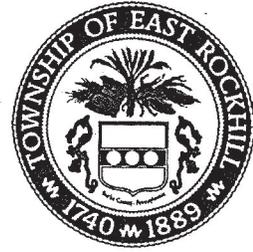


EAST ROCKHILL TOWNSHIP

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

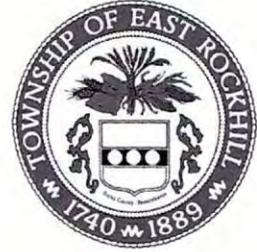
State of Commonwealth of Pennsylvania
County of Bucks
Signed and sworn to (or affirmed) before me this 23rd day of
January, 2026
Stephanie Pellecchia
Notary Public

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

EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, 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: 1900 N Fifth Street Perkasie PA 18944		Primary Contact (Check One)
Tax Map Parcel(s): 12-009-225		
Owner of Record	Name Jewel Rufe	<input type="checkbox"/>
	Address 1890 N Fifth Street Perkasie PA 18944	
	Phone _____ Email _____	
Applicant	Name Jonathan Rufe	<input checked="" type="checkbox"/>
	Address 1900 N Fifth Street Perkasie PA 18944	
	Phone XXXXXXXXXX Email XXXXXXXXXXXXXXXXXXXX	
Attorney	Name _____	<input type="checkbox"/>
	Address _____	
	Phone _____ Email _____	

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

ERT USE ONLY		RECEIVED JAN 06 2026 <i>East Rockhill Township</i>
Fee \$ <u>900.00</u>	Application # <u>ZH26-01</u>	
Check # <u>155</u>	Credit Card Confirmation # _____	

1. If applicant is not the owner, state applicant's authority to submit this application. _____
Jonathan is current occupant and future owner pending deed transfer/filing
2. Date of Present Deed: _____
3. Present Zoning Classification: A1
4. Lot Size: 41 acres
5. Nature of Improvements
 - a. Present use of property: A1
 - b. Proposed use of property: A1
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: _____
 - b. The special exception is allowed under: _____
Part: _____ Section: _____
Subsection: _____ 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 included documents
 - b. The variance is from: 27-304
Part A8 Section: _____
Subsection: B 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: _____

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: May 2, 2022 - variance 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.

Jonathan Rufe
Signature

Jonathan Rufe
Printed Name

1/6/26
Date

State of Commonwealth of Pennsylvania
County of Montgomery
Signed and sworn to (or affirmed) before me this 6 day of
January, 2026
Lori A. Clemmer
Notary Public

