher	Township Solicitor PRA	20.00
Grim Biehn & Thatcher	Township Solicitor Muse	40.00
Heritage Conservancy	Buck	1,923.20
J&L Logging	Escrow Closure	2,450.00
Pennington Property Group	Escrow Closure	8,610.81
Sal Lapio Inc	Escrow Closure	2,596.00
Walter & Helen Buck	Escrow Closure	1,834.48
Wynn Associates	Township Engineer Renew Bible Church	1,394.75
Wynn Associates	Township Engineer DR Horton	2,175.30
Wynn Associates	Township Engineer Weidner	39.90
Wynn Associates	Township Engineer Like A Mustard Seed	1,023.75
Wynn Associates	Township Engineer JMD Group	106.40
Wynn Associates	Township Engineer 809 Three Mile Run Rd	3,824.95
Wynn Associates	Township Engineer Dam	26.60
Wynn Associates	Township Engineer Muse	378.35
Wynn Associates	Township Engineer Harris	119.70
Wynn Associates	Township Engineer Zimrick	430.48
Wynn Associates	Township Engineer Resutek	33.25
Wynn Associates	Township Engineer Benner	134.20
Wynn Associates	Township Engineer PRA	609.68
		<i>Escrow fund</i> \$ 29,579.18

Total Bills List \$ 933,062.78

**denotes already paid*

OWNER'S STATEMENT
Commonwealth of Pennsylvania
County of Bucks
On the _____ day of _____, 20____, before me, the undersigned, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan, and who acknowledges that he is the registered owner of the designated plan, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that he desires that the foregoing plan be recorded according to law. Witness my hand and notarial seal, the day and year aforesaid.

Notary Public
My Commission expires _____
(SEAL)
TOWNSHIP BOARD OF SUPERVISORS
Approved by the Board of Supervisors of the Township of East Rockhill this _____ day of _____, 20____.
TOWNSHIP PLANNING COMMISSION
Planning Commission this _____ day of _____, 20____.

BUCKS COUNTY PLANNING COMMISSION
BOPC No. _____
PROCESSED AND REVIEWED: Report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____

Executive Director, Bucks County Planning Commission
Recorded in the office of the Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____ Page _____ on the _____ day of _____, 20____.

SITE DATA
Tract Area: 18,131 Ac. Gross
Tax Parcel Number: 17,525 Ac. Net
Deed Reference: 2020006983
Zoning: Public
Imperious Cover: 28.10% (Pre development)
32.41% (Post development)
Building Cover: 6.10% (Pre development)
7.10% (Post development)

ZONING REQUIREMENTS
Zoning District: C-2 (Community/Industrial District)
Use: C-1 (Place of Worship)
Min. Lot Area: 87,120 S.F.
Min. Lot Width: 220 Feet
Min. Front Yard: 65 Feet
Min. Side Yard: 50 Feet
Min. Rear Yard: 100 Feet
Max. Bldg. Height: 35 Feet
Max. Imp. Surface: 30%
Max. Building Cov.: 15%

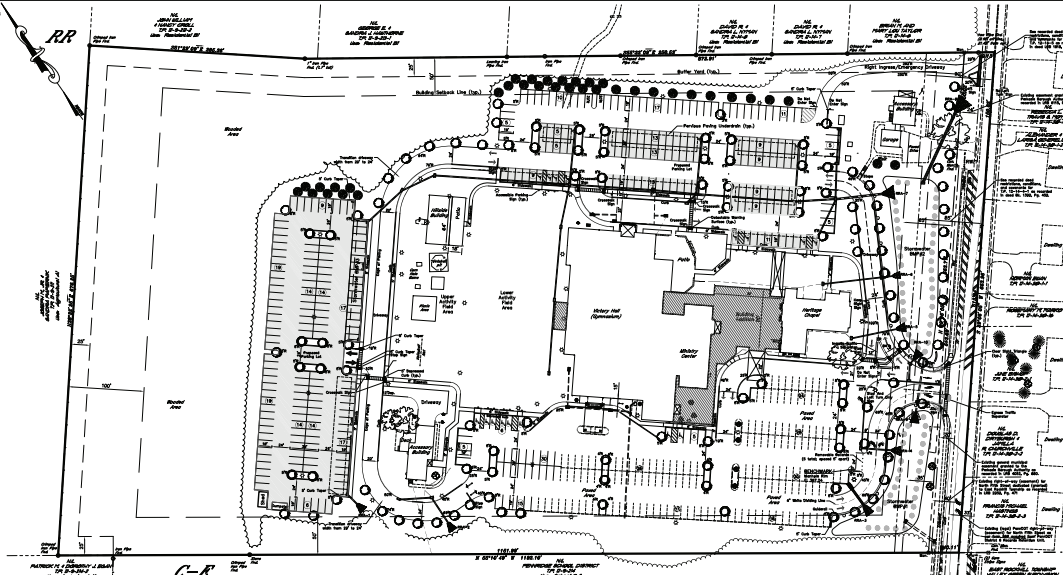
BASE SITE AREA CALCULATIONS
Base Site Area: 789,876 S.F.
Road Right-of-Way: 30,423 S.F.
Base Site Area: 763,323 S.F.

PARKING CALCULATIONS
Required Parking (Current conditions): 950/4 = 238
1 space per 4 seats
or
1 space per 40 S.F. of service area
1 space per full time employee
Total required spaces: 19 employees
Existing parking spaces: 3324
Service area of each building:
Chapel: 5,261 S.F.
Ministry Center: 8,044 S.F.
Victory Hall: 18,898 S.F.
Hillside Building: 1,048 S.F.
Building Addition: 2,428 S.F.
Total: 32,777 S.F.

"Service Area" refers to the total floor area used or intended to be used for service to patrons, guests or members, per 20. Section 27-30A(2)(c). Based on the advisory opinion provided to the Applicant by the Zoning Officer, essentially, this includes all areas open to the public. None of the proposed floor areas at issue here, however, will be used during service sessions. The calculations, therefore, are provided for illustrative purposes only without concession of the meaning or applicability of the term. The interpretation of this term and its applicability is disputed.

ENGINEER'S CERTIFICATION
I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. _____



STORMWATER CERTIFICATION
Use understood that the stormwater map is a basis and part of the lot which may not be altered or removed without written consent from East Rockhill Township. Use understood that we are the owner of the property and we warrant that we are in compliance with the requirements of the approved plan, and further understand that the Township has the right to all of the property to ensure the property to ensure that we are maintaining the stormwater BMP in accordance with the approved plan.

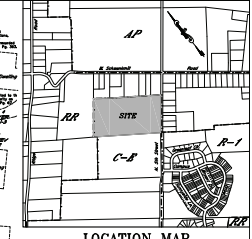
RELIEF GRANTED BY THE EAST ROCKHILL TOWNSHIP
ZONING HEARING BOARD ON SEPTEMBER 5, 2023
Section 27-30A.C.C.L. and/or Section 27-210A
1. Use 172 parking spaces.
2. Subject to the following conditions:
a. Applicant shall apply for and obtain land development approval from the East Rockhill Township Board of Supervisors.
b. Applicant shall comply with the East Rockhill Township Stormwater Management Ordinance and shall obtain a National Pollution Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection.
c. Parking lot lighting shall be installed in a manner such that it is shielded and directed in a downward direction.
d. Parking lot lighting shall be reduced in accordance with the Township and exhibit introduced at the hearing.
e. Previous paving shall be utilized as depicted on the plan submitted by the Applicant and shall continue as previous paving in perpetuity.
f. An evergreen buffer shall be installed to the satisfaction of the Township Engineer between the Hawthorne property and the shore located on the northeastern side of the Applicant's Property to reduce the impacts of lighting.
g. General parking lot lights, except for security lighting, shall be turned off at 10:30 p.m., except for special events.
h. Applicant shall comply with all testimony and exhibits introduced at the zoning hearing board hearing that are not inconsistent with the above conditions.

PROJECT PLAN INDEX

SHEET NO.	TITLE
1	Site Plan
2	Stormwater Management Plan
3	Grading Plan
4	Drainage Plan
5	Foundation Plan
6	Structural Plan
7	Electrical Plan
8	Plumbing Plan
9	Mechanical Plan
10	Interior Finish Plan
11	Exterior Finish Plan
12	Landscaping Plan
13	Signage Plan
14	Other

NOTES
1. The site plan is based on a field survey performed by Michael Engineering Associates in April, May, and June 2019 and August 2021. The site contours are from a field GPS survey. The contour data is based on NAVD 1988. The utility company is East Rockhill Township. The site is located on PA 172, NB 1245, between 10-10-1987 and by PA 172, P.L. 304, Act 38, enacted 12-12-1989.
2. All uses of this site are subject to and controlled by zoning. The site is zoned C-2, and is subject to the zoning regulations of the Township of East Rockhill, Pennsylvania.
3. The site is located in the Township of East Rockhill, Pennsylvania, and is subject to the zoning regulations of the Township of East Rockhill, Pennsylvania.
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Philadelphia, PA 19103
Per Review Letter Dated 1/6/25
Per Review Letter Dated 3/6/24
Per Review Letter Dated 10/24/24
AGT 02/09/2020



GRAPHIC SCALE
1" = 800'

SYMBOLS
- Adjoining Property Line (Approx.)
- Building Setback Line
- Buffer Yard Line
- Proposed Treatise
- Zoning District
- Existing District Boundary Line
- Existing Decision Tree
- Existing Evergreen Tree
- Well
- Number of Parking Spaces
- ADA Parking Space
- Traffic Flow Direction
- Existing Light
- Proposed Light
- Proposed Tree Contour
- Benchmark
- Existing Sign
- Proposed Sign
- Previous Paving
- Proposed Building
- Existing Features
- Proposed Features

IMPERIOUS & BUILDING COVERAGE (EXISTING)	
Building Cover	1,948 S.F.
Hillside Building	1,948 S.F.
Front Accessory Bldg.	1,997 S.F.
Front Accessory Building/Garage	1,860 S.F.
Chapel	5,354 S.F.
Main Building	36,420 S.F.
Sheds	300 S.F.
Total	46,934 S.F.
Building Cover	(46,934/763,322.56)(100)=6.10%
Imperious Cover	158,911 S.F.
Concrete/Walkways	2,561 S.F.
Total Imperious Cover	161,472 S.F.
Imperious Cover Ratio	(161,472/763,322.56)(100)=21.15%

IMPERIOUS & BUILDING COVERAGE (PROPOSED)	
Building Cover	1,948 S.F.
Front Accessory Bldg.	1,997 S.F.
Front Accessory Building/Garage	1,860 S.F.
Chapel	5,354 S.F.
Main Building	36,420 S.F.
Building Additions	21,486 S.F.
Total	59,065 S.F.
Building Cover	(59,065/763,322.56)(100)=7.74%
Imperious Cover	225,744 S.F.
Concrete/Walkways/Curb	22,486 S.F.
Total Imperious Cover	248,230 S.F.
Previous Paving	66,885 S.F.
Imperious Cover Ratio	(248,230 S.F.)(100)=32.52%

GRAPHIC SCALE
1" = 800'

RENEW BIBLE CHURCH
LAND DEVELOPMENT PLAN
East Rockhill Township, Bucks County, Pennsylvania
SCALE: 1" = 60'
DATE: 12/12/24
DRAWN BY: NIP
PLOT: 10/20/2020
First Baptist Church of Parkersburg
1800 N. 5th Street
Parkersburg, PA 18644
Record Plan
SHEET 2 of 10