

East Rockhill Township Board of Supervisors

May 26, 2026

Regular Business Meeting Minutes

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.

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

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 Perkasio 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,

Marianne Hart Morano

Marianne Hart Morano
Township Manager