

## **East Rockhill Township Board of Supervisors**

**October 28, 2025**

### **Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on October 28, 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.

|                        |                      |                                 |
|------------------------|----------------------|---------------------------------|
| <b><u>Present:</u></b> | 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, November 25, 2025 at 7:00 PM.
- An Executive Session took place on October 14, 2025 for potential litigation and will take place following the meeting for personnel.

#### **SPECIAL PRESENTATION:**

Mr. Nyman presented the 2025 Pennridge Community Center Annual Municipal report and reviewed the many services available for members 55 years and older. He emphasized the Legacy Room rental is available to the general public.

#### **PUBLIC COMMENT #1:**

- Heather Rogan, 30 Boulder Drive, stated Pennridge School District will not reinstate the bus stop on Boulder Drive instead of Stone Edge Road and stated concerns for speeding vehicles. Chief stated enforcement details have taken place but enforceable speeding has not been observed and the narrow road adds to the perception of speeding. Consensus of the Board was to install Drive Like your Children Live Here signs on the road.

#### **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 September 23, 2025 draft 2026 Preliminary Budget Work Session Meeting and September 23, 2025 Regular Meeting as presented. With no additional discussion all present voted in favor.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated October 24, 2025 for a total amount of \$933,062.78 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 September 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 September 2025 minutes and flow reports were provided to the Board. Of note, the requested re-rating is projected to increase the 5.49 gallons a day capacity to 6.4 gallons a day.

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

**Pennridge Area Coordinating Committee: Dave Nyman**

The September 25, 2025 and draft October 23, 2025 meeting minutes were provided to the Board.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Pennridge Area Coordinating Committee report. With no additional discussion, all present voted in favor.

**TOWNSHIP MANAGER'S REPORT: MARIANNE HART MORANO**

**Preliminary 2026 Draft Budget.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize advertisement of the 2026 Preliminary Draft Budget for public comment as presented. With no additional discussion, all present voted in favor.

**Public Works Maintenance Building Replacement.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to reaffirm Integrity Mechanical Plumbing Change Order 02 in the amount of \$5,010.29 for concrete propane pad; Integrity Mechanical Plumbing Change Order 03 in the amount of \$1,254.44 for backflow preventor and Gorden H. Bayer, Inc. credit in the amount of (\$3,750.00) for a masonry wall running up mezzanine edge. With no additional discussion, all present voted in favor.

Mrs. Morano stated there is a pending change order for unsuitable soils proof roll and the work was taking place with charged to be time and materials.

**428 Three Mile Run Road.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize the Township Engineer to prepare a survey, temporary construction easement and baseline document and Township Solicitor to prepare title insurance and agreement of sale for a Conservation Easement located at 428 Three Mile Run Road. With no additional discussion, all present voted in favor.

It was noted the Property is a farm off of Stone Edge Road.

**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 October 24, 2025 were provided to the Board. Mr. Scholl stated the skate park equipment did not sell. Consensus of the Board was to repost the sale of the skate park equipment. The report is on file.

**On motion** by Mr. Nyman, seconded by Mr. Volovnik, to approve the Township Public Works report. With no additional discussion, all present voted in favor.

**TOWNSHIP ENGINEER REPORT: STEVE BALUH, P.E.**

**Renew Bible Church, 1600 N. Fifth Street.** Mr. Greg Landis; Mr. Scott Mease P.E.; Mr. Brett Ely were present on behalf of the applicant. It was stated the construction would be done in phases with the first phase to start Spring 2026.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to authorize final land development approval to Renew Bible Church, 1600 N. Fifth Street subject to compliance with Wynn Associates September 8, 2025 correspondence; granting a waiver from full tree replacement requirement conditioned on Township Engineer review and consideration of tree replacement at 517 Schwenkmill Road; defer payment of Emergency Service fee-in-lieu of (Resolution 2023-04) until Construction Permit issuance for the last phase; and granting a waiver of fee-in-lieu of improvements (Resolution 2023-05) in lieu of emergency access drive improvement. With no additional discussion, all present voted in favor.

**Bond Reduction Everleigh Woods.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to authorize a bond reduction in the amount of \$578,276.50 payable to Sunshine II LP for miscellaneous site improvements completed contingent on receipt of a sewer improvement bond. 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.**

**Adoption of Conditional Use Adjudication – Like a Mustard Seed, LLC.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve the draft Conditional Use Adjudication for Like a Mustard Seed, LLC as presented. With no additional discussion, all present voted in favor.

**Assignment of Settlement Agreement for Everleigh Woods.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to authorize Chairperson execution of the development settlement agreement with Sunshine / Keystone Custom Homes as presented. 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 he was in receipt of a scam electronic mail which did not come from eastrockhilltownship.org address and to check with the Township to confirm payment requests are legitimate.

**PUBLIC COMMENT #2:**

- Steve Duda, Three Mile Run Road, asked for the status of the chicane road work. UGI Utilities need to install utilities which will result in another road closure. Once complete final paving will be done which is dependent on weather conditions.

**ADJOURNMENT:**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 8:04 PM.

Respectfully submitted,

*Marianne Hart-Morano*

Marianne Hart Morano  
Township Manager