

East Rockhill Township Board of Supervisors

November 25, 2025

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on November 25, 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, December 16, 2025 at 7:00 PM.
- An Executive Session will take place following the meeting for personnel.

PUBLIC COMMENT #1:

There was none.

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 October 28, 2025 draft 2026 Preliminary Budget Work Session Meeting and October 28, 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 November 20, 2025 for a total amount of \$1,246,166.23 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 October 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 November 13, 2025 draft minutes were provided to the Board. Mrs. Morano stated Pennridge Family Dental was recommended for preliminary / final land development approval contingent on a record plan being submitted and reviewed prior to Board of Supervisors consideration.

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 October 2025 minutes and flow reports and draft agreement were provided to the Board. Of note, a letter of intent was sent to Sellersville Borough to formalize the potential purchase of an adjoining 10 acres and there are no proposed changes to the draft agreement which will amend the 1975 agreement.

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

2026 Final Budget. Mrs. Morano presented the 2026 Budget stating the preliminary budget was advertised and made available on the website for public review and comment. Her 2026 budget message providing an overview of the budget was provided to the board and the public in addition to being posted on the website. No public comment was received.

Mr. Nyman re-iterated that the 2026 Budget did not require any tax increase and that the sewer fund increases were a reflection on the aging sewer system infrastructure. He thanked Mrs. Morano for her skill in continuing to maintain financial integrity for the Township.

Resolution 2025-13 Street Light Assessment.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2025-13**, setting the Street Light Assessment at \$45.00 per designated property for 2026. With no additional discussion, all present voted in favor.

Resolution 2025-14 Fixing the East Rockhill Township Fee Schedule for 2026.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2025-14**, setting the fees for 2026 as presented. With no additional discussion, all present voted in favor.

Resolution 2025-15 adopting a Final 2026 Budget.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2025-15** adopting the Final 2026 Budget in the amount of \$6,663,594.00 in revenue and \$6,663,594.00 in expenses for all funds. With no additional discussion, all present voted in favor.

Resolution 2025-16 Fixing the Real Estate Tax Rate for 2026.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2025-16** fixing the Real Estate Tax Rate for 2026 at 8.725 mills for general purposes; 1.0 mill for Fire Protection; 1.26 mills for Building Debt Service; 1.25 mills for Capital Improvement. 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 Yates Electrical Service, Inc. Change Order 007 in the amount of \$2,710.00 for electric service to fuel tanks and approve Gordon H. Bayer, Inc. change order 008 in the amount of \$19,823.09 for unsuitable soil and a credit change order in the amount of (\$15,051.64) for building siding color. With no additional discussion, all present voted in favor.

Reaffirm Offer of Employment.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to reaffirm an offer of employment for Public Works Employee Joshua Gotwals effective December 1, 2025. With no additional discussion, all present voted in favor.

2026 Meeting Dates.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize advertising the 2026 meeting dates for the Board of Supervisor 7:00 PM regular meetings on the fourth Tuesday of every month except for the month of December when the regular meeting shall be held on the third Tuesday and a 5:00 PM reorganization meeting January 5. The Planning Commission 7:00 PM work sessions will be the first Thursday of every month except for the month of January which will not be held and regular meetings the second Thursday of every month. The Park and Recreation 7:00 PM regular meetings will be the second Tuesday of every quarter in February, May and August and November. The Elected Auditors reorganization meeting will be 4:00 PM on January 6. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Nietupski, 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 November 19, 2025 were provided to the Board. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the bid sale for skate park equipment in the amount of \$76.00. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to authorize the sale of a fuel tank with hand pump instead of for scrap metal as requested by Mr. Nietupski. With no additional discussion, all present voted in favor.

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.

Everleigh Woods. Mr. Mickey Thompson, Keystone Custom Homes, was present to request a five-foot setback in order to have a consistent appearance in the development and to accommodate the company's custom design dwellings. This would replace the ten feet setback stipulated in the court ordered settlement agreement. Consensus of the Board was to decline the request.

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.

Public Hearing for Warrantless Arrest Ordinance. A public hearing was advertised and posted to act on an Ordinance to adopt the Warrantless Arrest Ordinance which is a requirement of Pennridge Regional Police Department accreditation. With no public comment the hearing was closed.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Ordinance 309** to create a new Part 5 adopting guidelines for arrests effectuated by the Pennridge Regional Police Department for certain summary offenses consistent with the Pennsylvania Rules of Criminal Procedure and the Pennsylvania Rules of Judicial Procedure as presented. With no additional discussion, all present voted in favor.

Authorize advertisement of Verizon Franchise Renewal Draft Ordinance.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize advertisement of the draft Verizon Franchise Renewal Ordinance as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, 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:

There was none.

PUBLIC COMMENT #2:

- Heather Rogan, 30 Boulder Drive, asked if schools are updated with new development information. Yes, the School District receives notification of all developments and make

comment on bus stop locations as part of the new development review process. Mrs. Rogan stated speeding on Stone Edge Road continues to be a concern when waiting for the school bus even with the recently installed *Drive Like your Children Live Here* signs. She requested the concept Mrs. Morano presented which was a yellow center line painted on Stone Edge Road with no parking enforcement thereafter. Board consensus was to paint the yellow double line on Stone Edge Road when weather permits and directed the Township Solicitor to review the law on bus stop locations.

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 8:11 PM.

Respectfully submitted,

DRAFT

Marianne Hart Morano
Township Manager

NEXT AGENDA ITEM TO FOLLOW

East Rockhill Township
Bills List

December 11, 2025

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 133,557.06
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 146.62
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 948.72
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 51,602.37
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 408.02
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,861.58
Capital Improvement	<i>Revenue from Real Estate 1.25 mil. Expenses for capital projects as budgeted and approved by Board of Supervisors.</i>	\$ 62,263.78
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 58,308.54
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ 176,282.19
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 6,453.18
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 6,118.33
Bills List Total		\$ 497,950.39

East Rockhill Township
Bills List

December 11, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising	93.47
Amerigas	Propane Tank	201.48
AON	Bond Renewal Manager	1,500.00 *
AON	Bond Renewal Accountant	1,500.00 *
BIU	Code Services	2,898.00
Carrot Top Industries	Flags	411.74
Clemens Uniform	Uniforms	48.51 *
Clemens Uniform	Uniforms	97.02
Clemons Richter & Reiss	Blackstone	58.50
Clemons Richter & Reiss	Tabor Rd LLC	58.50
Costco	Annual Renewal	195.00
Debbies Cleaning	Township Office	510.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,535.80
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	287.50
Gannett PA LocaliQ	Advertising	216.91
IPFone	Phone Service	334.20
IT Business Solutions	Monthly Service	477.00
Joshua Gotwals	Phone Reimbursement	50.00
Keystone Collections Group	EIT Commission	1,852.24 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	741.05 *
Keystone Collections Group	EIT Taxpayer Refunds	60.58 *
Keystone Collections Group	LST Commission	73.41 *
KJ Doors	426 Three Mile Run Rd	605.00
Marianne Morano	Mileage Reimbursement Jul - Dec	1,000.00
Pennridge Regional Police	Police Service	94,720.42
PP&L Electric	Substation	171.50
PP&L Electric	Parking Lot Lights	391.28
PP&L Electric	Municipal Office	261.60
PP&L Electric	Garage/Shop	130.36
Phillips & Donovan	Twp Maint Complex	5,091.75
Pilot Thomas	Unleaded Fuel	117.42 *
Pilot Thomas	Diesel Fuel	1,059.98 *
Pilot Thomas	Unleaded Fuel	368.95
Pilot Thomas	Diesel Fuel	236.06
Raifsnider's Exterminating	Quarterly Pest Control	110.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Ricoh	Copier Rental	132.23

East Rockhill Township
Bills List

December 11, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
TRAISR LLC	Permit Software	650.00 *
Verizon	FIOS Service	119.00
William Seachrist	1802 N Ridge Rd	375.00
Wynn Associates	Township Engineer General	312.55
Wynn Associates	Township Engineer Twp Maint Complex	3,634.05
Wynn Associates	Township Engineer MS-4	224.00
		<i>General Fund</i> \$ 133,557.06

Fire Fund - 03

Liberty Propane	Substation Propane	146.62 *
		<i>Fire Fund</i> \$ 146.62

Open Space Fund - 05

Keystone Collections Group	EIT Commission	918.43 *
Keystone Collections Group	Taxpayer Refunds	30.29 *
		<i>Open Space Fund</i> \$ 948.72

Sewer Fund - 08

Anchor Pump	Treatment Plant	44,271.67
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,408.36
MJ Reider Associates	Lab Analysis	275.90
PA One Call	Monthly Activity	51.65
PP&L Electric	Pump Station	749.41
PP&L Electric	Treatment Plant	2,845.38
		<i>Sewer Fund</i> \$ 51,602.37

Park & Recreation / Driving Range Fund -09

George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Landis Fence	Country Hunt Basin Fence	49.50
NAPA	Parts	5.16
PP&L Electric	Markey Centennial Park Sign	29.04
PP&L Electric	Markey Centennial Park Buildings	85.32
Verizon	FIOS Service	79.00
		<i>Park & Rec / Driving Range Fund</i> \$ 408.02

East Rockhill Township
Bills List

December 11, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,861.58
	<i>Street Light Fund</i>	<i>\$ 1,861.58</i>
Capital Improvement Fund - 19		
Home Depot	Twp Maint Complex	438.00
Lawson	Twp Maint Complex Storage	5,517.94
Mohawk Lifts	Twp Maint Complex Lift	55,785.01
Uline	Twp Maint Complex	522.83
	<i>Capital Improvement Fund</i>	<i>\$ 62,263.78</i>
Building Debt Fund - 22		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
Quakertown National Bank	2025 Note Principal & Interest	52,511.32 *
	<i>Building Debt Fund</i>	<i>\$ 58,308.54</i>
Capital Reserve Fund - 30		
Gordon H Baver Inc	Twp Maint Complex Appl #14	159,737.24
Integrity Mechanical Inc	Twp Maint Complex Mech Appl #11	11,400.00
Integrity Mechanical Inc	Twp Maint Complex Plumb Appl #9	2,850.00
Wynn Associates	Township Engineer Hill Road	2,294.95
	<i>Capital Reserve Fund</i>	<i>\$ 176,282.19</i>
State Aid (Liquid Fuel) Fund - 35		
Anvil Signs & Graphics	Signs	956.00
Bearing & Drive Solutions	Parts	134.50
Bergeys	Parts	115.93
Davis Feed	Supplies	75.80
Morton Salt	Salt	4,132.87
NAPA	Parts	774.03
PP&L Electric	Signal 313 & 5th	43.77
PP&L Electric	Flasher 5th Street	25.79
PP&L Electric	Signal Campus & 5th	39.32
PP&L Electric	Signal 313 & 563	41.59
PP&L Electric	Flasher Schwenkmill Road	25.59

East Rockhill Township
Bills List

December 11, 2025

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Signal 313 & Mountain View	62.20
PP&L Electric	Flasher Mountain View	25.79
	<i>State Aid Fund</i>	<u>\$ 6,453.18</u>

Escrow Fund - 90

J&L Logging	Escrow Closure	2,450.00
Wynn Associates	Township Engineer Renew Bible Church	260.38
Wynn Associates	Township Engineer JMD Group	804.80
Wynn Associates	Township Engineer Pennridge SD	205.80
Wynn Associates	Township Engineer 809 Three Mile Run Road	727.65
Wynn Associates	Township Engineer DR Horton	962.30
Wynn Associates	Township Engineer Pennridge Family Dental	707.40
	<i>Escrow fund</i>	<u>\$ 6,118.33</u>

Total Bills List \$ 497,950.39

**denotes already paid*