

East Rockhill Township Board of Supervisors

January 5, 2026

Re-Organization Business Meeting Minutes

The re-organization business meeting of the East Rockhill Township Board of Supervisors was held at 5:00 PM on January 5, 2026 in the meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Gary Volovnik	Supervisor
	Dave Nyman	Supervisor
	Jim Nietupski	Supervisor
	Marianne Hart Morano	Township Manager
	Jeff Scholl	Public Works Director

Ms. Morano presented Election Certificates and Oaths of Office for Gary Volovnik Supervisor six-year term, Kathleen Percetti Tax Collector four-year term and Vicki Sellers Auditor six year term.

The meeting was called to order at 5:00 PM by temporary Chairperson Mr. Volovnik.

No members of the public or press were present.

REORGANIZATION OF THE BOARD OF SUPERVISORS FOR 2026:

On motion by Mr. Nyman, seconded by Mr. Nietupski, to appoint Marianne Hart Morano as Temporary Chairperson. With no additional discussion, all present voted in favor

On motion by Mr. Volovnik, seconded by Mr. Nyman, to appoint Dave Nyman as Chairperson. The nomination passed 2-1 with Mr. Nietupski voting in opposition.

Mrs. Morano turned the meeting over to Mr. Nyman.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to appoint Gary Volovnik as Vice Chairperson. The nomination passed 2-1 with Mr. Nietupski voting in opposition.

BOARD OF SUPERVISOR LIAISON APPOINTMENT:

On motion by Mr. Nyman, seconded by Mr. Nietupski, to appoint Gary Volovnik to the Penridge Regional Police Commission. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to appoint Dave Nyman to the Penridge Wastewater Treatment Authority Board. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to appoint Dave Nyman to the Penridge Area Coordinating Committee. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to appoint Jim Nietupski as the Pennsylvania State Association Township Supervisors Convention Voting Delegate. With no additional discussion, all present voted in favor.

ADMINISTRATIVE APPOINTMENTS:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to appoint Marianne Hart Morano to Township Manager, Secretary, Treasurer, Zoning Officer, Open Records Officer, Chief Administration Officer for Pension Plans; Samantha Salemno to Assistant Open Records Officer; and Jeff Scholl to Public Works Director, Emergency Management Coordinator. With no additional discussion, all present voted in favor.

CONSULTANT APPOINTMENTS:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to appoint Will Oetinger, Esq., Grim, Biehn & Thatcher as Township Solicitor; Thomas Duncan, Esq., as Township Environmental Attorney; Christen Pionzio, Esq., Joint UCC Appeals Board Solicitor; Steve Baluh P.E., Wynn Associates as Township Engineer; Steve Baluh, P.E. as Floodplain Administrator; Marianne Hart Morano as Alternate Floodplain Administrator; Building Inspection Underwriters (BIU) as Third-Party Building Inspector; Traffic Planning and Design as Traffic Engineer; Kevin Franks as East Rockhill Treatment Plant #1 Operator; SC Engineer's, Inc. as Chapter 94 Report and NPDES Permit Engineer; CKS Engineers as Sewer Engineer; Dunlap SLK as Certified Public Accountant to audit the 2025 financials; Earth Data Northeast, Inc. (EDN) as Hydrologist; Heritage Conservancy as Open Space consultant; Hough Associates for PA DEP 904 Recycling Grant; Judith Goldstein, Gilmore & Associates as Planner; following discussion of consultant appointments Mr. Nyman amended his motion to allow Traffic Planning & Design to continue traffic planning review but seek proposals from other traffic engineers and to appoint Steve Baluh as Assistant Zoning Officer. Mr. Nietupski seconded the motion, as amended. With no additional discussion, all present voted in favor.

BOARD AND COMMISSION:

Zoning Hearing Board

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve **Resolution 2026-01** to accept the reappointment of Arlo Eby 3-year term to the Zoning Hearing Board and reaffirm members as presented. With no additional discussion, all present voted in favor.

Planning Commission

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the reappointment of Joseph Chellew and Richard Kelly 4-year term to the Planning Commission. With no additional discussion, all present voted in favor.

Park & Recreation Board

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the reappointment of Anne Fenley and appointment of Andrew Slike 5-year term to the Park and Recreation Board. With no additional discussion, all present voted in favor.

Joint UCC Appeals Board

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the reappointment of James Kopchak and Robert Smith 1-year term to the Joint UCC Appeal Board. With no additional discussion, all present voted in favor.

Vacancy Board

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the reappointment of Anne Fenley 1-year term to the Vacancy Board. With no additional discussion, all present voted in favor.

BUSINESS AND SCHEDULES:

Depositories

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2026-02** establishing approved depositories as presented. With no additional discussion, all present voted in favor.

Payment of Bills

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2026-03** authorizing interim payment of specified bills. With no additional discussion, all present voted in favor.

Tax Collection Committee (TCC) Delegate

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2026-04** naming Marianne Hart Morano as Voting Delegate, Bonnie Schorr as first alternate Voting Delegate and Samantha Salemno as Second Alternate Voting Delegates for the TCC. With no additional discussion, all present voted in favor.

Surety Bond

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize a bond in the amount of \$500,000.00 for the Township Manager and Accountant positions. With no additional discussion, all present voted in favor.

Mileage Rate

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize mileage rate at IRS designated rate in the amount of 72.5 cents per mile. With no additional discussion, all present voted in favor.

Meeting Dates

Meeting dates have been authorized for advertisement. The dates are advertised and posted to the Township meeting webpage.

ALTERNATE APPOINTMENTS:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to appoint alternate Dave Nyman to the Pennridge Regional Police Commission and alternate Jim Nietuspki to the Pennridge Wastewater Treatment Authority. With no additional discussion, all present voted in favor.

REGULAR BUSINESS MEETING

PUBLIC COMMENT:

There was none.

GENERAL BUSINESS:

There was none.

ADJOURNMENT:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the meeting. With no additional discussion, the meeting was adjourned at 5:12 PM.

Respectfully submitted,

Marianne Hart Morano
Township Manager

NEXT AGENDA ITEM TO FOLLOW

East Rockhill Township Board of Supervisors

January 27, 2026

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on January 27, 2026, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

<u>Present:</u>	Dave Nyman	Supervisor Chairperson
	Gary Volovnik	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. Nyman with the Pledge of Allegiance.

Members of the public were present.

The Township Solicitor administered an Oath to the sign language interrupter that was present at the request of a resident.

ANNOUNCEMENT:

- The next regular meeting of the Board of Supervisors will be held on Tuesday, February 27, 2026 at 7:00 PM as advertised.

PUBLIC COMMENT #1:

There was none.

APPROVAL OF MINUTES AND BILLS PAYABLE:

Approval of Minutes and Approval of Bills Payable.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the meeting minutes from the Board of Supervisors December 16, 2025 Regular Meeting as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the 2025 Bills List dated January 23, 2026 for a total amount of \$344,446.99 and the 2026 Bills List dated January 23, 2026 for a total amount of \$312,738.78 as presented. With no additional discussion, all present voted in favor.

BOARD AND COMMISSION REPORTS:

Penridge Regional Police Department: Chief Dickinson Jr.

Chief Dickinson shared the December 2025 Penridge Regional Police activity report. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Penridge Regional Police Department report. With no additional discussion, all present voted in favor.

Planning Commission: Marianne Hart Morano

The 2025 Annual Report was provided to the Board. The report is in the website meeting public packet and is on file.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Planning Commission report. With no additional discussion, all present voted in favor.

Penridge Wastewater Treatment Authority: Dave Nyman

The December 2026 minutes and flow reports were provided to the Board. Mr. Nyman stated property that was under consideration for purchase is no longer available due to it can only be used for recreational purposes. Also, Mr. Nyman was elected a Chair for 2026.

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

Penridge Area Coordinating Committee: Dave Nyman

The January 22, 2026 meeting notes were provided to the Board.

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

TOWNSHIP MANAGER'S REPORT: MARIANNE HART MORANO

Snow Emergency Declared.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to reaffirm the snow emergency declared starting Sunday January 24, 2026 5:00 PM and ending Monday, January 26, 2026 6:00 PM. With no additional discussion, all present voted in favor.

Zoning Hearing Board Application 1900 N. Fifth Street. Mr. Jonathan Rufe was present to answer questions regarding requested variance to convert a historic barn to a principal dwelling where there is already a principal dwelling and farm unit on the property. The Property has an existing conservation easement. A prior Zoning Hearing Board decision and the Zoning Hearing Board application and supporting documentation were provided to the Board.

Mr. Oetinger stated that should the Zoning Hearing Board grant the variance the Conservation Easement declaration of covenants would need to be amended.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to take a neutral position on the Zoning Hearing Board application as presented. With no additional discussion, all present voted in favor.

Consider Entering into Discussion for a new Tower Lease on Township open space.

Ms. Morano stated a Contract for Professional Services Agreement and escrow are on file. Consensus of the Board was to authorize the Township Solicitor and Township Engineer to enter into discussions regarding a potential new tower at 1920 Ridge Road.

Acknowledge 2025-2026 Fuel Bid Supplier Change.

Consensus of the Board was to acknowledge the 2025-2026 fuel bid supplier has changed to Riggins Fuel.

Health Insurance Opt-Out Provision. The Board was provided neighboring municipalities health insurance opt-out provisions as requested at the December 16, 2025 meeting.

Consensus of the Board was for Ms. Morano to provide a draft recommendation at a future meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, 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 January 23, 2026 were provided to the Board. Mr. Scholl stated there are salt delivery delays with the authorized bid provider and it was necessary to buy salt from another source and to send third-party trucks to pick-up from the bid supplier in order to have material on hand for the recent storm. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Municibid sale of a fuel tank with hand pump in the amount of \$130.00 as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, 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.

Penridge School District Escrow Voucher Consideration. Mr. Craig Bramble Jr., Penridge School District Representative was present. Mr. Bramble stated the third parking area was not constructed because it was determined there was not a need and the cost. Mr. Baluh stated the release of escrow funds are for all three projects which include the tennis courts, added parking lots with 2 of the 3 were constructed and the storage maintenance building all totaling \$1.5 million in escrow.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize the release of escrow funds contingent on Penridge School District entering into a declaration memorializing the third parking area cannot be constructed without resubmission to the Township. With no additional discussion, all present voted in favor.

Everleigh Woods Improvement Release.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve Authorization Voucher 2 dated January 23, 2026 in the amount of \$100,507.00 payable to Sunshine II, LP for concrete and pavement improvements at Everleigh Woods as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Engineer report. With no additional discussion, all present voted in favor.

TOWNSHIP SOLICITOR REPORT: WILL OETINGER, ESQ.

Public Hearing for Verizon Cable Franchise Agreement. A public hearing was advertised and posted to act on an Ordinance to approve the Verizon Cable Franchise Agreement. The hearing was opened and with no public comment the hearing was closed.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Ordinance 301** and approve the Verizon Cable Franchise Agreement as presented. With no additional discussion, all present voted in favor.

Revised Farmland Leases.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize amended farmland leases with no rent due contingent on making them for five years, not one year. With no additional discussion, all present voted in favor.

Authorize Advertisement of a Conditional Use Hearing. No action was taken. Waiver of Land Development not a Conditional Use Hearing is required for the applicant.

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

- Mr. Nietupski requested an Executive Session to discuss personnel.
- Mr. Volovnik, stated Public Works did a great job keeping the roads safe during a recent large snow event.
- Mr. Nyman also thanked the Public Works Department.

PUBLIC COMMENT #2:

There was none.

ADJOURNMENT:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned into Executive Session at 7:45 PM.

Respectfully submitted,

Marianne Hart Morano
Township Manager

NEXT AGENDA ITEM TO FOLLOW

East Rockhill Township
Bills List

February 20, 2026

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 153,856.40
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 766.78
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 330.75
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 9,571.22
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 1,137.32
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,978.70
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,327.02
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ 136,165.44
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 20,083.58
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 4,303.17
Bills List Total		\$ 333,520.38

East Rockhill Township
Bills List

February 20, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Madia	Advertising	33.58
BCATO	Annual Convention	45.00
BCATO	2026 Membership	300.00
BIU	Code Services	1,890.00 *
BIU	Code Services	1,827.00
Chase Credit Card	Harbor Freight	189.99
Chase Credit Card	Lowes	70.84
Chase Credit Card	PSATS	931.00
Chase Credit Card	Tax1099.com	130.72
Chase Credit Card	Costco	451.97
Chase Credit Card	FTD	90.09
Chase Credit Card	PA Rural Water	175.00
Clemens Uniform	Uniforms	274.16
Davis Feed	Supplies	156.65
Debbies Cleaning	Township Office	765.00 *
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,298.74
Dunlap SLK	2025 Audit	5,000.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	1,957.50
Grim, Biehn & Thatcher	Township Solicitor General	2,405.00
Hoover Steel	Shelves	97.00
Hot Frog	Spring 2026 Printed Newsletter	1,255.83
IPFone	Phone Service	334.04
IT Business Solutions	Monthly Service	477.00
IT Business Solutions	Twp Complex Communications	522.50
Keystone Collections Group	EIT Commission	592.69 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	1,036.73 *
Keystone Collections Group	EIT Taxpayer Refunds	87.14 *
Keystone Collections Group	LST Commission	131.09 *
Kriebel Security	Quarterly Service	222.00
Labelcraft Press	Office Supplies	305.00
Liberty Propane	Propane	1,493.87
Lincoln National	Insurance Premium	326.41
Lorco	Waste Disposal	340.00
NAPA	Supplies	16.70
Nyco	Supplies	288.42
Pennridge Regional Police	Police Service	109,310.00
PP&L Electric	Parking Lot Lights	675.12

East Rockhill Township
Bills List

February 20, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Municipal Office	617.76
PP&L Electric	Garage/Shop	26.15
PP&L Electric	PW Building	1,319.45
Perkasie Regional Authority	Municipal Office Water Bill	234.90 *
Phillips & Donovan	Township Maint Complex	1,312.50
Pitney Bowes	Postage	600.00
Primo Brands	Water Service	21.96
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	845.00
Ricoh	Copier Rental/Copies	264.58
Safety-Kleen	Supplies	359.35
T-Mobile	Cell Phone Service	141.46 *
TRAI SR LLC	Permit Software	650.00
Trumbauers	Parts	58.35
Uline	Supplies	373.24
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer General	40.95
Wynn Associates	Township Engineer Twp Maint Complex	367.97
<i>General Fund</i>		<u><u>\$ 153,856.40</u></u>

Fire Fund - 03

Liberty Propane	Substation Propane	601.55
PP&L Electric	Substation	165.23
<i>Fire Fund</i>		<u><u>\$ 766.78</u></u>

Open Space Fund - 05

Keystone Collections Group	EIT Commission	287.18 *
Keystone Collections Group	Taxpayer Refunds	43.57 *
<i>Open Space Fund</i>		<u><u>\$ 330.75</u></u>

Sewer Fund - 08

Comcast	Treatment Plant Phone Service	119.82
Grim, Biehn & Thatcher	Township Solicitor Sewer	784.50
Kevin Franks	Treatment Plant	1,850.00
Lingo	Pump Station Alarm Service	184.26
MJ Reider Associates	Lab Analysis	428.40
PA One Call	Monthly Activity	51.83
PP&L Electric	Pump Station	747.59

East Rockhill Township
Bills List

February 20, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Treatment Plant	3,418.48
Riggins	Unleaded Fuel	442.02
Riggins	Diesel Fuel	1,544.32
	<i>Sewer Fund</i>	<u>\$ 9,571.22</u>

Park & Recreation / Driving Range Fund -09

Chase Credit Card	Lowe's	78.42
Chase Credit Card	Eagle Power Kubota	151.26
Dog Waste Depot	Bags	503.95
George Allen Portable Toilets Inc.	Markey Centennial Park	176.00
PP&L Electric	Markey Centennial Park Sign	30.09
PP&L Electric	Markey Centennial Park Buildings	118.60
Verizon	FIOS Service	79.00
	<i>Park & Rec / Driving Range Fund</i>	<u>\$ 1,137.32</u>

Street Light Fund - 13

PP&L Electric	Street Lights	1,978.70
	<i>Street Light Fund</i>	<u>\$ 1,978.70</u>

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,327.02
	<i>Building Debt Fund</i>	<u>\$ 5,327.02</u>

Capital Reserve Fund - 30

Gordon H Baver Inc	Twp Maint Complex Appl #16	131,108.73
Yates Electrical Services	Twp Maint Complex Appl #8	5,056.71
	<i>Capital Reserve Fund</i>	<u>\$ 136,165.44</u>

State Aid (Liquid Fuel) Fund - 35

Chase Credit Card	Auto Zone	5.96
Chase Credit Card	Ciocca	133.50
C&S Lawn & Landscape	Salt	6,256.25
Cotterino Supply	Parts	52.52
Edward McDermott	Snow Plowing	3,150.00
Gabrielli Coopersburg	Parts	400.00

East Rockhill Township
Bills List

February 20, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Indian Valley Bulk Carriers	Salt	1,970.78
Morton Salt	Salt	5,710.82
Naceville Materials	Supplies	362.40
NAPA	Supplies	99.94
Nyco	Parts	107.00
Perkiomen Performance	Plow Parts	1,423.98
PP&L Electric	Signal 313 & 5th	44.62
PP&L Electric	Flasher 5th Street	26.70
PP&L Electric	Signal Campus & 5th	40.12
PP&L Electric	Signal 313 & 563	42.26
PP&L Electric	Flasher Schwenkmill Road	26.50
PP&L Electric	Signal 313 & Mountain View	63.63
PP&L Electric	Flasher Mountain View	26.70
Warehouse Battery Outlet	Battery	139.90
<i>State Aid Fund</i>		<u>\$ 20,083.58</u>

Escrow Fund - 90

Grim Biehn & Thatcher	Township Solicitor Pennridge SD	590.00
Grim Biehn & Thatcher	Township Solicitor Like A Mustard Seed	400.00
Grim Biehn & Thatcher	Township Solicitor PRA	102.50
Wynn Associates	Township Engineer Pennridge SD	177.45
Wynn Associates	Township Engineer Like A Mustard Seed	259.35
Wynn Associates	Township Engineer DR Horton	1,186.70
Wynn Associates	Township Engineer Weidner Tract	129.68
Wynn Associates	Township Engineer Everleigh Woods	1,320.99
Wynn Associates	Township Engineer JMD Group	54.60
Wynn Associates	Township Engineer PRA	81.90
<i>Escrow fund</i>		<u>\$ 4,303.17</u>

Total Bills List \$ 333,520.38

**denotes already paid*

NEXT AGENDA ITEM TO FOLLOW

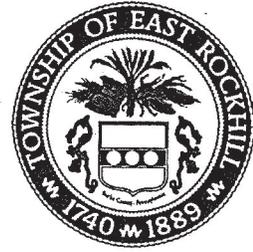
Lawn Maintenance 2026-2027 RFP

			Emerald Garden 2024 & 2025	Emerald Garden 2025 & 2026	FUND	Schedule
General (01)	1	Branch Road (Country Hunt Basins)	99.00	107.00	01	7-10 days
	2	Buck & Campus Drive Pines of Pennridge (small basin)	98.00	106.00	01	7-10 days
	3	5th Street (large basin)	129.00	140.00	01	10-14 days
	4	Tunnel & Three Mile Run Roads (basin)	52.00	59.00	01	7-10 days
	5	Park Avenue & Holly Drive (basin)	53.00	58.00	01	7-10 days
Sewer (08)	6	506 Branch Road (treatment plant)	99.00	110.00	08	once per week
Park (09)	7	Firethorn Drive (open space)	123.00	138.00	09	10-14 days
	8	Winterberry Drive (tot lot)	55.00	55.00	09	once per week
	9	1802 Ridge Road (around house)	93.00	101.00	09	once per week
Price Per Mowing			801.00	874.00		

NEXT AGENDA ITEM TO FOLLOW

EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasia, Pennsylvania 18944
 Phone: 215-257-9156 • Email: Manager@EastRockhillTownship.org
 Website: EastRockhillTownship.org



ZONING HEARING BOARD APPLICATION FOR HEARING

Six (6) copies of this application, including all plans and drawings, must be submitted to the Township with the application fee. No application will be accepted without an adequate plan for the subject premises.

Please select one of the following:

- Appeals from a determination of the Zoning Officer
- Requests for a special exception
- Requests a variance
- Challenges the validity of a zoning ordinance or map
- Requests other relief with the jurisdiction for the Zoning Hearing Board as established in §909.1(a) of the Pennsylvania Municipalities Planning Code.

Site Address: 1100 Branch Road, Perkasia, PA, 18944		Primary Contact (Check One)
Tax Map Parcel(s): 12-014-068		
Owner of Record	Name East Rockhill Township	<input type="checkbox"/>
	Address 1622 N. Ridge Road, Perkasia, PA, 18944	
	Phone 215-257-1299 Email Manager@EastRockhillTownship.org	
Applicant	Name Perkasia Regional Authority	<input checked="" type="checkbox"/>
	Address 150 Ridge Road, Sellersville, PA, 18960	
	Phone 215-257-3654 Email nick.fretz@perkasiaauthority.org	
Attorney	Name	<input type="checkbox"/>
	Address	
	Phone Email	

I am not represented by an attorney in connection with the application

ERT USE ONLY		Received Stamp
Fee \$ _____	Application # _____	
Check # _____	Credit Card Confirmation # _____	

1. If applicant is not the owner, state applicant's authority to submit this application. _____
Applicant has an easement to develop a well on site.

2. Date of Present Deed: May 30th, 2000

3. Present Zoning Classification: S - Suburban

4. Lot Size: 46.06 acres

5. Nature of Improvements

a. Present use of property: Parking Lot and Walking Trail

b. Proposed use of property: G1 - Public Utility Use

6. If you are **appealing a determination of the Zoning Office**, complete the following: N/A

a. The action taken was: _____

b. The date action was taken: _____

c. The foregoing action was in error because: _____

7. Attach a copy of any written order issued by the Zoning Officer in connection with this matter.

8. If you are requesting a **special exception** complete the following: N/A

a. Nature of special exception sought is: To permit a public utility facility within a floodplain.

b. The special exception is allowed under: Floodplain Use Regulations

Part: 19 Section: 27

Subsection: 1902.b of the East Rockhill Township Zoning Ordinance.
(If more than one special exception is required, list all ordinance references and the nature of the exceptions sought).

9. If you are requesting a **variance**: N/A

a. Nature of variance sought is: See attached addendum for variance nature and location.

b. The variance is from: _____

Part _____ Section: _____

Subsection: _____ of the East Rockhill Township Municipal Zoning Ordinance. (If more

than one variance is required, list all ordinance references and the nature of the exceptions sought).

- c. The nature of the unique circumstances and the unnecessary hardship justifying the request for a variance is: A parking lot for the walking trail was constructed over our well easement, which allows us to construct a building to operate the existing well. The only suitable relocation point encroaches upon the floodplain and the man-made wetlands.

10. If you are challenging the **validity of a zoning ordinance or map**, complete the following: N/A

- a. Identify the provisions of the ordinance or map which you believe to be invalid: _____

- b. The challenge is ripe for decision because: _____

- c. The provisions challenged is invalid because: _____

- d. The foregoing action was in error because: _____

11. Use in case of a **challenge to the validity of a Zoning Ordinance or Map**: N/A

- a. The Ordinance of Map Challenged is as follows: _____

- b. The challenge is ripe for decision because: _____

- c. The Ordinance challenged is invalid because: _____

12. If you are requesting a **unified appeal as defined in Section 913.1 of the Municipal Planning Code**, complete 11, 12, 13 or 14 above setting forth the Zoning question(s) for the Board's consideration, and complete the following: N/A

- a. The development or development plan is designated as follows: _____

- b. The non-zoning issue(s) about which testimony will be presented are: _____

13. Has there been any previous zoning appeal, variance, or special exception for this property:

Yes No

If yes, please indicate the date thereof and nature of zoning granted: _____

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted in connection with this application are true to the best of my knowledge and belief.

Further, I understand that the decision of the Zoning Hearing Board concerning this matter may be appealed by any interested party within thirty (30) days of said decision.

I further understand that any work done under said Permit within the thirty (30) day appeal period is at my own risk, and that I will not hold East Rockhill Township responsible, financially or otherwise, for the delay, loss or injury which may occur as the result of such appeal.

I further understand that, if such appeal is made, said Permit will be revoked until such time as the appeal has been resolved.

Nicholas T. Fretz
Signature

Nicholas T. Fretz
Printed Name

01/23/2026
Date

State of Commonwealth of Pennsylvania
County of Bucks
Signed and sworn to (or affirmed) before me this 23rd day of
January, 2026
Stephanie Pellecchia
Notary Public

Commonwealth of Pennsylvania - Notary Seal
STEPHANIE PELLECCCHIA - Notary Public
Bucks County
My Commission Expires January 22, 2027
Commission Number 1343321

NEXT AGENDA ITEM TO FOLLOW

NEXT AGENDA ITEM TO FOLLOW

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of East Rockhill Township
(TOWNSHIP) (BOROUGH) (CITY), Bucks COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Kevin & Kristin Jones land developer has proposed the development of a parcel of land identified as

1200 Butler Lane name of subdivision, and described in the attached Sewage Facilities Planning Module, and

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify).

WHEREAS, East Rockhill Township municipality finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of East Rockhill Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

East Rockhill Township
1622 N. Ridge Road
Perkasie, PA 18944
Telephone 215-257-9156

Seal of
Governing Body