



EAST ROCKHILL TOWNSHIP
ZONING HEARING BOARD
PUBLIC HEARING AGENDA
Monday, March 3, 2026
7:00 PM

1. Reorganization

- a. Temporary Chairperson Selection
- b. Nomination – Appointment Zoning Hearing Board Chairperson
- c. Nomination – Appointment Zoning Hearing Board Vice-Chairperson
- d. Selection of Zoning Hearing Board Solicitor

2. Public Hearing Convenes

East Rockhill Township Municipal Office Meeting Room, 1622 N. Ridge Road, Perkasie, PA 18944

3. Perkasie Regional Authority, 1100 Branch Road (Blooming Glen Road)

To consider the application of the Perkasie Regional Authority concerning a property located at 1100 Branch Road, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-014-068. The Applicant proposes the construction of a building to operate an existing well. This property is located in the S, Suburban zoning district. The Applicant requests the following variances from the East Rockhill Township Ordinances: (1) from Section 27-702.b to permit a 14' side yard where 40' is required; (2) from Section 27-1900.h(2) to permit disturbance of wetlands that are one acre or greater; (3) from Section 27-1900.i(1) to encroach within a 100' wetland margin for wetlands in excess of one acre; (4) from Section 8-501.2 to construct a non-residential structure in a floodplain; (5) from Section 8-503.1 to place fill within the designated floodplain area and (6) from Section 8-503.1.A which requires fill to extend laterally at least 15' beyond the building line from all points. In addition, Applicant seeks a special exception pursuant to Section 27-1902.b of the Zoning Ordinance to construct a public utility facility within a floodplain.

4. Jonathan Rufe, 1900 N. Fifth Street

To consider the application of Jonathan Rufe concerning a property located at 1900 N. Fifth Street, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-009-225. This property is located in the AP – Agricultural Preservation Zoning District. The Applicant is seeking to convert a historic barn to the principal residence and convert the existing farmhouse to an A-8 Farm Unit. The Property currently contains one A-8 Farm Unit, in addition to the barn and farmhouse. The Applicant is seeking a variance from Section 27-304.A8.b, to allow for a principal residence and two A-8 Farm Units which exceeds the maximum density requirements for the Property.

5. Approval of Minutes

Acceptance of September 30, 2025 Meeting Notes

6. Adjournment

Application and accompanying documents are on file for public inspection
