

East Rockhill Township
Planning Commission Minutes
February 12, 2026

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on February 12, 2026 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Joe Chellew, Planning Commission 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 7:01 PM by Temporary Chairperson Mr. Chellew.

Reorganization:

Mrs. Morano acted as Temporary Chairperson.

On motion by Mr. Eisenhart, seconded by Mr. Kelly, to appoint Joe Chellew as Chairperson. With no additional discussion, all present voted in favor.

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

On motion by Mr. Eisenhart, seconded by Mr. Monohan, to appoint Anne Fenley as Vice-Chairperson. With no additional discussion, all present voted in favor.

On motion by Mr. Monohan, seconded by Mr. Teel, to appoint Dave Nyman as Secretary. With no additional discussion, all present voted in favor.

Planning Commission Annual Report:

The 2025 Annual Report was acknowledged as received.

Approval of November 13, 2025 Minutes:

On motion by Mr. Eisenhart, seconded by Mr. Kelly, to approve the meeting minutes from the November 13, 2025 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Business:

SCHULTZ MINOR SUBDIVISION
2600 Ridge Road
TMP #12-11-63-2

Drew Moyer, P.E. and Scott Mease, P.E., consultants and Lane Schultz, applicant were present.

Wynn Associated letter dated February 5, 2026 cited the following comments and/or recommendations are made relative to the subject Minor Subdivision Plan, sheets 1 thru 3, dated January 16, 2026, prepared by Mease Engineering, PC:

Applicant proposes to subdivide an existing 17.18 acres (net) property into two residential lane lots. Lot 1 is 10.0 acres (net) in area and contains an existing dwelling. Lot 2 is a proposed building lot 7.18 acres (net) in area. Lots will be served by wells and on lot sewage disposal systems. Site is located within the Agricultural Preservation Zoning District.

1. Plan must address the farmland tract requirements for sites greater than 10 acres in the AP zoning district. Required agricultural soil preservation must be established in a manner satisfactory to the Township. (ZO Section 27-502.c). **Intention of Ordinance is to protect the Agricultural soils. To meet the intent of prime farm land, applicant is proposing a conservation easement on both lots. This may contain the septic spray irrigation system due to poor soil conditions.**
2. The lots are configured as side by side lane lots which is permitted as each lot is a first tier behind a frontage lot which were conforming at the time of original subdivision. (ZO Section 27-1704) **Comment noted.**
3. Section 22-504.J of the Subdivision Ordinance prohibits creation of lots which front on arterial or collector streets. Ridge Road is classified as a Major Collector. Therefore, the proposed subdivision is in noncompliance with this requirement unless a waiver is requested in writing by the applicant and approved by the Township. (SLDO Section 22-308) **Waiver request submitted.**
4. The plan proposes a shared driveway along the existing driveway for Lot 1. As proposed, the entrance to the existing driveway is located on Lot 2. Where the driveways are shown to split, a portion of the new Lot 2 driveway is proposed to be located on Lot 1 to avoid disturbance to a mapped wetland area on Lot 2. Section 22-511.2 allows shared driveways where an 18 feet wide entrance is constructed and the driveway is centered on the common property line. Existing driveway and or plan should be revised to address these requirements. Additionally, applicant should consider revising the proposed lot line so that the separate portion of the driveway for Lot 2 can be fully located on Lot 2 to minimize easements. Township should determine if the driveway configuration is satisfactory. Modifications to driveway entrance, if proposed, will require that the applicant obtain a highway occupancy permit from PADOT. (SLDO Section 505.2) **Applicant would like to keep Lot 1 acreage a minimum of 10 acres for Act 319**

purposes. Planning Commission recommended the lot line be revised to have the driveway for lot 2 fully on lot 2.

5. A schematic dwelling and driveway location is shown on the plan for Lot 2. This office recommends that, at a minimum, a typical design for dwelling and grading be proposed to verify that all zoning requirements can be met, including natural resource protection standards, particularly woodlands and soil preservation. It appears that woodland clearing is required for construction of some improvements, including dwelling, driveway, sewage disposal system and stormwater management. (ZO Section 27-1901) **Will comply.**

6. Subdivision Ordinance waiver request correspondence dated January 16, 2026, was submitted with the plan (refer enclosed copy). The following waivers are requested:
 - A. SLDO Section 22-504.2.D – Irregular lot lines.
 - B. SLDO Section 22-504.2.K – Lot depth to width ratio.
 - C. SLDO Section 22-505.16 & 506 – Installation of cartway improvements/widening.
 - D. SLDO Section 22-512 & 513 – Installation of curb & sidewalk.
 - E. SLDO Section 22-516 – Deferral of stormwater improvement design until construction on Lot 2 is proposed. (Waiver should also be requested from Section 26-304 of the Stormwater Management Ordinance) If approved, a declaration of covenants and restrictions, should be required to be executed between the applicant and Township in a manner satisfactory to the Township Solicitor to document improvements required to be addressed at the time of building permit application. **Declaration of Covenants to be executed.**
 - F. SLDO Section 22-518 – Deferral of erosion and sedimentation control plan approval from Bucks County Conservation District until construction on Lot 2 is proposed. If approved, above discussed declaration should include this requirement.
 - G. SLDO Section 22-522.2 – Installation of rebar in-lieu-of concrete monuments for property corners, other than along ultimate right-of-way line. **Lot is heavily wooded. Planning Commission was agreeable to an alternative to the concrete monuments only where there was an obstruction.**

An amended wavier request dated February 10, 2026 was received with the following additions.

- H. SLDO Section 409 – from submitting the completed wetlands delineation report to the U.S. Army Corps. Of Engineers.
 - I. SLDO Section 22-504.2.J. – to allow for a new lot to be created which fronts upon a major collector road. **A new entrance is not being created. Township will confirm no improvements are recommended.**
7. Wetland Evaluation Report, dated January 19, 2026, prepared by VW Consultants, LLC was submitted with the plan. An area of wetlands has been delineated on Lot 2. Pursuant to Section 22-409 of the Subdivision Ordinance, the report is required to be submitted to the US Army Corps of Engineers (USACOE) for validation (Jurisdictional Determination-JD). Documentation of USACOE review should be submitted. **Waiver request submitted.**
8. Approximate location of existing on-lot sewage disposal absorption area should be identified on the plan for Lot 1. The plan depicts one spray irrigation septic system test area on Lot 1 and one test area on Lot 2. Design engineer should clarify if the existing sewage system is proposed to be replaced. A tested and approved replacement sewage system location must be provided on each lot in accordance with Township Act 537 Plan and Township Code Sections 18-513.4, 514.2.E, and 519.
- Additionally, sewage facilities planning modules must be prepared for the subdivision and require approval by Bucks County Department of Health, East Rockhill Township, and PADEP. If spray irrigation sewage disposal system(s) are proposed, an Operation and Maintenance agreement is required to be executed by the applicant. (SLDO Section 22-407 and 520, & Twp Code Section 18-514.1.B)
9. Water supply well must be tested and installed for Lot 2 in accordance with BCHD and Township regulations. (Township Code Chapter 26) **Will comply.**
10. Required right-of-way and outboundary concrete monuments and proposed property boundary iron pins should be installed and certified in writing by the responsible surveyor, subject to wavier request discussed above. (SLDO Section 22-522) **Will comply.**

11. Design engineer should verify if right-of-way dedication was completed with the prior (Circa 1967) subdivision plan. If not dedicated at that time, area within the ultimate right-of-way of Ridge Road should be offered for dedication by note on the plan. Rights-of-way should be accepted for dedication by the Township as an easement. Legal descriptions signed and sealed by the responsible surveyor should be submitted for review and easement document preparation. (SLDO Section 22-506) **Will comply.**
12. Recreation land is required to be dedicated to the Township in accordance with Section 22-525.C of the Subdivision Ordinance; unless a contribution in-lieu-of dedication is approved by the Township. The current fee schedule establishes the contribution at \$1,900.00 per dwelling unit. **Will comply.**
13. Comments within the February 3, 2026 engineering and drafting detail review memorandum should be addressed on the plan. **Will comply.**
14. Additional comments may be generated upon review of plan revised in accordance with the above comments, particular with respect to zoning calculations, driveway design, and waiver requests. **Comment noted.**

Public Comment on Schultz Minor Subdivision

- Garth Garges, 1301 Butler Lane, has no object to the proposed subdivision and is not in favor of submission to the Army Corps. Of Engineers.
- Lane Schultz, 2600 Ridge Road, intends to build a new home on lot 2.

LIKE A MUSTARD SEED PLANNING MODULE

1200 Butler Lane

TMP #12-11-48

No one was present representing the applicant.

Wynn Associated revised letter dated February 11, 2026 cited the following.

Penn's Trail Environmental, LLC has updated the originally submitted documents for the subject project to align with the recently issued Condition Use adjudication dated November 17, 2025. In particular, occupancy will be limited to 30 students per school session, there will be no school employees beyond Mr. and Mrs. Jones, and poultry processing and residual disposal have been eliminated as a proposed use on the property. This office reviewed the following documents

submitted in support of the Sewage Facilities Planning Module to utilize the existing building on the subject property for co-op educational classes:

1. Sewage Facilities planning Module Component 3S, with related documentation, dated February 9, 2025, latest revision date February 9, 2026, prepared by Penn's Trail Environmental, LLC.
2. Site Plan, sheet 1, dated December 9, 2024, prepared by Cowan Associates Inc.
3. PNDI Project Environmental Review receipt (dated November 23, 2024) with clearance letters and PHMC historic and archaeological resources review (dated November 4, 2024).
4. Component 4B, dated January 24, 2025, from BCPC.
5. Bucks County Health Department review correspondence dated February 10, 2026, including completed Component 4C.

Proposed use includes holding classes with up to 30 students and 2 instructors within an existing structure on the site. Programs for students (educational farm tours) are proposed. The property is 29.6 acres in area, located at the intersection of Ridge Road and Butler Lane, and contains an existing dwelling and agricultural outbuildings. The Township Act 537 Plan indicates that the subject site is located in an area to be served with on-lot sewage facilities. The environmental consultant, Penn's Trail Environmental, LLC, has indicated that site analysis and soils testing has determined that a soil-based sewage disposal system is not feasible on the site. The following comments are related only to sewage facilities planning, and compliance with Sewage Management Ordinance (SMO), Township Code Chapter 18.

1. The submitted information identifies that a small flow sewage treatment facility (SFTF) is proposed to be installed on the site and discharge to a dry tributary to Three Mile Run which crosses the center of the site. The tributary ultimately drains to Lake Nockamixon.
2. Existing on-lot sewage system for the existing dwelling will remain unchanged.
3. The planning module identifies the total proposed design sewage flow as 970 gallons per day for the commercial use to be treated by proposed SFTF. This flow allows for up to two half day school sessions to occur in a single day. The dwelling is served by an existing on-lot sewage system which is proposed to remain.

4. The Alternative Analysis indicates that the site is unsuitable for standard on-site sewage disposal systems or other higher ranked sewage systems per the Sewage Management Priority Table contained in Section 18-509 of the Sewage Management Ordinance. Additionally, it is indicated that public sewer service is not available in the area. Therefore, SFTF was chosen as the best alternative.
5. An Operation and Maintenance Agreement must be executed between the applicant and Township pursuant to the requirements of PADEP and Section 18-515 and 520 of the Township Sewage Management Ordinance. A sample agreement was provided by the design consultant. Agreement should be prepared in a form satisfactory to the Township Solicitor.
6. A public notice has been published seeking public comment on the proposal to install a SFTF to serve the site as it is not consistent with the Act 537 plan. It is our understanding that upon completion of the 30-day comment period, no written comments were received.
7. Component 4A was submitted for completion by the Township Planning Commission (refer enclosed copy with suggested responses). Planning Commission must complete and return the form to the applicant. Questions generally relate to consistency of the proposed sewage facilities with Township Ordinances. Any other comments or concerns of the Planning Commission may be included with their reply.
8. A copy of Resolution for Township approval and Transmittal for submission to PADEP have been received. Upon receipt of a complete planning module package addressing the above comments, the Township must take action on the submission and forward the planning module package to PADEP for review.
9. Completeness Checklist must be signed by a Township representative prior to submission of the complete planning module package to PADEP.

The current submission is intended to obtain a completed Component 4A from the Planning Commission.

Upon the applicants receipt of Component 4A, comments contained in Components 4A, B & C must be addressed, if necessary, prior to Township Board of Supervisors consideration of sewage facilities planning module approval.

On motion by Mr. Nyman, seconded by Mr. Monohan, to have the Chairperson execute Component 4A of Like a Mustard Seed Planning Module as presented. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment:

On motion by Mr. Teel, seconded by Mr. Blake, the meeting adjourned at 8:02 PM.

Respectfully Submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager