

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

Marianne Hart Morano
Township Manager