

East Rockhill Township
Planning Commission Minutes
March 12, 2026

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

Present: Joe Chellew, Planning Commission Chairperson
Anne Fenley, Planning Commission Vice-Chairperson
Dave Nyman, Planning Commission Secretary
Blake Eisenhart, 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 7:00 PM by Chairperson Mr. Chellew.

Approval of February 12, 2026 Minutes:

On motion by Mr. Eisenhart, seconded by Mr. Monahan, to approve the meeting minutes from the February 12, 2026 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., consultant and Lane Schultz, applicant were present.

Wynn Associates letter dated February 26, 2026 cited the following comments and/or recommendations relative to the subject Minor Subdivision Plan, sheets 1 thru 4, dated January 16, 2026, latest revision date February 19, 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 containing 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 has been revised to propose conservation easement area on a portion of each lot (totaling 10.085 acres) to address the farmland tract requirements for sites greater than 10 acres in the AP zoning district. Agricultural preservation easement documents must be prepared and recorded in a manner satisfactory to the Township. Legal description for easement area, signed and sealed by the responsible surveyor, should be submitted for review. (ZO Section 27-502.c) **Will comply.**

2. 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. Plan has been revised so that where the driveways are split, each driveway will be located on its respective lot. Additionally, waivers have been requested (refer below) to not require the shared driveway to be centered on the property line, and to not modify the entrance to establish 18-foot width in the right-of-way. Township should determine if the driveway configuration is satisfactory. Modifications to driveway entrance, if required, will necessitate that the applicant obtain a highway occupancy permit from PADOT. Upon resolution of driveway configuration, a shared driveway easement agreement should be prepared and recorded to document access rights and maintenance responsibilities for the shared driveway. Easement should be in a form satisfactory to the Township Solicitor. Legal description for easement, signed and sealed by the responsible surveyor, should be submitted for review. (SLDO Section 22-511.2) **Will comply. Lot 1 could install a separate driveway with road access in the future if necessary. Some approvals will be deferred to zoning and building permit review.**

3. Subdivision Ordinance waiver request correspondence dated February 20, 2026, was submitted with the plan (refer enclosed copy). The following waivers are requested:
 - A. SLDO Section 22-409 – Wetland Jurisdictional Determination from ACOE. **Survey flow guidelines have Wetland comments.**
 - B. SLDO Section 22-504.2.D – Irregular lot lines.
 - C. SLDO Section 22-504.2.K – Lot depth to width ratio.
 - D. SLDO Section 22-504.2.J – New lot fronting on major collector road.
 - E. SLDO Section 22-505.16 & 506 – Installation of cartway improvements/widening.
 - F. SLDO Section 22-511.2.A & D – Shared driveway centered on property line and 18’ wide shared driveway entrance.
 - G. SLDO Section 22-512 & 513 – Installation of curb & sidewalk.

4. Complete grading, stormwater management, and erosion control design for Lot 2 has not been proposed on the plan. If final design is deferred until construction is proposed on Lot 2, a declaration of covenants and restrictions should be executed by the applicant and recorded in a form satisfactory to the Township Solicitor. Declaration should identify requirements that must be addressed prior to issuance of building permits for Lot 2. (SLDO Sections 22-516, 517, and 518 & SWM Section 26-304) **Will comply.**

5. The plan depicts one spray irrigation and one micromound septic system test area on Lot 1 and two spray irrigation test areas on Lot 2. Existing septic system on lot 1 is proposed to be replaced.
Sewage facilities planning module must be prepared for the subdivision and requires 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) **Will comply.**
6. Water supply well must be tested and installed for Lot 2 in accordance with BCHD and Township regulations. (Township Code Chapter 26) **Will comply.**
7. Required right-of-way and outboundary concrete monuments and proposed property line iron pins should be installed and certified in writing by the responsible surveyor, prior to plan recordation. (SLDO Section 22-522) **Will comply.**
8. The area within the ultimate right-of-way of Ridge Road is 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.**
9. 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.**
10. Emergency services fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-04) and Capitol improvement fund fee in-lieu-of Subdivision Ordinance waivers (Resolution 2023-05) should be addressed in a manner satisfactory to the Township. **Will comply.**
11. Additional comments may be generated subject to resolution of requested waivers. If driveway modifications are required, development/financial security agreements may be required to be executed in a form satisfactory to the township solicitor. (SLDO Section 22-606) **Will comply.**

Bucks County Planning Commission February 26, 2026 memorandum was provided to the Planning Commission.

Public Comment on Schultz Minor Subdivision

There was none.

On motion by Mr. Monahan, seconded by Mr. Eisenhart, to recommend granting of waivers requested in the February 20, 2026 correspondence to the Board of Supervisors as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Monahan, seconded by Mrs. Fenley, to recommend granting preliminary/final approval to the Board of Supervisors contingent on compliance with Wynn Associates February 26, 2026 correspondence as presented. With no additional discussion, all present voted in favor.

WEIDNER TRACT SUBDIVISION FINAL PLAN

1622 Seven Corner Road

TMP #12-13-21

Gregg Adelman, esq. and Tim Woodrow P.E. were present on behalf of the applicant.

Wynn Associates letter dated March 10, 2026 cited the following comments and/or recommendations relative to the subject final subdivision plan, sheets 1 thru 39, dated December 18, 2020, Latest revision date January 20, 2026, prepared by Woodrow & Associates, Inc.

Proposed 21 lot single family dwelling subdivision is located within both Hilltown Township (17 lots) and East Rockhill Township (4 lots), containing a total of 28.61 acres in area (net). 2.54 acres (net) of the site is located within East Rockhill Township along Seven Corner Road. An approximately 1650 feet long cul-de-sac street is proposed for access to 20 lots (three within East Rockhill Township). Additionally, one lot fronts along Seven Corner Road and one lot is located along South Perkasio Road. Approximately 220 feet of the street is located in East Rockhill Township. Lots in East Rockhill Township vary from 22,039 to 26,047 square feet in area (lots are 50,000+ square feet in Hilltown Township). Site is located within the Suburban (S) Zoning District in East Rockhill Township. Lots are proposed to be served by public water and sanitary sewer disposal facilities. The subdivision plan was granted conditional preliminary plan approval by the supervisors on June 24, 2025 (refer action letter dated July 3, 2025).

1. The entire proposed cul-de-sac street, frontage improvements on Seven Corner Road, and all stormwater management facilities shall be owned and maintained by a Homeowners Association (HOA) in accordance with conditions of preliminary plan approval. Draft HOA documents were included with the submission. Documents require review and approval by the Township Solicitor. Additionally, buyer disclosure statement should be prepared to advise purchasers of their responsibilities and any restrictions

which pertain to individual lots and the overall development. **Will comply. HOA document will require at least one East Rockhill Township resident if one would like to serve.**

2. Within East Rockhill Township portion of the site, the proposed street width is 36 feet, within a 60 feet wide right-of-way pursuant to subdivision ordinance requirements. The remainder of the street in Hilltown Township is proposed to be 32 feet wide, within a 56 feet wide right-of-way. Curb and sidewalk are proposed on both sides for the full length of the street. Plan and profile sheets should clarify the location and length of the street width transition. (SLDO Section 22-506) **Will comply.**

3. Improvements are proposed along site frontage with Seven Corner Road including, drainage improvements, widening, curb, and sidewalk (on development side). Full width cartway reconstruction/overlay paving is also required. Drainage improvements/storm sewer is proposed to extend southwest into Dublin Way and northeast along two adjoining properties to address existing drainage issues previously discussed. Enlarged plan view and construction details are required to clarify the proposed improvements along Seven Corner Road and Dublin Way. Grading and restoration for proposed improvements along adjoining Noll, Eberhardt, Weinhold, and White properties should be clearly detailed on the enlarged plans. Additional comments are contained in the attached Engineering/Drafting Detail Review memorandum. Plans should include extent of street restoration/overlay paving (including waterline restoration). Construction details on plan sheet 35 must be revised to clarify full width overlay paving. (SLDO Sections 22-403.10, 505.16, and 506.4)
Additionally, Township road occupancy permits should be required to be obtained by the applicant for offsite utility improvements. (Twp Code Chapter 21, Part 3) **Will comply.**

4. Traffic comments, dated August 21, 2025, were previously received from the Township Traffic Consultant, TPD. Confirmation should be received from TPD that the revised plans satisfactorily address their comments. (SLDO Section 22-510) **Will comply.**

5. Post Construction Stormwater Management Report dated June 2021, latest revision date December, 2025, prepared by Woodrow & Associates, Inc. was submitted with the plan. The following comments are made with respect to stormwater management design:
 - A. Verification of easement acquisition for installation of riprap apron at POA 1 should be provided. Metes and bounds information for the easement should be included on the record plans. **Will comply.**

- B. Proposed basin, BMP 1, is located in Hilltown Township. Hilltown Township design and construction standards are similar to East Rockhill Township. Comments regarding stormwater basin design/construction should be addressed pursuant to Hilltown Township final plan engineering review. **Will comply.**
 - C. A portion of the site drains to the northwest, toward existing storm sewer along Dublin Way. A seepage bed type BMP is proposed in the rear of lots 1 & 2 to address stormwater management for this watershed. Additionally, storm sewer is proposed to be installed to the culvert in Dublin Way to improve existing conditions. Execution of an Operation and Maintenance agreement for rain garden BMP should be required in a manner satisfactory to the Township Solicitor. **Will comply.**
 - D. Additional stormwater management comments are contained in the attached Engineering/Drafting Detail Review memorandum. (Code Chap. 26, Part 3) **Will comply.**
6. East Rockhill Township sanitary sewer facilities exist within Seven Corner Road and are proposed to be extended into the proposed street to serve lots 1, 2, 20, and 21. The applicant has requested that sewage flow from all lots be permitted to be treated at the East Rockhill Township sewage treatment plant. To facilitate this service, an intermunicipal service agreement is required to be executed between the Township and HTWSA. It is our understanding that a draft agreement is being prepared by the Solicitors for consideration by the Township and HTWSA. Design comments are included in the attached Engineering/Drafting Detail Review memorandum. (SLDO Section 22-403.10 & 11 and 520.8)
- Purchase of sanitary sewer EDUs from the appropriate Township/Authority should be resolved by the applicant. (SLDO Section 22-520)
- Additionally, sewage facilities planning module(s) should be prepared by the applicant and require approval by East Rockhill Township, Hilltown Township, and PADEP. (SLDO Section 22-407) **East Rockhill Township Board of Supervisors will determine sewer service.**
7. Applicant is working with Perkasio Regional Authority (PRA) and HTWSA to allow PRA to serve public water to the entire development. Documentation of willingness to serve the project and design approval should be obtained from the applicable Authority. (SLDO Section 22-519)
- Offsite extension of public water line to connect to existing PRA facilities requires restoration of Township roads beyond the site frontage. Complete waterline construction/restoration details should be included in the plan set for review. Temporary

construction and/or permanent utility easements should be addressed by the applicant if necessary. (SLDO Section 22-403.10 & 11) **Will comply.**

8. Pursuant to conditions of preliminary plan approval, Township will accept a fee in-lieu-of land dedication pursuant to Township fee schedule. **Will comply.**
9. A streetlight is proposed at the entrance intersection, along the frontage of lot 1 and at the intersection of Dublin Way and Seven Corner Road for improved visibility. Conflicting LED streetlight details are included on plan sheet 15. Lights in East Rockhill Township should be consistent with the typical boulevard style streetlight fixture which is used in other Township developments. Proposed lighting fixture type and locations should be coordinated in both Townships. (SLDO Section 22-526) **Will comply.**
10. Pursuant to conditions of preliminary plan approval, the Township will accept a contribution in-lieu-of required reforestation/afforestation requirements of Section 22-515.8. Cost for contribution in-lieu-of restoration was estimated by Woodrow Associates to be \$6,502.50. **Will comply.**
11. Pursuant to conditions of preliminary plan approval, landscape plantings as shown on plan sheet 12 (replacement trees and buffer along Wimmer) were determined to be satisfactory. (SLDO Section 22-515.7) **Will comply.**
12. Street name “Fox Tail Court” remains on the plan. At the time of conditional preliminary plan approval, the was requested to propose an alternate street name due to similarity to other names in the Township. An alternate street name should be proposed and is subject to approval by East Rockhill Township and Hilltown Township, and confirmation from servicing post office of no conflict within service area. (SLDO Sec 22-505.12) **Will comply.**
13. Legal descriptions for all easements/rights-of-way proposed on the plan should be prepared by a registered land surveyor and be submitted for review and agreement preparation. (SLDO Sec 22-527) **Will comply.**
14. Verification of an NPDES permit approval, dated November 26, 2025, has been received from BCCD. Any plan revisions must be resubmitted to BCCD for confirmation. (SLDO Section 22-518) **Will comply.**
15. Development/Financial Security Agreement must be executed between the Township and applicant to guarantee installation of public improvements including but not limited

to, street improvements, landscaping, stormwater management facilities, sanitary sewer facilities, and erosion/sediment control facilities located within the Township. An “Opinion of Cost” should be prepared by the design engineer and submitted for review. (SLDO Section 606) **Will comply.**

16. Outboundary property monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**
17. Comments should be received from HTSWA, and PRA regarding the proposed development; particularly, utility service and design. Proposed subdivision layout and improvement design should be consistent and coordinated with the requirements of both Townships where possible. **Will comply.**
18. Attached to this correspondence is a review of engineering/drafting details included on the plan submission. All comments should be addressed on revised plans. **Will comply.**

Public Comment on Weidner Tract Subdivision:

- Steve Noll, 1408 Seven Corner Road, asked for clarification on stormwater improvements.
- Dave Leopold, 1406 Seven Corner Road, asked for confirmation the existing road pipe would be replaced with something larger and be underground. Yes.
- Paul Franzo, 1517 Seven Corner Road, asked if there would be curb or sidewalk, street light and gas utilities. Yes there will be curb and sidewalk in front of new lots on Seven Corner Road only; one street light will be at corner of new road and there are no plans for gas utility installation.

On motion by Mrs. Fenley, seconded by Mr. Nyman, to recommend final approval contingent on compliance with Wynn Associates March 10, 2026 correspondence as presented. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment:

On motion by Mr. Eisenhart, seconded by Mrs. Fenley, the meeting adjourned at 8:01 PM.

Respectfully Submitted,

Marianne Hart Morano

Marianne Hart Morano

Township Manager