

East Rockhill Township
Planning Commission Minutes
May 14, 2026

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on May 14, 2026 at the Municipal meeting room at 1622 N. Ridge Road, Perkasio, PA 18944.

Present: Joe Chellew, Planning Commission Chairperson
Anne Fenley, Planning Commission Vice-Chairperson
Dave Nyman, Planning Commission Secretary
Richard Kelly, Planning Commission Member
Blake Eisenhart, Planning Commission Member
Colin Monahan, Planning Commission Member
Steve Baluh P.E., Township Engineer
Marianne Hart Morano, Township Manager
Samantha Salemno, Administrative Assistant

The meeting was called to order at 7:01 PM by Chairperson Mr. Chellew.

Approval of March 12, 2026 Minutes:

On motion by Mrs. Fenley, seconded by Mr. Monahan, to approve the meeting minutes from the March 12, 2026 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Business:

**623 BLOOMING GLEN ROAD SUBDIVISION PLAN
DEL RON ENTERPRISES INC./MARY L. MUSE
TMP's #12-14-65, 65-1 & 65-2**

Rich Beres, Beres Contracting was present.

Wynn Associates letter dated May 7, 2026 cited the following comments and/or recommendations relative to the subject lot line adjustment subdivision plan, sheets 1 thru 6, dated December 10, 2025 (received by Township April 15, 2026), prepared by Crews Surveying, LLC:

Applicant proposes a lot line adjustment between three adjoining lots: TMP 12-14-65, 40.25 acres in area; TMP 12-14-65-1, 7.05 acres in area; and TMP 12-14-65-2, 3.57 acres in area. The resulting lots are 32.77 acres, 8.09 acres, and 10.01 acres in area respectively. TMP 12-14-65-1 contains an existing dwelling and outbuildings. TMP 12-14-65-2 is a landlocked parcel, with a single storage building. TMP 12-14-65 contains agricultural fields and partial woods. The lot line adjustment will result in TMP 12-14-65-2 being a building lot with frontage along White Road. All existing structures will be consolidated on the modified TMP 12-14-65-1. The properties are located within the Agriculture Preservation (AP) Zoning District. Property is currently served by onsite sewage disposal system and well.

1. Plan must address the farmland tract requirements for sites greater than 10 acres in the AP zoning district. It appears that TMP 12-14-65 will remain in agricultural use. Required agricultural soil preservation must be verified in a manner satisfactory to the township. (ZO Section 27-502.c) **Large parcel is for agricultural purposes and a dwelling is not proposed. Will comply.**
2. A small part of the site, including a portion of the outbuildings, are indicated to be located within Hilltown Township. Applicant should contact Hilltown Township to determine if they will waive review and approval of the plan, or if full subdivision submission will be required for the portion of property within Hilltown Township. **Will comply.**
3. An area of 100-year floodplain is identified along Branch Road on the existing features plan. Floodplain should also be delineated on the record plan, including applicable notice from Appendix B of the Subdivision Ordinance. **Will comply.**
4. A general dwelling and driveway location is shown on the plan for TMP 12-14-65-2. Some disturbance to natural features is proposed for the improvements. However, the natural resource chart on sheet 3 does not identify the acreage of disturbance proposed. Plan/chart should verify that all zoning requirements can be met, including natural resource protection standards, particularly woodlands and soil preservation. (ZO Section 27-1901) **Will comply.**
5. Subdivision Ordinance waiver request correspondence dated December 10, 2025, from Crews Surveying, LLC, was submitted with the plan (refer enclosed copy). The following waivers are requested:
 - A. SLDO Section 22-402.4.F– Detailed lot improvements. This office recommends that if detailed improvements, including stormwater management, are not provided for the proposed building lot (TMP 125-14-65-2), a declaration of covenants and restrictions should be required to be executed and recorded to document requirement for detailed grading, erosion control, and stormwater management plans prior to issuance of building permits. **Applicant is requesting stormwater review be deferred until construction permit application review.**
 - B. SLDO Section 22-102.4.I (and 22-409) – Wetland delineation. This office recommends that at a minimum, soil scientist should certify that there are no indicators of wetlands on the proposed building lot. **Partial waiver request.**

Applicant will contact septic consultant to submit correspondence there are no wetlands present.

6. Street improvements including cartway widening, curb, sidewalk, and drainage improvements are required along the property frontages unless waivers are requested in writing and approved by the Township. (SLDO Sections 522-506, 512 & 513) **Applicant to submit a request for waiver.**
7. Driveway design/details should be included/clarified on the plan for proposed access on White Road, including provisions to maintain roadside drainage, sight distance, and entrance paving. (SLDO Section 22- 511) **Applicant to confirm driveway location with the Township Engineer to ensure there is limited tree removal during permit review.**
8. Approximate location of existing on-lot sewage disposal absorption area should be identified on the plan for TMP 12-14-65-1. The plan depicts a primary and reserve septic system area on the proposed building lot (TMP 12-14-65-2). No proposed sewage facilities are identified on the agricultural lot (TMP 12-14-65). A PADEP non-building waiver form should be completed and identified on the plan for the agricultural lot, in-lieu of sewage system area testing.
Additionally, sewage facilities planning modules must be prepared for the subdivision and require approval by Bucks County Department of Health, East Rockhill Township, and PADEP, unless waiver or exemption is approved by PADEP. Sewage Facilities Planning Modules require approval by BCHD, Township, and PADEP. (SLDO Section 22-407 and 520) **Applicant distributed Pennsylvania Department of Environmental Protection August 21, 2026 planning module exemption correspondence.**
9. Water supply well must be tested and installed for TMP 12-14-65-2 in accordance with BCHD and Township regulations. (Township Code Chapter 26) **Will comply during construction permit review.**
10. Required right-of-way and outboundary concrete monuments and proposed property boundary iron pins should be installed and certified in writing by the responsible surveyor, prior to plan recordation. (SLDO Section 22-522) **Will comply.**
11. Areas within the ultimate rights-of-way of Blooming Glen Road, Branch Road, and White Road should be offered for dedication to the Township by note on the plan. Rights-of-way should be accepted for dedication by the Township as easements, unless a request for waiver of dedication is submitted by the applicant and approved by the Township for the frontages not being developed. (SLDO Section 22-506) **Will comply.**

12. 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 new dwelling unit. **Will comply.**
13. 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.**
14. The following engineering and drafting detail review comments should be addressed on the plan. **Will comply with all items.**
- A. Lot areas in plan view vary from lot calculation charts. Areas should be revised for consistency.
 - B. Several areas of overlapping text/labels should be revised on all plan sheets.
 - C. Property monumentation should be proposed where there is a bearing break in the northwest property line of TMP 12-14-65-1 (where existing rear lot line is deleted).
 - D. Ground coverage of areas not labeled as fields should be clarified on sheet 3.
 - E. All applicable notes from SLDO Appendix B should be included on the record plan.
 - F. Notary certification for Del Ron Enterprises should be revised to corporate format, with authorized signator and title noted. Also, all signatory names should be printed under their respective signature lines.
15. Additional comments may be generated upon review of plan revised in accordance with the above comments. **Comment noted.**

Bucks County Planning Commission April 24, 2026 memorandum was provided to the Planning Commission.

Public Comment on Del Ron Enterprises Inc./Mary L. Muse Subdivision

- Vicki Sellers, 505 E. Callowhill Street, asked what a lot line was. It is a change to the boundary of land. The application started with three parcels and remains three parcels but different sizes. One has an existing dwelling; one is proposed to have a new dwelling and one is for agricultural use.

On motion by Mr. Nyman, seconded by Mrs. Fenley, to recommend deferring driveway design details until construction permit review contingent on limited tree removal and the location and details to be to the Township Engineer's satisfaction; to accept consultant correspondence verifying there are no wetlands present; to defer stormwater review until construction permit review; and grant a waiver of street improvements including cartway widening, curb, sidewalk and drainage along the property frontage to the Board of Supervisors and to recommend granting preliminary/final approval to the Board of Supervisors contingent on compliance with Wynn Associates May 7, 2026 correspondence as presented. With no additional discussion, all present voted in favor.

ZONING AMENDMENT

A draft Zoning Amendment was provided to the Commission and posted to the website. The draft is to add parameters to provide regulations for data centers noting information continues to evolve. A use cannot be restricted out of the Township and current zoning does not have applicable requirements. Should an application for a data center be received land development regulations will also be applicable.

Mr. Chellew noted wording is relying on current federal statutory regulations such as air pollution, national standards and clean air act and questioned what would happen if those regulations were to go away and recommended that a question be put to the solicitor inquiring if language could be added to the ordinance providing for that possibility by making reference to any subsequent or successor statutes/regulations on the same topics, along with any other ideas the solicitor may have on this concern. Mr. Nyman agreed with Mr. Chellew and will ask at the Board of Supervisor public hearing stating if the language is not a substantial change it may be added to the current draft.

Public Comment on Draft Zoning Amendment:

- Vicki Sellers, 505 E. Callowhill Street, stated water concerns which are used to cool the data centers and concern for rising electric charges. Mr. Nyman stated the State is looking at electric use and there is public water in this area. Water would be part of land development review.

On motion by Mr. Eisenhart, seconded by Mr. Monohan, to recommend the draft zoning ordinance amendment to the Board of Supervisors as presented. With no additional discussion, all present voted in favor.

Public Comment:

- Mrs. Fenley requested a microphone between the podium and projection screen for when applicants are speaking in the direction of the screen.

Adjournment:

On motion by Mr. Nyman, seconded by Mr. Kelly, the meeting adjourned at 7:52 PM.

Respectfully Submitted,

Marianne Hart Morano

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Township Manager