

**Meeting Minutes**  
**East Rockhill Township Zoning Hearing Board**  
**March 3, 2026**

The East Rockhill Township Zoning Hearing Board was held at 7:00 PM on March 3, 2026 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasio, Pennsylvania.

Present: Arlo Eby, Zoning Hearing Board  
Patricia McAnally, Zoning Hearing Board  
Dan Soliday, Zoning Hearing Board  
Scott MacNair, Zoning Hearing Solicitor  
Marianne Hart Morano, Zoning Officer

The regular meeting was convened at 7:00 PM by Mr. Eby.

**Reorganization**

Ms. Hart Morano acted as Temporary Chairperson.

**On motion** by Mr. Eby, seconded by Ms. McAnally, to nominate John Fenley as the Zoning Hearing Board Chairperson; Arlo Eby as the Zoning Hearing Board Vice-Chairperson and the law firm of Clemons, Richter & Reiss as the Zoning Hearing Board Solicitor. With no additional discussion, all present voted in favor.

The public hearing was convened at 7:01 PM by Mr. Eby.

**Stenographic Record:** A stenographic record of the hearing was taken and will provide a record of the proceedings. A request can be made to Nancy Hoffert at 484-866-6172. Transcripts are stored for five years.

**New Business**

**PERKASIE REGIONAL AUTHORITY, 1100 BRANCH ROAD (BLOOMING GLEN ROAD)** to consider the application of the Perkasio Regional Authority concerning a property located at 1100 Branch Road, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-014-068. The Applicant proposes the construction of a building to operate an existing well. This property is located in the S, Suburban zoning district. The Applicant requests the following variances from the East Rockhill Township Ordinances: (1) from Section 27-702.b to permit a 14' side yard where 40' is required; (2) from Section 27-1900.h(2) to permit disturbance of wetlands that are one acre or greater; (3) from Section 27-1900.i(1) to encroach within a 100' wetland margin for wetlands in excess of one acre; (4) from Section 8-501.2 to construct a non-residential structure in a floodplain; (5) from Section 8-503.1 to place fill within the designated floodplain area and (6) from Section 8-503.1.A which requires fill to extend laterally at least 15' beyond the building line from all points. In addition, Applicant seeks a special exception pursuant to Section 27-1902.b of the Zoning Ordinance to construct a public utility facility within a floodplain.

Mr. Jakob Reilly, P.E., Mr. Sean Turpey, P.E., Mr. Nick Fretz, Manager and Mr. David Watt, Chairperson, were present.

Party Status requests received and approved:

- Allyssa and Brad Wankewicz, 112 Bridgeview Drive

Testimony: Mr. Jakob Reilly, P.E., Mr. Sean Turpey, P.E., Mr. Nick Fretz. Testimony was concluded.

Executive Session was held for deliberations. The Zoning Officer was not present.

**On motion** by Ms. McAnally, seconded by Mr. Soliday, to grant a special exception and variances requests conditioned on applicant painting the proposed building a neutral color that is satisfactory to the East Rockhill Township Board of Supervisors; installing a sign to identify the water treatment facility building; compliance with Township Engineer's review letter dated October 9, 2025; and compliance with testimony and exhibits. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision will be the Official Decision of the Zoning Hearing Board.

**JONATHAN RUFÉ, 1900 N. FIFTH STREET** to consider the application of Jonathan Rufe concerning a property located at 1900 N. Fifth Street, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-009-225. This property is located in the AP – Agricultural Preservation Zoning District. The Applicant is seeking to convert a historic barn to the principal residence and convert the existing farmhouse to an A-8 Farm Unit. The Property currently contains one A-8 Farm Unit, in addition to the barn and farmhouse. The Applicant is seeking a variance from Section 27-304.A8.b, to allow for a principal residence and two A-8 Farm Units which exceeds the maximum density requirements for the Property.

Mr. Jonathan Rufe, owner and Ms. Kelly Conway, owner fiancé were present.

Party Status requests received and approved:

- Jim Nietupski (present) and Robin Bentzley (not present), 600 Route 313

Testimony: Mr. Jonathan Rufe and Ms. Kelly Conway. Testimony stated the existing haybarn is primarily storage and existing dwelling was constructed in 1770 with 2 feet thick walls and one bedroom. The conversion of the hay barn to living space would not impact stormwater and be handicap accessible. The farm unit detached garage has living space on second floor. The 1770 dwelling would be converted to office space and visiting guest space. Testimony was concluded.

Executive Session was held for deliberations. The Zoning Officer was not present.

**On motion** Mr. Soliday, seconded by Mr. Eby, to grant variance request conditioned on extinguishing the dwelling unit contained within the garage to the satisfaction of East Rockhill Township; not enlarging the size or footprint of the barn in any manner; obtaining the Township's approval to modify the Declaration of Covenants, Conditions and Restrictions dated June 26, 2024 introduced as Exhibit ZHB-8 and executing a new Declaration that is consistent with the existing Declaration, but removes the prohibition concerning constructing or occupying the barn as a dwelling unit; annual inspections of the Property to ensure compliance with the conditions contained in this Decision; compliance with all terms contained in the Deed of Conservation Easement and Declaration of Restrictive Covenants dated November 30, 2009 and compliance with the testimony and exhibits introduced during the Zoning Hearing Board hearing. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision will be the Official Decision of the Zoning Hearing Board.

**Approval of September 20, 2025 Minutes**

**On motion** by Ms. McAnally, seconded by Mr. Soliday, the September 20, 2025 notes were accepted with no changes.

**Adjournment**

The hearing adjourned at 9:15 PM.

Respectfully submitted,

*Marianne Hart Morano*

Marianne Hart Morano  
Township Manager / Zoning Officer