

East Rockhill Township Board of Supervisors

February 24, 2026

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on February 24, 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 and press were present.

ANNOUNCEMENT:

- The next regular meeting of the Board of Supervisors will be held on Tuesday, March 24, 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. Volovnik, seconded by Mr. Nietupski, to approve the meeting minutes from the Board of Supervisors January 5, 2026 Reorganization Meeting and January 27, 2026 Regular Meeting as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve payment of the Bills List dated February 20, 2026 for a total amount of \$333,520.38 as presented. With no additional discussion, all present voted in favor.

BOARD AND COMMISSION REPORTS:

Pennridge Regional Police Department: Chief Dickinson Jr.

Chief Dickinson shared the January 2026 Pennridge Regional Police activity report. The report is on file.

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

Planning Commission: Marianne Hart Morano

The February 12, 2026 draft minutes were provided to the Board. Ms. Hart-Morano stated reorganization took place with no change to appointments, Schultz minor subdivision was reviewed with no action taken and Like a Mustard Seed sewage facilities planning module was authorized for Planning Commission Chairperson execution.

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

Pennridge Wastewater Treatment Authority: Dave Nyman

The January 2026 minutes and flow reports were provided to the Board. Mr. Nyman stated the UV unit installation is almost complete and the amended PWTA Agreement will be on the next agenda for feedback from member municipalities.

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

Park & Recreation Committee: Marianne Hart Morano

The February 10, 2026 agenda was provided to the Board. Ms. Hart-Morano stated quorum was not present however there was informal discussion with the members present regarding the future of the skate park and potential removal due to it's poor condition and location in favor of design for a new trail extension.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Park and Recreation Committee report. With no additional discussion, all present voted in favor.

TOWNSHIP MANAGER'S REPORT: MARIANNE HART MORANO

Snow Emergency Declared.

A Snow Emergency was declared starting Sunday, February 22, 2026 12:00 PM and ending Monday, February 23, 2026 12:00 PM.

Volunteer applicant Introduction. Ms. Mary Martin was present and answered questions from the Board. The Board thanked her for her willingness to volunteer. No action was taken.

Heritage Conservancy Monitoring Agreement. A draft Heritage Conservancy Agreement was provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Heritage Conservancy Agreement to monitor and provide reports for all existing conservation easements in 2026 as presented. With no additional discussion, all present voted in favor.

Lawn Maintenance Proposals for 2026 and 2027.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the proposal from Emerald Garden for the 2026 and 2027 season as presented. With no additional discussion, all present voted in favor.

Health Insurance Opt-Out Provision. Ms. Hart-Morano provided a recommendation for an employee health insurance opt-out provision.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize a revision to the employee manual adding a health insurance opt-out provision providing 20% reimbursement to be paid in June and December annually contingent on providing proof of alternate health insurance. With no additional discussion, all present voted in favor.

Real Estate Tax Bills.

Ms. Hart-Morano stated real estate tax bill mailing will be delayed due to a Bucks County computer software glitch. A public statement is being drafted by the tax collectors which will be posted to the Township website. Taxpayers will still have the full 60 days to make payments.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, 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 February 20, 2026 were provided to the Board. Mr. Scholl stated there continues to be salt delivery delays with the authorized bid provider and a third-party is picking-up salt from the bid supplier in order to have material on hand for predicted storms. The report is on file.

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

TOWNSHIP ENGINEER REPORT: STEVE BALUH, P.E.

Zoning Hearing Board Application and Waiver of Land Development 1100 Branch Road (Blooming Glen Road). Jakob Reilly, P.E., Sean Torpey, P.E., Dave Watt, Perkasio Regional Authority and Nick Fretz, Perkasio Regional Authority were present to answer questions regarding requested variances, special exception and amended waiver of land development for a 8,700 square feet water treatment facility. The building will be less than 35 feet in height and construction is anticipated to begin in two years. Board consensus was to have a neutral color building. Zoning Hearing Board and waiver of land development applications with supporting documentation were provided to the Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to grant waiver from stormwater waiver requirements as requested. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant a modification of land development waiver as previously approved. With no additional discussion, all present voted in favor.

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

Preliminary / Final Land Development at 1635 N. Fifth Street. Trae Anderson, Architect, was present on behalf of the applicant.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant waivers as requested and recommended by the Planning Commission and grant preliminary / final land development approval for an addition at 1635 N. Fifth Street contingent on compliance with Wynn Associates February 13, 2026 correspondence as presented. With no additional discussion, all present voted in favor.

Planning Module at 1200 Butler Lane.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2026-05** and authorize Chairperson execution of Sewage System Maintenance Agreement for the planning module at 1200 Butler as presented. With no additional discussion, all present voted in favor.

Park Hill Estates Escrow Voucher Release.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve Authorization Voucher 5 dated February 20, 2026 in the amount of \$485,677.50 payable to Select Properties, Inc. for plantings, sidewalk, apron, shelters and contingency at Park Hill Estates as presented. With no additional discussion, all present voted in favor.

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

TOWNSHIP SOLICITOR REPORT: WILL OETINGER, ESQ.

Draft Data Center and Zoning Ordinance. Consensus of the Board was to allow for additional review and to place the draft Ordinance on the March Board of Supervisors agenda.

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

DEPARTMENT AND EMERGENCY SERVICES REPORTS:

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the Department and Emergency Services reports. With no additional discussion, all present voted in favor.

NEW OR OTHER BUSINESS SUPERVISORS' ITEMS:

- Mr. Nietupski stated he was contacted by a vendor regarding fireworks for the 250th celebration. Ms. Hart-Morano stated Perkasio Borough Community Day will acknowledge the 250th with red white and blue and the firework display could be made larger with East Rockhill's contribution. Mr. Nyman will discuss with the members at the next Pennridge Area

Coordinating Committee meeting. Board consensus was to partner with another municipality and not have a stand alone celebration.

PUBLIC COMMENT #2:

There was none.

ADJOURNMENT:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Marianne Hart-Morano

Marianne Hart Morano
Township Manager