

**East Rockhill Township Board of Supervisors**

**March 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 March 24, 2026, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

<b><u>Present:</u></b>	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, April 28, 2026 at 7:00 PM as advertised.

**SPECIAL PRESENTATION:**

Perkasie Fire Company representatives Jordan Schoeller, Chief 26, President Rich Dunbar, Deputy Chief Chris Bogen, Battalion Chief Ryan Ross and Battalion Chief Joe Caporaletti were present. Chief Schoeller provided fire calls and training hours statistics to the Board. A line of duty 100<sup>th</sup> anniversary recognition will take place on April 1, 2026.

**PUBLIC COMMENT #1:**

- Mark Ezzo, 2904 Hill Road, stated he read in a newspaper article DR Horton purchased a development on 66 acres with 198 units and expressed well water impact concerns and to stop development.

**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 February 24, 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 March 20, 2026 for a total amount of \$236,416.15 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 February 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 March 12, 2026 agenda and draft minutes were provided to the Board. Ms. Hart Morano stated the Schultz Subdivision granting of waivers and preliminary / final approval were recommended for approval and the Weidner Tract Subdivision was recommended for final approval.

**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 February 2026 minutes and flow reports were provided to the Board. Mr. Nyman stated the anticipated sale of EDU's to Hilltown by Telford and the revised amended agreement were discussed. The 2025 audit was approved.

**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.

**Pennridge Area Coordinating Committee: Dave Nyman**

The February 26, 2026 meeting notes were provided to the Board.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Pennridge Area Coordinating Committee report. With no additional discussion, all present voted in favor.

**TOWNSHIP MANAGER'S REPORT: MARIANNE HART MORANO**

**Zoning Hearing Board Application 415 Liberty Trail.** The applicant was sent a Supervisor agenda but was not present to answer questions regarding the requested variance for exceeding impervious surface for an in-ground swimming pool on the property. The Zoning Hearing Board application and supporting documentation were provided to the Board.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to oppose the application due to stormwater review concerns expressed during the development review period and authorize the Township Solicitor send a letter and attend the hearing when scheduled to support the Township's opposition. With no additional discussion, all present voted in favor.

**United States of America Semiquincentennial.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2026-06** supporting the Pennsylvania Commission for the United States Semiquincentennial as presented. With no additional discussion, all present voted in favor.

**2026 Bituminous Seal Coat Bid.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to award the 2026 Bituminous Seal Coat bid to Asphalt Industries, Inc. for the alternate bid amount of \$74,040.00 as presented. With no additional discussion, all present voted in favor.

**Sale of Equivalent Dwelling Units.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to decline selling 50 EDUs to Hilltown Township Water and Sewer Authority as presented. With no additional discussion, all present voted in favor.

**Destruction of Specific Township Records.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2026-07** as presented. With no additional discussion, all present voted in favor.

**Zoning Hearing Board.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2026-08** to accept the appointment of Mary Martin as an alternate to the Zoning Hearing Board and reaffirm members as presented. With no additional discussion, all present voted in favor.

**DCED Pennsylvania Small Water and Sewer Program Grant Award.** Ms. Hart Morano stated a grant award in the amount of \$210,000.00 has been received for the rehabilitation of the East Rockhill Treatment Plant South Aeration Tank. A grant in the amount of \$487,560.00 was requested. The Agreement was provided to the Board.

Mr. Nyman stated a note for the expense should be considered.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to authorize the Township Manager executing the Pennsylvania Small Water and Sewer Program Grant Agreement as presented. With no additional discussion, all present voted in favor.

Mr. Nietupski expressed support for a dais mural as recommended by staff in place of allocating monies towards a 250<sup>th</sup> neighboring municipality firework display. The mural will be considered at the April meeting.

**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 March 20, 2026 were provided to the Board. Mr. Scholl stated a trailer authorized in the 2026 budget has been ordered and will be delivered in 6-8 weeks. The report is on file.

**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.**

**Final Approval for Weidner Tract, 1622 Seven Corner Road.** Mr. Gregg Adelman, Esq., Mr. Tim Woodrow P.E., Mr. Ben Golthorp were present. Wynn Associates March 10, 2026 review letters and plan pages were provided to the Board.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to grant final plan approval subject to compliance with Wynn Associates March 10, 2026 review letter and subject to condition 17 Hilltown Township lots serviced by sewer in Hilltown Township, but noting the applicant may submit a revised sewer plan for consideration and amended approval. With no additional discussion, all present voted in favor.

**Preliminary / Final Approval for Schultz, 2600 Ridge Road.** Mr. Drew Moyer, P.E. was present. Wynn Associates February 26, 2026 review letter and plan page were provided to the Board. It was noted a conservation easement is being presented to comply with farmland tract requirement. Applicant added a waiver to waive the fee-in-lieu of road improvements which would be an amount equal to installing the curb and sidewalk requirement.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to grant waivers as requested including a fee-in-lieu of road improvements subject to compliance with Wynn Associates February 26, 2026 review letter 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.**

**Draft Data Center and Zoning Ordinance.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to authorize East Rockhill Planning Commission and Bucks County Planning Commission review of the draft ordinance contingent on amending the draft ordinance to require a 50 acre minimum tract of land and 45 feet maximum building height. With no additional discussion, all present voted in favor.

- Mark Ezzo, 2904 Hill Road, stated he has computer experience and considers himself an expert and cautioned the Board the owners of the data centers don't care about residents.

**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. Nietupski, 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. Nyman thanked Silverdale Borough who assisted Pennridge Community Center making a grant application.

**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 8:24 PM.

Respectfully submitted,

***DRAFT***

Marianne Hart Morano  
Township Manager

**NEXT AGENDA ITEM TO FOLLOW**

East Rockhill Township  
Bills List

April 24, 2026

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 168,841.97
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 5,939.31
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 1,664.66
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 67,829.51
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations &amp; contributions. Expenses for driving range and park maintenance.</i>	\$ 4,008.46
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,892.00
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,797.25
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ 211.29
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 18,787.06
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 8,590.27
<b>Bills List Total</b>		<b>\$ 283,561.78</b>

East Rockhill Township  
Bills List

**April 24, 2026**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
Amazon Business	Office Supplies	355.20
BIU	Code Services 2/2026	1,449.00
BIU	Code Services 3/2026	2,331.00
Britton Industries	Pallets	30.00
Chase Credit Card	Home Depot	98.72
Chase Credit Card	Auto Zone	26.17
Chase Credit Card	Tractor Supply	128.98
Clemens Uniform	Uniforms	194.16
Clemons Richter & Reiss	PRA	380.00 *
Clemons Richter & Reiss	Rufe	1,161.87 *
Clemons Richter & Reiss	General	60.00
Clemons Richter & Reiss	PRA	747.32
Clemons Richter & Reiss	Rufe	82.06
Clemons Richter & Reiss	Davis	580.00
Clemons Richter & Reiss	Seyler	100.00
DCED	January - March Permits	126.00
Debbies Cleaning	Township Office & Maint	710.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,298.74
Dunlap SLK	2025 Audit	3,750.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	13,972.50
Grim, Biehn & Thatcher	Township Solicitor General	1,472.50
Grim, Biehn & Thatcher	Township Solicitor ZHB	122.50
H&K Materials	1920 Ridge Road	1,122.69
H&K Materials	Twp Maint Complex	1,424.77
Home Depot	Supplies	117.34
IPFone	Phone Service	333.86
IT Business Solutions	Monthly Service	477.00
Joshua Gotwals	Phone Reimbursement	150.00
Kathleen Percetti	Reimbursement	1,042.71
Keystone Collections Group	EIT Commission	1,225.92 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	699.14 *
Keystone Collections Group	EIT Taxpayer Refunds	1,442.86 *
Keystone Collections Group	LST Commission	5.74 *
KJ Doors	Twp Maint Complex Garage Doors	1,878.47
Land Mobile	Quarterly Service	675.00
Lawson	Supplies	407.32
Lincoln National	Insurance Premium	326.41

East Rockhill Township  
Bills List

**April 24, 2026**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Pennridge Regional Police	Police Service	109,248.00
Pennridge Community Center	DN 2026 Supervisor Wage Donation	1,875.00
Pennridge Community Center	DN 2026 PWTA Rep Wage Donation	900.00
PP&L Electric	Parking Lot Lights	332.39
PP&L Electric	Municipal Office	250.99
PP&L Electric	Brick Garage	26.84
PP&L Electric	PW Building	584.67
Primo Brands	Water Service	27.45
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Richter	Mobile Shredding	45.00
Ricoh	Copier Rental	132.23 *
T-Mobile	Cell Phone Service	125.84 *
TRAISSR LLC	Permit Software	650.00
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer General	373.61
<i>General Fund</i>		<u><u>\$ 168,841.97</u></u>

**Fire Fund - 03**

Borough of Perkasio	2026 Workers Comp Insurance ERT Portion	5,809.00
PP&L Electric	Substation	130.31
<i>Fire Fund</i>		<u><u>\$ 5,939.31</u></u>

**Open Space Fund - 05**

Keystone Collections Group	EIT Commission	610.75 *
Keystone Collections Group	Taxpayer Refunds	721.41 *
Wynn Associates	Township Engineer Benner	332.50
<i>Open Space Fund</i>		<u><u>\$ 1,664.66</u></u>

**Sewer Fund - 08**

ARRO Consulting	Engineering Treatment Plant	72.50 *
Brad Nicholas	Pump Sludge	630.00
Chase Credit Card	Stockchecks.com	252.00
Comcast	Treatment Plant Phone Service	119.74
Kevin Franks	Treatment Plant	1,850.00
Lingo	Pump Station Alarm Service	184.35
LRM Inc	Treatment Plant	480.00

East Rockhill Township  
Bills List

**April 24, 2026**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
MJ Reider Associates	Lab Analysis	627.40
PP&L Electric	Pump Station	1,315.21
PP&L Electric	Treatment Plant	3,186.06
PWTA - Capital Fund	Quarterly Billing	3,102.00
PWTA - Operating Fund	Quarterly Billing	52,069.00
Riggins	Unleaded Fuel	563.62
Riggins	Diesel Fuel	865.02
SC Engineers	2025 Chapter 94 Report	1,404.00
USA Blue Book	Supplies	458.61
US Postal Service	4/2025 Sewer Billing	650.00 *
<i>Sewer Fund</i>		<u><u>\$ 67,829.51</u></u>

**Park & Recreation / Driving Range Fund -09**

BDS	Driving Range	140.00
Chase Credit Card	Lowes	362.99
Chase Credit Card	Wehrungs	341.11
Chase Credit Card	Tractor Supply	164.97
Chase Credit Card	Amazon	84.99
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00 *
George Allen Portable Toilets Inc.	Markey Centennial Park	165.00
Landis Fence	Country Hunt Playground	21.60
Miller Tire & Auto	Tires	389.16
Naceville Materials	Markey Park Water Line Repair	52.15
Nelson Wire Rope	Flag Pole	93.40
ORE	Markey Park Water Line Repair	963.24
ORE	Flag Pole	409.50
PP&L Electric	Markey Centennial Park Sign	29.49
PP&L Electric	Markey Centennial Park Buildings	81.72
Riggins	Unleaded Fuel	470.14
Verizon	FIOS Service	79.00
<i>Park &amp; Rec / Driving Range Fund</i>		<u><u>\$ 4,008.46</u></u>

**Street Light Fund - 13**

PP&L Electric	Street Lights	1,892.00
<i>Street Light Fund</i>		<u><u>\$ 1,892.00</u></u>

East Rockhill Township  
Bills List

**April 24, 2026**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>Building Debt Fund - 22</b>		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.25
	<i>Building Debt Fund</i>	<u>\$ 5,797.25</u>
<b>Capital Reserve Fund - 30</b>		
Wynn Associates	Township Engineer Hill Rd	211.29
	<i>Capital Reserve Fund</i>	<u>\$ 211.29</u>
<b>State Aid (Liquid Fuel) Fund - 35</b>		
BR Scholl	Truck Inspections	194.00
Chase Credit Card	Ciocca Ford	161.70
Chase Credit Card	Auto Zone	14.39
Coopersburg Materials	Supplies	436.43
Established Traffic Control	Signs	2,028.00
H&K Materials	Supplies	374.76
Hart Mechanical	Road Mower	432.00
Little's	Parts	215.74
NAPA	Parts	372.37
Nyco	Road Mower	457.76
PK Moyer	Street Sweeping	6,562.50
PP&L Electric	Signal 313 & 5th	45.51
PP&L Electric	Flasher 5th Street	26.70
PP&L Electric	Signal Campus & 5th	41.40
PP&L Electric	Signal 313 & 563	43.24
PP&L Electric	Flasher Schwenkmill Road	26.50
PP&L Electric	Signal 313 & Mountain View	63.63
PP&L Electric	Flasher Mountain View	26.70
Seal Master	Sealant	7,263.73
	<i>State Aid Fund</i>	<u>\$ 18,787.06</u>
<b>Escrow Fund - 90</b>		
Grim Biehn & Thatcher	Township Solicitor Park Hill Estates	82.00
Grim Biehn & Thatcher	Township Solicitor Like A Mustard Seed	164.00
Grim Biehn & Thatcher	Township Solicitor Weidner	682.50
Grim Biehn & Thatcher	Township Solicitor Gryzzl	192.50
Grim Biehn & Thatcher	Township Solicitor Park Club Fitness	205.00

East Rockhill Township  
Bills List

**April 24, 2026**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Grim Biehn & Thatcher	Township Solicitor Schultz	164.00
Wynn Associates	Township Engineer Everleigh Woods	645.12
Wynn Associates	Township Engineer Park Hill Estates	61.43
Wynn Associates	Township Engineer DR Horton	1,764.47
Wynn Associates	Township Engineer Gryzzl	252.23
Wynn Associates	Township Engineer Weidner Tract	2,609.25
Wynn Associates	Township Engineer Like A Mustard Seed	163.80
Wynn Associates	Township Engineer Penridge Fam Dental	321.38
Wynn Associates	Township Engineer Schultz	573.30
Wynn Associates	Township Engineer Spadafora	451.70
Wynn Associates	Township Engineer PRA	257.59
	<i>Escrow fund</i>	<u>\$ 8,590.27</u>
<b>Total Bills List</b>		<b>\$ 283,561.78</b>

*\*denotes already paid*