

East Rockhill Township
Planning Commission Minutes

November 13, 2025

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on November 13, 2025 at the Municipal meeting room at 1622 N. Ridge Road, Perkasio, 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
Colin Monahan, 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.

Approval of September 11, 2025 Minutes:

On motion by Mr. Eisenhart, seconded by Mr. Kelly, to approve the meeting minutes from the September 11, 2025 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Business:

PENNRIDGE FAMILY DENTAL PRELIMINARY / FINAL PLAN

1635 North Fifth Street

TMP #12-14-30-1-6 and #12-14-30-1-5

Trae Anderson, consultant and Divyesh Dhanani, owner were present.

Applicant is proposing the addition to modernize the facility; to make it handicap accessible and to add treatment chairs.

Wynn Associates letter dated November 7, 2025 cited the following comments and/or recommendations relative to the subject land development plan, sheets 1 thru 6, dated October 16, 2025, prepared by Blackstone Architecture (noting that sheet 2 of the set is an existing features progress plan sheet 1, prepared by Cavanaugh's Surveying Services dated 2024):

Applicant proposes to construct a 1,167 SF second floor addition onto the existing two-story mixed-use building at the intersection of North Fifth Street and Schwenkmill Road. The existing uses include storage and office (E3) on the ground level and dental office (E2) on the second level, which will remain unchanged. The site is 1.9 acres (gross) in area and located within the Rural Residential (RR) Zoning District. Property is currently served by onsite sewage disposal system and public water.

1. The site is subject to prior Zoning Hearing Board (ZHB) decisions. A 1972 decision permitted construction of a non-conforming dental clinic on the property. A variance related to lot size was also granted. A 2016 decision granted variances to allow a second nonconforming use (insurance office) in a portion of the ground level. Most recently, a ZHB decision dated October 28, 2025, was issued to grant a special exception for the proposed expansion of the building. **Comment noted.**
2. Front yard setbacks are incorrectly measured on the plan from the title line. Front yard setback is required to be measured from the required ultimate right-of-way (street) line. Finally, the rear lot line/setback of a corner lot may be selected by the property owner. The remaining lot line will be considered a side lot line. Setbacks are incorrectly shown on the existing feature plan, and not included on other plan sheets. Plans must be revised accordingly. (ZO Section 27-230, 231, & 259) **Will comply to have the information on the record plan for Township approval.**
3. Parking requirements are indicated on the plan for both the dental office and office uses. Required parking for dental office use is based on number of dentists and employees. Parking for office use is based on floor area. Parking spaces are being retained (with minor modification) under the cantilevered upper level addition. One additional parking space is proposed to provide a total of 29 spaces. However, it is noted that no parking is provided for the storage area identified in part of the ground level. Pursuant to discussions at May 8, 2025 Planning Commission meeting, the applicant indicated that the ground level storage area will continue to be used by the dental office, thereby not requiring additional parking. Plan should note that the ground floor storage area will be restricted to use by the dental office only. Change in use will require submission of permit application for zoning review. **Dental use only. Will comply to have the information on the record plan for Township approval.**
4. Section 27-1905 of the Zoning Ordinance requires Type 1 buffer yards be established between nonresidential and residential uses. Buffer yards should be delineated on the plan. Existing vegetation may be considered in-lieu-of buffer planting upon approval of the Township. **Will comply to have the information on the record plan for Township approval.**
5. Land development plans were not prepared in accordance with preliminary/final plan requirements of Sections 22-403 & 404 of the Land Development Ordinance. Additionally, property boundary and existing/proposed features are required to be certified by Professional Land Surveyor and Professional Engineer, as necessary. Accordingly, a comprehensive review of plan details has not been completed pending submission of a plan prepared in accordance with Ordinance requirements. **Will comply to have the information on the record plan for Township approval.**
6. Waiver request correspondence dated October 15, 2025 was submitted with the plan (refer enclosed copy). Requested waivers include: street improvements (cartway widening, curb,

sidewalk, and drainage improvements); stormwater management facilities; and contribution in-lieu-of dedication for recreation land. Waiver request correspondence should be revised to include ordinance section numbers for street improvements. Waivers are requested based on limited proposed building expansion. Township should determine if requested waivers are satisfactory. (SLDO Section 22-308) **Street improvements complement the area; there are no known stormwater issues; applicant will comply with recreation land fee in lieu of.**

7. 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. **Applicant will provide estimated cost of road improvement waiver and will comply with fee in-lieu-of.**
8. Revised plan proposes installation of arborvitae to screen the existing dumpsters located in the parking area. (SLDO Section 22-515) **Will comply.**
9. Correspondence dated July 25, 2025 has been received from Bucks County Health Department (BCHD) regarding continued use of the existing onsite septic system. Certain conditions were established for continued use, including but not limited to, there being no tenants in the lower level of the building and sewage flows being less than 500 gallons per day. Applicant should document the existing water/sewage usage of the facility by supplying recent water bills (meter readings). Additionally, restrictions on use of the lower level of the building should be memorialized in a manor satisfactory to the Township. (SLDO Section 22-520) **Applicant is proposing to add two (2) hygiene chairs. Applicant will provide public water usage records. Will comply to have the information on the record plan for Township approval.**
10. Applicant should clarify if any additional or replacement site lighting is proposed. All proposed or replaced lighting should be designed to prevent glare on adjoining properties or streets. Full cutoff type fixtures are required to be utilized. (Z.O. Section 27-1805, SLDO Section 22-826) **Applicant is not proposing any new light fixtures or changing the current light fixtures.**
11. Verification of Erosion/Sedimentation Control Plan approval should be received in writing from Bucks County Conservation District/PADEP. (SLDO Section 22-518) **Will comply.**
12. Area within the ultimate rights-of-way of North Fifth Street and W. Schwenkmill Road should be offered for dedication to the Township. Rights-of-way should be accepted for dedication by the Township as easements and should be so noted on the plan. Plan should be revised to include metes and bounds information for rights-of-way, and net and gross lot area. Legal descriptions should be prepared by a professional land surveyor and be submitted for review and use in preparation of dedication documents. (SLDO Section 22- 506) **Will comply and will have the information on the record plan for Township approval.**

13. Development/Financial Security Agreement may be required to be executed between applicant and East Rockhill Township to guarantee installation of “public” improvements subject to resolution of the above comments. (SLDO Section 22-606 & 608) **Board of Supervisors to determine if required.**

14. Additional comments may be generated pursuant to resolution of the above comments, particularly, waiver requests and compliance with land development plan preparation requirements. **Comment noted.**

On motion by Mr. Nyman, seconded by Mr. Monahan, to recommend waiver of street improvements; stormwater exemption and recreation land fee in-lieu-of. With no further discussion, all present voted in favor.

On motion, by Mr. Monahan, seconded by Mr. Kelly to recommend to the Board of Supervisors preliminary/final land development approval contingent on compliance with Wynn Associates November 7, 2025 correspondence, contingent on submission of record plan for review prior to Board of Supervisor review. With no further discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment:

On motion by Mr. Eisenhart, seconded by Mr. Kelly, the meeting adjourned at 7:36 PM.

Respectfully Submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager