

East Rockhill Township
Planning Commission Minutes
September 11, 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, Perkasie, 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
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.

Members of the public were present.

Approval of June 12, 2025 Minutes:

On motion by Mrs. Fenley, seconded by Mr. Eisenhart, to adopt the meeting minutes from the June 12, 2025 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Business:

RENEW BIBLE CHURCH FINAL PLAN
1600 N. Fifth Street
TMP #12-14-4

Mr. Greg Landis and Mr. Scott Mease P.E. were present.

The following comments and/or recommendations are made relative to the subject final land development plan, sheets 1 thru 18, dated January 12, 2024, latest revision date August 18, 2025, prepared by Mease Engineering, PC:

Applicant proposes to construct an approximately 12,486 SF of building expansion within various additions to the existing complex. The building additions will connect the Heritage Chapel to the Ministry Center/Victory Hall building. A patio addition to the Hillside Building in the rear of the site is also proposed. Parking area expansion, activity field grading, and other associated site improvements are proposed. The site is 17.5 acres (net) in area and located within the Cultural– Education (C-E) Zoning District. Property is currently served by public sewage disposal via East Rockhill Township facilities and Perkasie Regional Authority (PRA) public water.

1. Plan has been revised to include a one way in/emergency access at the north end of the site frontage. Due to the location of the existing dwelling, the access drive is located close to the northern property line, within the buffer yard. Drive width and separation from property line (Taylor property) should be indicated on the plan. Additional buffer plantings and/or a fence should be installed along the access where it is within the buffer yard. Final approval of the new access by PADOT is pending. **Will comply. Mr. Landis noted the emergency access was proposed to also provide ingress onto the site to alleviate congestion on Fifth Street. Mr. Nyman stated the access was originally designed to be emergency only without an ingress. And noted the Taylors, next to the access, were not aware of the ingress proposal and should be contacted to review the concept.**
2. Applicant previously received variance approvals from the Township Zoning Hearing Board (ZHB) as indicated in decision dated September 5, 2023. Variances addressed parking, impervious surface area, lighting, pervious paving, and buffer along Hawthorne. Applicant should enter into a maintenance agreement with the Township to guarantee long term maintenance of the pervious pavement areas. **Will comply.**
3. Proposed woodland clearing indicated on the plan is just short of the maximum amount permitted. Site clearing limits are to be clearly marked prior to the start of construction and be maintained during construction, as noted in the construction sequence. Any modification to proposed improvements, or future projects that require additional woodland clearing may require a ZHB application for consideration of zoning variance approval. (ZO Section 27-1900) **Applicant will stake before work begins.**
4. Buffer yards are delineated along the northern and western site boundaries adjacent to residential properties. Existing woods are proposed to remain within the required 25 feet wide buffer yards. Refer comment one above regarding change to buffer yard. As previously requested, all canopy trees proposed along the northern perimeter of the parking areas have been replaced with evergreen trees to enhance buffering provided by existing woods, particularly in winter. A note is also included on the plan requiring that the remaining woods in the buffer yards be evaluated by the Township after clearing and construction has been completed. In any areas where there is no, or insufficient, vegetation remaining, buffer yards should be supplemented with additional plantings to enhance screening. (ZO Section 27-1905) **Will comply.**
5. Waivers of Subdivision and Land Development Ordinance and Stormwater Ordinance requirements identified in correspondence dated February 27, 2024, prepared by Mease Engineering, PC were granted at the time of preliminary plan approval, subject to the following:

- A. Extension of street improvements (widening, curb & sidewalk) along the north end of site frontage are waived, subject to PADOT review of Highway Occupancy Permit application. Any street improvements required by PADOT shall be installed. PADOT HOP approval is pending. (SLDO Sections 22-505.16, 512.1, & 513.1) **PennDOT has not indicated anything will be required.**
 - B. Waiver of installation of additional plantings between Fifth Street and BMP#1 basin berm is subject to a field meeting to be held with the Township engineer and applicant to determine if additional plantings can be feasibly installed on the site. (SLDO Sections 22-515.1.D & 515.4.B) **Will comply.**
 - C. An additional waiver has been requested in correspondence dated August 18, 2025, (refer enclosed copy) with respect to replacement tree requirement of Section 22-515.7 of the Land Development Ordinance. Replacement trees are required based on removal of certain size trees within the wooded areas to be cleared. **Location is limited on where trees can be placed.**
- 6. Emergency services fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-04) and Capitol improvement fund fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-05) are required based on above waiver approval and shall be paid prior to plan recording. **Deferred to the Board of Supervisors.**
 - 7. Traffic impact studies, prepared by Drive Engineering, were previously submitted with the preliminary plan submission. A left turn lane is being added on Fifth Street at the site entrance, as well as one-way in/emergency access as discussed above. All information submitted to PADOT should also be provided to the Township to ensure coordination with Township requirements. Site access/frontage improvements are subject to modification pursuant to final review by Township and PADOT. Finally, Highway Occupancy Permit (HOP) is required be obtained from PADOT by the applicant. (SLDO Section 22-505.2, 505.16, 512, & 513) **Will comply.**
 - 8. Stormwater management is proposed to be addressed by modification of existing stormwater BMPs and construction of a second surface basin. Site drainage is generally divided between discharges to the north and south side of the site frontage. Discharge into PADOT right-of-way requires PADOT review and approval. Drainage and Stormwater Management Report, dated January 12, 2024, prepared by the design engineer was previously submitted. Supplemental Stormwater Calculations, undated, were also previously submitted with the preliminary plan. The following comments are made with respect to stormwater management: (Stormwater Management Ordinance (SMO Chapter 26, Part 3) **Will comply.**

- A. Report indicates that post development rate of stormwater discharge has been reduced to both the northern and southern discharge points. **Comment noted.**
 - B. Applicant and design engineer stormwater certifications should be executed on the final record and PCSM plans. (SMO Section 26-325.D.22 & 24) **Will comply.**
 - C. Specific comments related to stormwater basin and collection system design are included in the accompanying engineering/drafting detail review memorandum issued by this office and should be addressed by the design engineer. **Will comply.**
 - D. A stormwater management operation and maintenance agreement should be executed between Township and applicant in a manner satisfactory to the Township Solicitor. Agreement should include the right for Township inspection of the facilities. (SMO Section 26-344) **Will comply.**
9. The site is connected to East Rockhill sanitary sewer via a private grinder pump system with a force main which extends across N. Fifth Street. Plan has been revised to connect the existing dwelling to the sewer system via a grinder pump. Design engineer should submit calculations for estimated sewage flows for the expanded facility to be compared to existing EDUs assigned to the property (water meter records may be used as a basis for estimation). Existing pump system should be detailed on the land development plan and should be analyzed for capacity to accommodate the estimated flow. Improvements to the grinder pump, including a duplex system may be required. All sanitary extensions/improvements should be designed and constructed in accordance with East Rockhill Township requirements. If, necessary, additional sewage EDUs should be purchased by the applicant from the Township. Finally, Sewage Facilities Planning Module, or exemption, requires approval by East Rockhill Township, PWTA and PADEP. (SLDO Section 22-407 & 520) **Will comply.**
10. Proposed public water supply is provided by Perkasio Regional Authority (PRA). Verification of approval by PRA for water system design and capacity should be obtained by the applicant. (SLDO Section 22-519) **Adding one connection.**
11. Plans should be forwarded to the Perkasio Fire Company for Comment related to revised access and circulation for emergency services. (SLDO Section 22-519.2) **Applicant has completed.**
12. Preliminary cut and fill calculations should be submitted to evaluate the balance of site grading. Additionally, topsoil stripping and reuse calculations should be provided. Excess soil/topsoil may be used for landscape berms. (SLDO Sections 22-502.4 and 517.1.L) **Will comply.**

13. Verification of Erosion/Sedimentation Control Plan approval and NPDES permit issuance for stormwater discharge during construction should be received in writing from Bucks County Conservation District/PADEP. (SLDO Section 22-518) **Will comply.**
14. A portion of the ultimate right-of-way of N Fifth Street was granted as an easement to the Township in conjunction with a prior project. Plan note offers dedication of the remaining right-of-way area along the frontage of the accessory dwelling. Right-of-way should be accepted for dedication as an easement. (SLDO Section 22-506) **Will comply.**
15. Development/Financial Security Agreement should be required to be executed between applicant and Township to guarantee installation of “public” improvements including, but not limited to, stormwater management, sanitary sewer, erosion control, landscaping, regulatory signage and street improvements. An Opinion of Cost, prepared by design engineer, should be submitted for review and agreement preparation. (SLDO Section 22-606) **Will comply.**
16. The following engineering/drafting detail comments should be addressed on the plan:
 - A. The scaled length of the emergency spillways for basins 1 and 2 on the plans is inconsistent with the lengths shown in the details on sheet 14. The grading and/or lengths should be revised for consistency. For example the MRC Rain Garden Emergency Spillway Cross Section chart on sheet 14 indicates 40 feet (BMP 1) and 25 feet (BMP 2), whereas the BMP 1 and BMP 2 MRC Rain Garden (6.4.5) Detail indicates 15 feet for both.
 - B. Porous paving plan sheets 2 and 6 should clarify if an underdrain is proposed northeast of the building addition and if so, the length should be specified and shown on the respective profile.
 - C. Detailed design information should be prepared for any modifications proposed to the sanitary sewer, if required, and extension to serve dwelling. (SALDO 22-403 10.)
 - D. The underdrain valve size in maintenance note 3 for BMP 1 and BMP 2 is inconsistent with the cross- section detail, both on sheet 14. The note and/or cross-section detail should be revised for consistency.
 - E. A discharge pipe profile (OS-2 to EW-8) should be added to the profile sheet, and the structures and pipe should be added to the storm sewer schedule on sheet 15.

Will comply.

There was general discussion by the Commission regarding the emergency access and if it should be utilized for ingress only and emergency access noting only one property owner could be impacted by the ingress access or traffic lining up in front of their property and what would be for the overall good. The ingress only is designed to not allow any egress. Applicant stated there was a cost to building the driveway and it would alleviate traffic on Fifth Street which was a concern during prior discussions. Previous plan reviews had the driveway for emergency purposes only exiting onto Schwenkmill Road. Mr. Nyman will provide applicant with Taylor's neighboring property owner, contact information to schedule a meeting on site.

Discussion regarding tree replacement was if waivers should be granted or a fee in lieu of. Applicant stated there are tree requirements for basins, buffer, parking and subdivision and there is not enough room on the site for more trees than proposed on the wooded lot.

- Adam Mellor, Renew Church employee, stated he handles traffic and there would be a person stationed at the emergency access to prevent egress.
- George Hawthorne, 690 Schwenkmill Road, asked if plantings or a fence can be considered to prevent vehicle headlights onto his property.
- Bret Eley, Renew Church Board Member, stated he appreciated working with the Township and the Church is trying to help families in the community.

On motion by Mr. Kelly, seconded by Mr. Teel, to recommend waiver of tree replacement requirement Section 22-515.7 to the Board of Supervisors contingent on a fee-in-lieu of or plantings at alternative locations. With no further discussion, all present voted in favor with Mr. Nyman abstaining.

On motion, by Mr. Eisenhart, seconded by Mrs. Fenley, to recommend to the Board of Supervisors final land development approval contingent on compliance with Wynn Associates September 8, 2025 correspondence, and limiting the use of the access drive at the northern end of the site frontage to emergency access. With no further discussion, all present voted in favor with Mr. Nyman abstaining.

LIKE A MUSTARD SEED FARM

Conditional Use Application

1200 Butler Lane

TMP 12-11-48

Mr. Nate Fox, Esq., Mr. Kevin Jones, Mrs. Kristen Jones and Mr. Al Richter were present.

Mr. Fox stated that poultry processing proposal is withdrawn and any processing will be off site and for family consumption only.

Applicant proposes to utilize an existing building for co-op educational classes and adult poultry processing classes on the subject property. Proposed use includes holding classes with up to 50 students and 2 instructors. Programs for both students (co-op educational farm tours) and adults (poultry processing) are proposed; however, will not be conducted on the same day. The property is 29.6 acres in area, and contains an existing dwelling and agricultural outbuildings. The site is located within the Agricultural Preservation (AP) Zoning District. Use A12, Accessory Farm Business, is permitted as a Conditional Use within the AP zoning district.

1. Applicant should indicate the number of vehicles expected for the school age student classes, adult classes, and other uses on the site. The building proposed for this use is accessed via a single lane stone driveway with a small stone parking area at the building. It does not appear that adequate parking is available on site. Additionally, the single lane driveway does not provide adequate access for vehicles entering and exiting the site. (ZO Sections 27- 22-304.A-12.c(9), 1712, 1714, & 1715) **Applicants stated there are 17 cars maximum and many of do not stay on site after dropping off their children.**
2. If additional impervious surfaces (including compacted crushed stone) are required to be installed to accommodate access and parking as discussed above, the improvements may require submission of a Stormwater Management Permit application with appropriate plans and calculations for stormwater management design. (Twp Code Chapter 26, Part 3) **None proposed.**
3. Applicant should clarify if all the proposed uses (student and adult classes, poultry processing, commercial kitchen, product preparation, and sales) will be housed in the existing building. Capacity of the building should be verified in accordance with applicable building code (UCC) regulations. Additionally, building improvements required to accommodate public access, commercial kitchen, and ADA compliant restroom(s), should be clarified and be constructed in accordance with applicable building code (UCC) regulations. An existing/proposed floor plan of the building, with dimensions, should be provided to aid in discussions regarding building usage and improvements. **No kitchen or food processing is proposed. Installing ADA accessible bathroom in existing barn.**
4. Applicant should indicate if any informational, advertising, and/or directional signage is proposed to be installed along the site frontage or at the site access. All signage shall be in accordance with Use A-12 regulations and Part 20 of the Zoning Ordinance; and requires submission of Sign Permit application(s) to the Township for review and approval. (ZO Sections 27-304.s(12) & d(4)) **None proposed.**

5. Applicant should verify that there is adequate water supply for the proposed use. (ZO Section 27-304.A-12.b(4)) **Well is on property for hand washing and flushing only. Water cooler is for public consumption.**
6. An “industrial” holding tank is proposed to be permitted and installed to accommodate liquid waste from the poultry processing operation. This waste is not permitted to be introduced to the proposed sewage treatment facility. Applicant should also clarify plans for storage and disposal of solid waste. (ZO Section 27-1807) **Proposal Withdrawn.**
7. A Small Flow Sewage Treatment Facility (SFTF) is proposed to be installed to accommodate the proposed uses. A Sewage Facilities Planning Module has been submitted for review and action by the Township. Comments regarding the Planning Module have been issued in separate correspondence. Sewage planning approvals by the Township and PADEP, and subsequent industrial holding tank/water quality/construction permits are required to be obtained by the applicant prior to construction of the sewage facilities. (ZO Sections 27-304.A-12.b(4)) & 2208(b)(5)) **Will comply.**
8. If any earth disturbance is required for construction of proposed improvements, approval should be received in writing from Bucks County Conservation District for proposed erosion control measures to be implemented during earthmoving activities. **None proposed.**
9. Applicant should clarify if any proposed exterior lighting is intended to be installed for the proposed uses. Any proposed lighting should be noted to be full cutoff type fixtures, and appropriate notes and details should be provided. (ZO Sections 27-304.A-12.c(11), 304.A-12.d(3), & 1805) **No activities are proposed in the evening. No new lighting proposed.**

In accordance with CU regulations of Sections 27-2027, 2028 & 2029 of the Zoning Ordinance, the Township must determine that the proposed use is in accordance with the Township Comprehensive Plan, suitable for the property in question, and suitable in terms of access and all applicable zoning requirements. The conditional use hearing before the Board of Supervisors has been scheduled for September 23, 2025. The Planning Commission should issue comments/recommendations on the Conditional Use application for consideration by the Board of Supervisors at the hearing.

There was general discussion regarding activities which are proposed to be selling eggs, honey, seasonal vegetables and fruit and potential festivals as permitted.

On motion by Mr. Teel, seconded by Mr. Kelly to recommend Conditional Use approval to the Board of Supervisors for an Accessory Farm Business, contingent on the agricultural business being limited to the description outlined in the Conditional Use application and its attached Addendum dated July 21, 2025,

excluding poultry processing and sales and including installation of an ADA compliant lavatory and limiting farm school enrollment not to exceed 30 students per day and 20 parked cars per day. With no further discussion, all present voted in favor.

DEL RON ENTERPRISES, INC
Lot Line Adjustment Sketch Plan
623 Blooming Glen Road
TMP #12-14-65 & 65-2

Mr. Richard Beres was present.

Mr. Beres indicated a resubmission will adjust the lot lines but not change the size of the lot.

Applicant proposes a lot line adjustment between two lots in common ownership: TMP 12-14-65, 39.97 acres in area, and TMP 12-14-65-2, 4.10 acres in area. The resulting lots are 33.91 acres in area and 10.16 acres in area respectively. TMP 12-14-65 contains an existing dwelling and agricultural fields. TMP 12-14-65-2 is a landlocked parcel, with a single storage building, which is part agricultural field and part woods. The lot line adjustment will provide frontage along White Road for TMP 12-14-65-2. The properties are located within the Agriculture Preservation (AP) Zoning District. Property is currently served by onsite sewage disposal system and well.

1. Applicant should clarify if the modified TMP 12-14-65-2 is intended to be a building lot. If intended to be developed, sewage facilities testing should be completed. In accordance with PADEP policy, a sewage facilities planning module application (postcard) must be submitted for lot line adjustment subdivisions to determine if sewage planning is required. (SLDO Sections 22-407 & 520) **Will comply.**
2. It appears that the storage building on TMP 12-14-65-2 is associated with the adjacent building on TMP 12-14-65-1, Muse. Additionally, the adjacent building appears to cross the property boundary. Disposition/use of these buildings should be clarified. **Will comply with next submission.**
3. Existing water supply and sanitary sewage facilities for TMP 12-14-65 should be included on the plan. (SLDO Section 22-402.3.N) **Will comply.**
4. Within the AP zoning district, there are different standards for lots greater than 10 acres and those less than 10 acres. These standards should be clarified/corrected on the plan and in the zoning chart. (ZO Section 27- 502) **Will comply.**

5. Street improvements including cartway widening, curb, sidewalk, and drainage improvements are required along the property frontage unless waivers are requested in writing and approved by the Township. (SLDO Sections 522-506, 512 & 513) **Will request waivers.**
6. Area within the ultimate rights-of-way of Blooming Glen Road, Branch Road, and White Road should be offered for dedication by note on the plan. Rights-of-way should be accepted for dedication by the Township as easements, unless a request for waiver of dedication is submitted by the applicant and approved by the Township. (SLDO Section 22-506) **Will comply.**
7. Any request for waiver of Land Development Ordinance requirements must be received in writing and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request. (SLDO Section 27-308) **Will comply.**
8. Emergency services fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-04) and Capitol improvement fund fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-05) should be addressed in a manner satisfactory to the Township. **Will be addressed with approval.**

The above comments are cursory in nature due to limited information included on the Sketch Plan. Additional comments may be generated pursuant to receipt of a complete plan submission in accordance with Sections 33-303 and 402 of the Subdivision Ordinance.

Mr. Beres stated the trailer that is shown as existing on the site plan has been removed.

Public Comment:

There was none.

Adjournment:

On motion by Mr. Kelly, seconded by Mr. Eisenhart, the meeting adjourned 9:59 PM.

Respectfully Submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager