

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

Marianne Hart Morano
Township Manager