

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.

<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, 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 100th 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 250th 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,

Marianne Hart Morano

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Township Manager