

East Rockhill Township Board of Supervisors

May 26, 2026

Regular Business Meeting Minutes

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The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on May 26, 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, June 23, 2026 at 7:00 PM as advertised.

PUBLIC COMMENT #1:

- Jennifer Wright, 400 Three Mile Run Road, stated recently there was a gas leak near her residence and expressed concerns regarding notification.

APPROVAL OF MINUTES AND BILLS PAYABLE:

Approval of Minutes and Approval of Bills Payable.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the meeting minutes from the Board of Supervisors April 28, 2026 Regular Meeting as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated May 22, 2026 for a total amount of \$281,360.18 as presented. With no additional discussion, all present voted in favor.

BOARD AND COMMISSION REPORTS:

Pennridge Regional Police Department (PRPD): Chief Dickinson Jr.

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

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

Planning Commission: Marianne Hart Morano

The May 14, 2026 agenda and draft minutes were provided to the Board. Ms. Hart Morano stated the Muse Lot Line granting of waivers and preliminary / final approval were recommended for approval and the Zoning Amendment (data center) Ordinance was recommended for adoption.

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

Pennridge Wastewater Treatment Authority (PWTa): Dave Nyman

The April 2026 minutes and flow reports were provided to the Board. Mr. Nyman stated there will not be a revised member allocation due as a result of the UV project cost overages.

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

Pennridge Area Coordinating Committee (PACC): Dave Nyman

The April 23, 2026 meeting notes were provided to the Board.

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

Park & Recreation: Marianne Hart Morano

The May 12, 2026 meeting notes were provided to the Board. Ms. Hart Morano stated removal of the skate park facility which is located in a wet area is recommended and to reallocate 2026 skate park budgeted funds towards a potential Three Mile Run Road walking trail extension. Mr. Baluh will provide a feasibility study for a not to exceed amount of \$3,000.00.

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

TOWNSHIP MANAGER’S REPORT: MARIANNE HART MORANO

Zoning Hearing Board Application 25 Greenleaf Circle. Mr. and Mrs. DeCandro were present to review an application for a proposed covered patio addition with a 25 rear yard setback where 40 feet is required. The Zoning Hearing Board application and supporting documentation were provided to the Board.

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

DRAFT**Use of Fire Police Personnel.**

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize fire police personnel for traffic control duties for triathlon bicycle events on May 17, 2026 and August 2, 2026 in Haycock Township as presented. With no additional discussion, all present voted in favor.

Employee Manual May 2026.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2026-09** to amend the employee manual to add a provision for employees who elect to decline medical and prescription insurance coverage to receive compensation, as presented. With no additional discussion, all present voted in favor.

Bucks County Board of Assessment Tax Distributions.

The Bucks County Board of Assessment presentation and draft ordinance were provided to the Board to consider amending Bucks County withholding 5% of all Township real estate delinquent collections and pass the expense onto the taxpayer. Mr. Oetinger will review.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, 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 May 21, 2026 were provided to the Board. Of note, the Treatment Plant South aeration tank will be drained to determine necessary repairs. 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.

Del Ron / Muse Lot Line Adjustment 623 Blooming Glen Road. Mr. Richard Beres was present and stated the applicant will comply with all items in Wynn Associates May 7, 2026 correspondence. Mr. Baluh reviewed requested waivers.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant preliminary / final approval and granting of waivers as requested contingent on compliance with Wynn Associates May 7, 2026 correspondence as presented. With no additional discussion, all present voted in favor.

TOWNSHIP SOLICITOR REPORT: WILL OETINGER, ESQ.

Draft Data Center and Zoning Ordinance. Mr. Oetinger stated the Township has not received an application submission for a data center. The draft data center Ordinance is to put regulations in place to protect the Township stating if no regulations are in place an applicant can place the data center anywhere in the Township with no requirements. The use is proposed in Industrial One and Industrial Two Zoning Districts. Some of the requirements in the draft Ordinance include a 50 acre

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minimum, 200 feet setback, electric on site as a first option and public water connection as a first option.

Mr. Nyman stated the Board has assessed information on this new use for eight months and as more information becomes available an Ordinance amendment to address the new information will be done but the Ordinance proposed is being considered to protect the Township.

The public hearing was opened to public comment.

- Jim Pascale, 1921 Three Mile Run Road, stated the Ordinance needs more public outreach and is inadequate.
- Brian McMullen, 12 Shale Circle, stated concern the speed the Ordinance is being pushed through which is in response to Governor Shapiro tax incentives encouraging the use and has environmental concerns.
- Anthony DiFondi, 308 Harriet Drive, stated concerns over noise and environmental impacts.
- Jeff Rowe, 110 Bridgeview Drive, stated an environmental assessment should be done and expressed concerns over noise and water impact.
- Emily Devenuto, 1215 Meadow Lane Perkasié Borough, stated concerns for electric use increases and thanked the Board for a substantive draft but believed additional regulations were necessary for well water, electric cost and noise.
- Mr. Oetinger stated well water regulations are not in the data center draft Ordinance due to they are already required in Chapter 22 Subdivision and Land Development. Compliance would be part of land development which is also required.
- John Caro, 21 Winterberry Drive, stated power concerns and decommissioning requirements when no longer in use.
- Barbara Gebelein, 62 Ridge Run Road, cited the Pennsylvania Constitution Natural resources compliance and PFAS contamination concerns.
- Patricia Ezzo, 2904 Hill Road, interjected and ceded her three minute public comment to Mr. Krout.
- Jim Krout, 930 Cathill Road West Rockhill Township, demonstrated noise from a New Jersey data center from half a mile away.
- Liz Casey, 205 Three Mile Run Road, stated she attended a West Rockhill Township meeting and encouraged collaboration and wants a moratorium to just say no.
- Mr. Oetinger stated a moratorium can only be used once every three years and only allows the Township six months to pass an Ordinance and does not stop a use.
- Mark Ezzo, 2904 Hill Road, stated he is in the computer business for 38 years and in three years the large scale center will be obsolete due to compressed size. Mr. Ezzo would like no development.
- Jennifer Wright, 400 Three Mile Run Road, stated water PFAS contamination concerns.
- Emily Geib, 900 Rockhill Road, stated everyone should reach out to state representatives and wants an appraisal requirement for homes potentially devalued.

- Stephen Chase, 16 Deer Run Road, stated he is Generation Z and AI is useless and municipalities should not be bowing down to data centers.

With no additional public comment the Public Hearing was closed.

Mr. Nyman asked for a motion to adopt Ordinance 310 as recommended by the Planning Commission and authorized for tonight's public hearing.

Mr. Volovnik stated opposition to the Zoning Amendment (data center) Ordinance.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to table the draft Data Center and Zoning Ordinance at this time. With no additional discussion, all present voted in favor.

Mr. Nietupski announced to check the website to stay informed. Public comments can be mailed to the Township Manager.

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 presented voted in favor.

NEW OR OTHER BUSINESS SUPERVISORS' ITEMS:

There was none.

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 8:33 PM.

Respectfully submitted,

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Marianne Hart Morano
Township Manager

East Rockhill Township
Bills List

June 19, 2026

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 170,437.30
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 93.91
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 2,481.01
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 28,776.29
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 1,525.65
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,920.81
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>	\$ 10,499.00
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 91,201.96
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 6,439.14
Bills List Total		\$ 319,172.32

East Rockhill Township
Bills List

June 19, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising	132.57
Amazon Business	Office Supplies	317.50
AON	Bond Renewal Elected Tax Collector	555.00
Chase Credit Card	Best Buy	900.97
Chase Credit Card	Lowes	314.53
Chase Credit Card	Stone Depot	49.61
Chase Credit Card	PSATS	50.00
Chase Credit Card	Full Source	116.42
Clemens Uniform	Uniforms	151.49
Debbies Cleaning	Township Office & Maint	1,170.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,298.74
DL Beardsley	Supplies	194.50
Dunlap SLK	2025 Audit	500.00
Emerald Garden	Lawn Maintenance	1,880.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	14,458.50
Freedom and Glory	Flags	457.94
Grim, Biehn & Thatcher	Township Solicitor General	857.50
Grim, Biehn & Thatcher	Township Solicitor ZHB	857.50
Grim, Biehn & Thatcher	Township Solicitor Rock Hill Quarry	157.50
Hartzels Concrete	Materials	577.00
IPFone	Phone Service	333.86
IT Business Solutions	Monthly Service	477.00
IT Business Solutions	Computer & Setup	285.00
JRF Tree	Tree Removal	1,050.00
Keystone Collections Group	EIT Commission	2,490.37 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	359.13 *
Keystone Collections Group	EIT Taxpayer Refunds	1,042.86 *
Keystone Collections Group	LST Commission	91.21 *
Keystone Collections Group	LST Refunds	26.21 *
Keystone Collections Group	TCD Operational Fees	58.66 *
KJ Door Services	Twp Maint Complex	863.27
Lapps Landscape Products	Mulch	370.00
Lawson	Supplies	508.57
Lincoln National	Insurance Premium	326.41
Marianne Morano	Mileage Reimbursement	1,000.00
Meliora Design	Rock Hill Quarry	6,697.50

East Rockhill Township
Bills List

June 19, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Nancy Hoffert	ZHB Court Reporting	275.00
Pennridge Regional Police	Police Service	109,248.00
PP&L Electric	Parking Lot Lights	185.03
PP&L Electric	Municipal Office	111.17
PP&L Electric	Brick Garage	27.60
PP&L Electric	PW Building	342.76
Primo Brands	Water Service	21.96
Raifsnider's Exterminating	Quarterly Pest Control	210.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Richter Total Office	File Cabinet	1,513.98
Ricoh	Copier Rental	132.23
Safety-Kleen	Supplies	367.28
Samantha Salemno	Mileage Reimbursement	91.35
St Lukes	CDL Testing -LB	55.00
T-Mobile	Cell Phone Service	125.80 *
TRAISSR LLC	Permit Software	1,050.00
Uline	Supplies	304.29
Upper Bucks Chamber of Commerce	Membership	375.00
USA Today	Advertising	474.64
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer General	682.51
Wynn Associates	Township Engineer Twp Maint Complex	34.13
Wynn Associates	Township Engineer MS-4	68.25
<i>General Fund</i>		<u><u>\$ 170,437.30</u></u>

Fire Fund - 03

PP&L Electric	Substation	93.91
<i>Fire Fund</i>		<u><u>\$ 93.91</u></u>

Open Space Fund - 05

Chase Credit Card (OS Maint)	Doylestown Waste Recycling	603.97
Grim, Biehn & Thatcher	Township Solicitor Land Preservation	35.00
Keystone Collections Group	EIT Commission	1,225.04 *
Keystone Collections Group	Taxpayer Refunds	521.45 *
Wynn Associates	Township Engineer Land Preservation	95.55
<i>Open Space Fund</i>		<u><u>\$ 2,481.01</u></u>

East Rockhill Township
Bills List

June 19, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Sewer Fund - 08		
Comcast	Treatment Plant Phone Service	119.74
Emerald Garden	Lawn Maintenance	440.00
Grim Biehn & Thatcher	Township Solicitor Sewer Matters	149.75
Kevin Franks	Treatment Plant	1,850.00
Lingo	Pump Station Alarm Service	184.26
MJ Reider Associates	Lab Analysis	389.80
PP&L Electric	Pump Station	682.04
PP&L Electric	Treatment Plant	2,679.17
Riggins	Unleaded Fuel	1,263.08
Riggins	Diesel Fuel	1,450.70
US Postal Service	7/2025 Sewer Billing	700.00
Wind River Environmental	Treatment Plant S Aeration Tank	18,867.75
<i>Sewer Fund</i>		<u>\$ 28,776.29</u>

Park & Recreation / Driving Range Fund -09

Chase Credit Card	Eagle Power Kubota	199.54
Chase Credit Card	G&S Fastening	17.75
Davis Feed	Supplies	80.95
Emerald Garden	Lawn Maintenance	900.00
George Allen Portable Toilets Inc.	Markey Centennial Park	165.00
PP&L Electric	Markey Centennial Park Sign	29.50
PP&L Electric	Markey Centennial Park Buildings	53.91
Verizon	FIOS Service	79.00
<i>Park & Rec / Driving Range Fund</i>		<u>\$ 1,525.65</u>

Street Light Fund - 13

PP&L Electric	Street Lights	1,920.81
<i>Street Light Fund</i>		<u>\$ 1,920.81</u>

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.25
<i>Building Debt Fund</i>		<u>\$ 5,797.25</u>

East Rockhill Township
Bills List

June 19, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Capital Reserve Fund - 30		
Passerini & Sons	Hill Road	10,499.00
	<i>Capital Reserve Fund</i>	<u>\$ 10,499.00</u>
State Aid (Liquid Fuel) Fund - 35		
Asphalt Industries	Three Mile Run Rd Oil & Chip	78,271.35
BR Scholl	Service	138.23
Chase Credit Card	Cargo Trailer Sales	430.99
Chase Credit Card	Lowes	164.40
Coopersburg Materials	Supplies	516.96
DeAngelo Contracting Services	Vegetation Management	7,750.00
Established Traffic Control	Signs	232.68
H&K Materials	Supplies	2,154.53
Littles	Road Mower	273.90
M&W Precast	Supplies	284.67
NAPA	Parts	149.88
Nyco	Parts	78.51
ORE	Equipment Rental	479.59
PP&L Electric	Signal 313 & 5th	46.07
PP&L Electric	Flasher 5th Street	27.62
PP&L Electric	Signal Campus & 5th	41.95
PP&L Electric	Signal 313 & 563	44.43
PP&L Electric	Flasher Schwenkmill Road	27.42
PP&L Electric	Signal 313 & Mountain View	61.15
PP&L Electric	Flasher Mountain View	27.63
	<i>State Aid Fund</i>	<u>\$ 91,201.96</u>
Escrow Fund - 90		
Grim Biehn & Thatcher	Township Solicitor Rufe	492.00
Grim Biehn & Thatcher	Township Solicitor Everleigh Woods	102.50
Grim Biehn & Thatcher	Township Solicitor Pennridge Family Dental	20.50
Grim Biehn & Thatcher	Township Solicitor Muse	102.50
Grim Biehn & Thatcher	Township Solicitor Zimrick	348.50
Wynn Associates	Township Engineer DR Horton	2,445.00
Wynn Associates	Township Engineer Weidner	238.88
Wynn Associates	Township Engineer Green Ridge West	300.01

East Rockhill Township
Bills List

June 19, 2026

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Wynn Associates	Township Engineer JMD Group	354.61
Wynn Associates	Township Engineer Everleigh Woods	165.43
Wynn Associates	Township Engineer Pennridge Fam Dental	364.41
Wynn Associates	Township Engineer Muse	996.16
Wynn Associates	Township Engineer Zimrick	244.23
Wynn Associates	Township Engineer Spadafora	264.41
	<i>Escrow fund</i>	<u>\$ 6,439.14</u>
Total Bills List		\$ 319,172.32

**denotes already paid*

**BUCKS COUNTY CONSORTIUM
2026 FUEL BID SUMMARY**

PRODUCT	SUPPLIERS				
	Global Montello Group Corp.	Petroleum Traders Corporation	Ports Petroleum	Riggins, Inc.	Sunoco LLC
<i>5,999 Gallons or Less</i>					
Unleaded Regular Gasoline	0.3913	No Bid	0.3800	0.2350	No Bid
Premium Unleaded Gasoline	0.1771	No Bid	0.3800	0.2600	No Bid
#2 Heating Oil	No Bid	No Bid	0.4000	0.4390	No Bid
Ultra-Low Sulfur Diesel Fuel	0.4978	No Bid	0.4000	0.3290	No Bid
Off-Road Ultra-Low Sulfur	1.8214	No Bid	0.4000	0.3390	No Bid
<i>6,000 Gallons to 7,999</i>					
Unleaded Regular Gasoline	0.1013	0.0050	0.0041	0.0190	-0.0110
Premium Unleaded Gasoline	-0.0979	-0.1543	-0.0209	-0.1190	-0.1484
#2 Heating Oil	No Bid	No Bid	0.0105	0.0490	No Bid
Ultra-Low Sulfur Diesel Fuel	0.1380	0.0337	0.0197	0.0360	0.0314
Off-Road Ultra-Low Sulfur	1.8214	0.0472	0.0205	0.0480	0.0102
<i>8,000 Gallons or Greater</i>					
Unleaded Regular Gasoline	0.1013	0.0033	-0.0025	-0.0051	-0.0262
Premium Unleaded Gasoline	-0.0979	-0.1669	-0.0229	-0.1310	-0.1865
#2 Heating Oil	No Bid	No Bid	0.0050	0.0390	No Bid
Ultra-Low Sulfur Diesel Fuel	0.1380	No Bid	0.0097	0.0290	No Bid
Off-Road Ultra-Low Sulfur	1.8214	No Bid	0.0105	0.0390	No Bid
<i>999 Gallons or Less</i>					
Propane	No Bid	No Bid	No Bid	No Bid	No Bid
<i>1,000 Gallons or Greater</i>					
Propane	No Bid	No Bid	No Bid	No Bid	No Bid
<i>Bid Bond Received</i>	YES	YES	YES	YES	YES

EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
RESOLUTION

DRAFT

A RESOLUTION OF THE EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS INVOKING THE PROCEDURES FOR MUNICIPAL CURATIVE AMENDMENTS AS SET FORTH IN SECTION 609.2 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.

WHEREAS, the East Rockhill Township Board of Supervisors has determined to consider amendments to its Zoning Ordinance; and

WHEREAS, the East Rockhill Township Board of Supervisors has determined that the current Township Zoning Ordinance is substantively invalid for not specifically zoning for the data center use; and

WHEREAS, the East Rockhill Township Board of Supervisors seeks the protection of Section 609.2 of the Pennsylvania Municipalities Planning Code, July 31, 1968, P.L. 805, No. 247, as amended, and proposes to prepare a curative amendment to overcome any potential invalid Zoning Ordinance provisions.

NOW, THEREFORE, it is hereby **RESOLVED** by the East Rockhill Township Board of Supervisors as follows:

1. The East Rockhill Township Zoning Ordinance fails to specifically allow the establishment of a data center use within the Township; and
2. Within thirty (30) days from the date of this declaration and proposal, the Board of Supervisors shall prepare specific findings setting forth the declared invalidity of the Ordinance in accordance with Section 609.2(1) of the Municipalities Planning Code.

SO RESOLVED, this 23rd day of June, 2026.

**EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS**

David R. Nyman, Chairman

Gary Volovnik, Vice Chair

James C. Nietupski, Member