

East Rockhill Township Board of Supervisors

November 26, 2019

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on November 26, 2019 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Gary Volovnik	Supervisor Chairperson
	David Nyman	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Patrick Armstrong, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director

The meeting was called to order at 7:00p.m. by Mr. Volovnik with the Pledge of Allegiance.

Announcements

A toy drive is underway benefiting Pennridge FISH collecting unwrapped toys, gift cards, gloves, scarfs and hats until December 12. Drop off locations are posted to front door and Pennridge Chamber of Commerce website.

An Executive Session will follow the regular meeting for litigation.

Public Comment #1

- Ken Holtje, 2733 Three Mile Run Road, thanked Mr. Volovnik and Mr. Nyman for attending separate neighbor meetings with concerned neighbors to the proposed Weisel Village. Mr. Holtje read a prepared statement in opposition to rezoning Agricultural Preservation to Village Commercial as presented by Glenn Stevens at the October 3 Planning Commission draft comprehensive plan review meeting when the Weisel Village was discussed for historical recognition. Mr. Holtje requested any attempt to rezone the property be resisted. His prepared statement is on file.
- Jeff Knueppel, 2810 Creek Road, advised the Board he moved to the property in Bedminster Township adjacent to the Lake House Inn 4 ½ years ago and has concerns about the expansion of the commercial enterprise. Mr. Knueppel is opposed to any expansion of the facility and transient people in the neighborhood, noting 250 plus properties sacrificed their homes in creation of the Lake Nockamixon State Park. He believes there should be a buffer from commercial enterprise. His prepared statement is on file.
- Steven Hall, 1080 Old Bethlehem Road, is opposed to the volume of traffic created by the Lake House events and would like a quiet neighborhood.

Approval of Minutes and Bills Payable:

Approval of Minutes from October 22, 2019 Budget and Regular Meeting.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' October 22, 2019 Budget and Regular Meeting as presented. The motion passed 2-1 with Mr. Nietupski abstaining.

Payment of Unpaid Bills dated November 22, 2019 in the amount of \$287,747.15

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of Bills List dated November 22, 2019 in the amount of \$287,747.15 as presented. With no additional discussion, all present voted in favor.

Pennridge Community Center Report: David Nyman

Mr. Nyman noted the November – December newsletter was available for the public. Of note, an 85-inch television was recently installed in the Legacy Room and a holiday banquet will be held December 12 with music by the Pennridge Choir and a craft fair.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Pennridge Community Center Report. With no additional discussion, all present voted in favor.

Pennridge Wastewater Treatment Authority Report: David Nyman

The October 28, 2019 Pennridge Wastewater Treatment Authority minutes and September and October 2019 flows are on file.

Pennridge Area Coordinating Committee Report: David Nyman

The October 24, 2019 PACC notes were provided to the Board. Efforts for amendments to the Sterling Act to allow municipalities to receive Earned Income Tax monies from their residents working in Philadelphia continue. The meeting notes are on file.

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

Pennridge Regional Police Commission Report: Chief Blake

Chief Blake shared the October 2019 Pennridge Regional Police activity report.

- Mr. Nyman thanked the efforts of the Upper Bucks Motor Carrier Safety task force which improves road safety.
- Mr. Nietupski acknowledged the yearly total calls for service in 2019.

The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the Police Commission Report. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Pines of Pennridge Fence Deed Restriction. Property owners Bob and Monica Kennedy, 700 Campus Drive and Michael and Kim DeCandro, 25 Greenleaf Circle were present to request deed restriction relief to install a Specrail S9 aluminum fence where split rail 2 or 3 rails with wire mesh backing and privacy fencing 6 feet to 8 feet high panels within 16 feet of rear foundation walls is only permitted. The request was

made to minimize maintenance and keep adjoining property dogs from their property. It was reiterated that parcels with the same deed restriction could still oppose the fence which would be a private suit.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to grant Township relief from the fence deed restriction at 700 Campus Drive parcel 12-029-154 as requested contingent on compliance with the Zoning Ordinance, requestor securing any and all other approvals and proceeding at their own risk. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to grant Township relief from the fence deed restriction at 25 Greenleaf Circle parcel 12-029-153 as requested contingent on compliance with the Zoning Ordinance, requestor securing any and all other approvals and proceeding at their own risk. With no additional discussion, all present voted in favor.

Recognizing Don Duvall, West Rockhill Township Supervisor.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2019-08** recognizing and commending Don Duvall as a West Rockhill Township Supervisor with 18 years of service. With no additional discussion, all present voted in favor.

Willard H. Markey Park Annexation. With the recent addition of 4.034 acres on Schwenkmill Road adjacent to the Municipal complex, the 5-acres set aside for future municipal use adjacent to Willard H. Markey Centennial Park may be better suited to be recreation space.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to proceed with the implementation of removing the 5-acres from the designation of future municipal use to future park use. The motion passed 2-1 with Mr. Nietupski voting in opposition.

Salt Bids 2019-2020 Season:

On motion by Mr. Nyman, seconded by Mr. Nietupski, to award the 2019-2020 salt bids to Morton Salt, Inc. through Costars at the rate of \$54.69 per ton for the required 250 tons and to Morton Salt, Inc. through Bucks County Consortium at the rate of \$48.50 per ton delivered and \$48.00 per ton undelivered as presented. With no additional discussion, all present voted in favor.

2020 Preliminary Budget: Mrs. Morano reviewed the 2020 proposed draft budget and stated that no increase to real estate millage, sewer rate or streetlight assessment was proposed. Mr. Nyman recommended a \$50 a month increase to the rental charges at 1802 Ridge Road; an increase in general fund earned income tax revenue of \$10,000 and an increase to general fund engineering expense of \$10,000.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize advertising the Preliminary 2020 Draft Budget with the recommended changes for public inspection. With no additional discussion, all present voted in favor.

2020 Meeting Dates:

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve advertising the 2020 Board of Supervisor regular meetings at 7:00pm on the fourth Tuesday of every month except for the month of December when the regular meeting shall be held on Thursday, December 17, 2020. The ReOrganization meeting will be held January 6, 2020 at 5:00pm.

Mrs. Morano noted the Hilltown Township and Sellersville Borough Draft Comprehensive Plans have been received for Township review.

Sewage System Maintenance Agreement for 1017 Butler Lane.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the Township Manager to execute the Sewage System Maintenance Agreement as required by Pennsylvania Department of Environmental Protection for a drip septic system as prepared by the Township Solicitor at 1017 Butler Lane for Linda Mullin as presented. With no additional discussion, all present voted in favor.

Hilltown Township Request to Purchase EDU's. All members were advised of the request to purchase 50 EDUs by Hilltown Water and Sewer Authority.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to decline the request for the sale of Equivalent Dwelling Units (EDUs). With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the Township Manager Report. With no additional discussion, all present voted in favor.

Public Works Report: Jeff Scholl

Mr. Scholl updated the Board on Public Works activities for October 2019. Of note, the tenant at 1802 Ridge Road had a concern about wiring resulting in an electrical contractor inspecting the property. The property has been checked and secured but a quote is being provide for a future repair. 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.

Engineer Report: Steve Baluh, P.E.

Municipal Office Bid Documentation. Original bids specs were revised, and the scope of the project revised to be a hybrid of the original scope of the project, extending the deadline for completion and inserting value engineering for the municipal office addition and renovation. Bid results have been received totaling \$776,524 for the base bid. Lowest bidders were general construction Gordon Bayer, Inc. \$649,000; mechanical construction K.C. Mechanical \$48,000; electrical construction MJF Electrical Contracting \$49,549; plumbing construction Membrino Construction \$29,975. Mr. Nyman reiterated that the project will not require any tax increase.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the bids for the municipal office addition and renovation project conditioned on receiving bonds and insurance and conditions as presented. With no additional discussion, all present voted in favor.

Mr. Volovnik will be involved in all meetings with the Township Engineer and Township Manager in addition to overseeing construction.

Subdivision Plan Review Status. Review dated November 7, 2019 is in the Board's packets. No action is necessary.

Green Ridge Estates West. A 10-lot subdivision application on Ridge Road with 3 of the lots in East Rockhill Township has been received for Planning Commission review.

Frier Lot Line Adjustment. Plans for recordation are ready for signature.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the Township Engineer report. With no additional discussion, all present voted in favor.

Solicitor Report: Patrick Armstrong, Esq.

Perkasie Regional Authority Conditional Use Hearing Application.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the Conditional Use Adjudication as presented. With no additional discussion, all present voted in favor.

General Obligation Note Ordinance. DCED approval has been received and closing is to be scheduled.

Pennridge Airport Lot Line Easement Agreements.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize Chairperson execution of the Pennridge Airport Lot Line Agreements as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Township Solicitor report. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports

On motion by Mr. Nietupski, seconded by Mr. Nyman, to acknowledge receipt of the Department and Service Reports. With no additional discussion, all present voted in favor. Copies are on file.

New or Other Business – Supervisors' Items

- Mr. Nyman requested the Township Engineer review East Rockhill Township local road classifications to amend the speed limit to 25 mph on all roads classified as local.

Public Comment #2:

- Curt Barthel, 2743 Three Mile Run Road, stated that the Board of Supervisor October 22, 2019 Planning Commission report noted the Weisel Village as part of the draft Comprehensive Plan and asked how public can be kept informed of short-term rentals. He was encouraged to attend meetings.
- Susan Holtje, 2733 Three Mile Run Road, is opposed to Weisel Village recognition which could be used as a steppingstone to rezone to Village Commercial. She would like the Nockamixon State Park lake to be protected.
- Obie Derr, Nockamixon Park Manager, would like to review any proposed plans for development along the lake. Mr. Derr was advised to sign up for news alerts available on the Township website homepage.
- Beth Hartman, 2727 Three Mile Run Road, is concerned about potential development and stormwater. It was stated that a stormwater review is part of all subdivision reviews.

- Kim Manser, 2201 North Rockhill Road, asked if meetings would be relocated with building renovations. Renovations should not affect meeting location.
- Vicki Sellers, 505 E. Callowhill Street, noted she has observed speeding on Callowhill Street and there is a site visibility concern at Callowhill Street and SR563. It was noted that the Police will monitor the speeding in East Rockhill, and the Chief of Police and Township Manager will advise Perkasio Borough of the site visibility concern.
- Obie Derr, Nockamixon Park Manager, stated that Mountain View Drive will be closed the month of March for a bridge repair.

Adjournment

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:10p.m.

Respectfully submitted,

Marianne Morano
Township Manager