



EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, PA 18944

Board of Supervisors Public Comment Form

Regular Business Meeting

March 24, 2020

Based on the Governor's Disaster Declaration, the Board of Supervisors intends to close their monthly meetings to public attendance and to establish special meeting protocols for public participation. For anyone wishing to provide public comment on the Board's **agenda items only**, comments can be made electronically at Staff@EastRockhillTownship.org or by submitting the public comment form to the Township building prior to the start of the meeting. All public comment will be read at the Board's meeting.

Public Comment on March 24, 2020 Agenda Items:

Check all that apply:

- February 25, 2020 Regular Meeting Minutes
- Bills Payable dated March 19, 2020
- Disaster Emergency Declaration Proposed Resolution 2020-06
- Planning Commission Resignation
- Planning Commission Vacancy Appointments
- Scholl Truck and Car Wash Conditional Use Hearing

Name: _____

Address: _____

Public Comment: _____

Email to Staff@EastRockhillTownship.org or place in the Municipal Office vestibule prior to the start of the March 24, 2020 7:00pm meeting.

East Rockhill Township Board of Supervisors

February 25, 2020

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on February 25, 2020 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	David Nyman	Supervisor Chairperson
	Gary Volovnik	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. Nyman with the Pledge of Allegiance.

Announcements and Special Presentation

U.S. Census Partnership Specialist Lydia Hill was present to provide information on the upcoming 2020 census.

An Executive Session preceded tonight's meeting for attorney-client privileged information.

Mr. Nyman attended the Sellersville Fire Department Banquet and plans on attending the upcoming Dublin Fire Department Banquet.

Public Comment #1

- Dr. Ken Holtje, 2733 Three Mile Run Road, stated he and his wife live across from the Lake Nockamixon Boat Access and is opposed to recognizing the Weisel Village as a historic village which he believes could lead to the zoning being amended to Village Commercial allowing commercial uses in the vicinity of the Nockamixon Park. He was advised his prepared statement will be on file but not incorporated into the minutes.
- Dr. Alice Moore, 2747 Three Mile Run Road, stated she and her husband purchased their property in February 2002 to live across from the protected Lake Nockamixon State Park. They are opposed to any expansion of the Lake House Inn and the impact to the neighborhood in addition to a Zoning amendment. Her prepared statement is on file.
- Dr. Curt Barthel, 2743 Three Mile Run Road, stated he and his wife have lived on their property since 2002 prior to the current Lake House Inn owner taking ownership and converting to a banquet facility. They are opposed to historical Weisel Village recognition which could result in a Zoning change which he believes will have a negative impact on his community and Nockamixon State Park which need to be protected from an aggressive business venture. His prepared statement is on file.
- Kelly Kneuppel, 2810 Creek Road, Bedminster Township, stated her property looks directly upon the Lake House Inn and is grateful citations have been issued to cease using two residential

properties for transient use. She is opposed to any zoning change that could allow homes to function as a hotel by claiming that a family uses them. Her prepared statement is on file.

- Jeffrey Kneuppel, 2810 Creek Road, stated concern for the expansion efforts of the Lake House Inn and is not naïve enough to think there will not be a lengthy battle. He believes the Lake House Inn owner makes a mockery of Township zoning laws, there should not be an unpermitted expansion of a commercial business in a residential area and Lake Nockamixon should be preserved. His prepared statement is on file.
- Ned Powell, 2747 Three Mile Run Road, stated his wife was diagnosed with cancer in 1992 and died in 1996 and the Lake House Inn is like a cancer in the neighborhood and has a constant concern.
- Ryan Gottshall, 2201 N. Rockhill Road, asked if a Township permit is required for oversized loads and noted the draft comp plan hard copy is \$100. A State permit is required for oversized loads and a pdf will be available on the Township website.

Approval of Minutes and Bills Payable:

Approval of Minutes from January 28, 2020 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' January 28, 2020 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated February 21, 2020 in the amount of \$209,729.09.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated February 21, 2020 in the amount of \$209,729.09 as presented. With no additional discussion, all present voted in favor.

Planning Commission Report: Anne Fenley

Ms. Fenley reported that the draft Comprehensive plan was reviewed, a candidate for the vacancy on the Commission introduced himself with a second candidate anticipated at March's meeting and the Penridge School District accessory building application was recommended for waiver of land development.

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

Penridge Community Center Report: David Nyman

Mr. Nyman provided the annual report announcing the many services available for members 55 years and older in addition to legacy room rental available to everyone.

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

Penridge Wastewater Treatment Authority Report: David Nyman

The January 27, 2020 Penridge Wastewater Treatment Authority minutes and January 2020 flows are on file.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Penridge Wastewater Treatment Authority Report. With no additional discussion, all present voted in favor.

Penridge Regional Police Department Report: Chief Blake

Chief Blake shared the January 2020 Penridge Regional Police activity report. The report is on file.

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

Township Manager's Report: Marianne Morano

Request for Waiver of Land Development: ~~from~~ Penridge School District. Mr. Kelly Harper, Penridge School District Director of Operations, was present to review a proposed approximately 12 feet x 24 feet, accessory building to be located on existing impervious surface to store and secure three (3) gators used for security purposes on the campus.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to grant waiver of land development submission to Penridge School District located at 1228 North Fifth Street for an accessory building as presented. With no additional discussion, all present voted in favor.

Park and Recreation Meeting Report February 11, 2020. Ms. Morano reported that 2020 park projects were reviewed.

Conditional Use Application: Scholl Truck and Car Wash, 2301 North 5th Street.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Solicitor to advertise the Conditional Use Hearing for March 24, 2020. With no additional discussion, all present voted in favor.

Roadwork Bid Documentation. Bid proposals were provided to the Board for an overlay on Sterner Mill Road between Mountain View and Clymer Roads per the approved 2020 budget. Line striping will be done separately.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Bray Brothers, Inc. in the amount of \$126,450.00 for an overlay on Sterner Mille Road from Mountain View Road to Clymer Road per the submitted bid documents. With no additional discussion, all present voted in favor.

Lawn Maintenance Proposals. Requests for Proposals as advertised were provided to the Board for grass mowing and maintenance services for the 2020 and 2021 seasons on specific open space.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Emerald Garden for the 2020 and 2021 seasons as presented. With no additional discussion, all present voted in favor.

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

Mr. Scholl updated the Board on Public Works activities for January 2020. Of note, dead ash trees to be removed are 18 street trees in Country Hunt; 15 street trees in Pines of Penridge and 20 trees surrounding the park house in Willard H. Markey Park. A one-ton dump truck cost is \$92,338.68 to be payable from state aid fund. The report is on file.

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

Engineer Report: Steve Baluh, P.E.

Penridge Airport Release of Escrow Voucher #3.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Authorization Voucher Number 3 payable to C. Robert Wynn Associates in the amount of \$80.46 for construction observation and escrow administration. With no additional discussion, all present voted in favor.

Penridge Airport Annual Safety Inspection Report. Following up on the Pennsylvania Department of Transportation report to Penridge Airport dated April 25, 2019 trees have been identified on the property line between Willard H. Markey Centennial Park and Penridge Airport and five trees to the right of the park driveway.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve J & J Arbor trimming the property tree line and dropping five trees to the right of the Willard H. Markey Centennial Park driveway for a not to exceed amount of \$3,900.00. With no additional discussion, all present voted in favor.

Municipal Office Addition and Renovation. Meetings have taken place with the four prime contractors to discuss value engineering for any concerns the Contractor which resulted in a roofing shingle change reduction, correction of security issues that were not addressed properly and change to HVAC dehumidification and controls. A pre-construction meeting is scheduled for March 16.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve Municipal Building Addition and Renovation Change Order #1 totaling \$46,738.00 as presented. With no additional discussion, all present voted in favor.

Act 537 Sewage Facilities Planning Amendment. As requested at January's regular meeting a proposal was provided to the Board for research, mapping and investigation of on-lot septic systems for PA DEP compliance. It was noted this cost was an unbudgeted expense, with the project to span 2020 and 2010.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the proposal totaling \$35,000 for Act 537 Sewage Facilities Planning Amendment as presented. With no additional discussion, all present voted in favor.

Green Ridge Estates West Extension Request. An extension request for Green Ridge Estates West Subdivision until June 9, 2020 has been received.

Subdivision Plan Review Status. Review dated January 31, 2020 is in the Board's packets. No action is necessary.

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

Solicitor Report: Patrick Armstrong, Esq.

Willard H. Markey Centennial Park Annexation amendment for Future Park Use.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to adopt **Resolution 2020-13** to amend 5-acres on tax map parcel 12-009-165 from future municipal use to future park use as presented. With no additional discussion, the motion passed 2-1 with Mr. Nietupski in opposition.

Conservation Easement Mountain View Road.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2020-14** for a conservation easement on approximately 13.2 acres on tax map parcel 12-011-019-007 for an aggregate purchase of \$7,500 per acre of the Eased Property through Open Space funds as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, 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. Volovnik, 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. Nietupski suggested the draft comprehensive plan be made available for \$5 per copy instead of the \$100 per copy charge as per in the current fee schedule. Ms. Morano will provide copy cost from a printer for the Board’s consideration.
- Mr. Nietupski provided a draft Resolution to be reviewed by the Township Solicitor proposing modification of the definition of a continuously operating quarry.

Public Comment #2:

- Ryan Gottshall, 2201 N. Rockhill Road, questioned the total cost of the Municipal Office addition and renovation with the approved change order. \$832,262.00.

Adjournment

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:21p.m.

Respectfully submitted,

Marianne Morano
Township Manager

UNPAID 2020 BILLS LIST

MARCH 19, 2020

NOT APPROVED

FUND CODE	FUND NAME	TOTAL AMOUNT TO BE PAID OUT	
01	GENERAL FUND	\$	131,373.65
03	FIRE FUND	\$	685.54
05	OPEN SPACE FUND	\$	1,529.19
08	SEWER FUND	\$	7,856.08
09	PARK & RECREATION/DRIVING RANGE FUND	\$	397.26
13	STREET LIGHT FUND	\$	1,835.71
22	BUILDING DEBT FUND	\$	5,797.22
35	STATE AID (LIQUID FUEL) FUND	\$	936.95
90	ESCROW FUND	\$	<u>5,133.08</u>
		TOTAL UNPAID BILLS \$	<u><u>155,544.68</u></u>

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	ZHB Ad - WEGBB, LLC/Lake House Inn	120.95
AmeriGas	210.3 Gallons Propane - Garage	341.61
Bucks County Planning Commission	Comprehensive Plan - Feb 2020	207.00
C. Robert Wynn Associates	Quarry	1,893.51
C. Robert Wynn Associates	General	1627.13
C. Robert Wynn Associates	Act 537	2,011.50
C. Robert Wynn Associates	Comprehensive Plan	275.88
C. Robert Wynn Associates	MS4 Stormwater Compliance	640.12
C. Robert Wynn Associates	Zoning	116.88
C. Robert Wynn Associates	Municipal Building	1,420.15
Chase Credit Card	Home Depot - Supplies	19.94
Chase Credit Card	Lowes - Supplies	107.66
Chase Credit Card	Safety Smart Gear - Sweatshirts/Jackets	309.12
Clemens Uniform	Uniforms 2/26/20	42.01
Clemens Uniform	Uniforms 3/4/20	42.01
Clemens Uniform	Uniforms 3/11/2020	42.01
Clemens Uniform	Uniforms 3/18/20	42.01
Clemons Richter & Reiss	Quarry	32.60
Clemons Richter & Reiss	WEGBB, LLC/Lake House Inn	97.80
Comcast	Phone/Internet	320.80 *
Courier Times	Lawn Maintenance Services Ad	80.52
Courier Times	Paving Project Bid Ad	611.91
Delaware Valley Health Insurance (DVHT)	Premium -March 2020	10,570.16
Dunlap SLK	Audit Services - Feb 2020	6,400.00
Grim Biehn & Thatcher	General	2,108.00
Grim Biehn & Thatcher	Quarry	31.00
Grim Biehn & Thatcher	ERT vs Pierson Materials/Hanson Aggrs.	9,431.40
Grim Biehn & Thatcher	Building Addition	899.00
Grim Biehn & Thatcher	Enforcement	77.50
Home Depot	Supplies	64.80 *
IT Business Solutions	IT Services - March	468.00
Keystone Collections Group	EIT Commission	1,733.50 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	23.53 *
Keystone Collections Group	EIT Taxpayer Refunds	201.42 *
Keystone Collections Group	LST Commission	276.23 *
Little's	Part	259.99
Manko Gold Katcher Fox LLP	Quarry - Dec 2019	1,991.04
Pennridge Regional Police Department	Police Services - March 2020	83,636.00

NOT APPROVED

Payable To	Memo	Amount
PP&L Electric	Parking Lot Lights	96.17
PP&L Electric	Municipal Office	355.48
PP&L Electric	Garage/Shop	114.03
PSATS	PAAZO Zoning Spring Seminar	125.00
Quill	Supplies	55.64
Ready Refresh	Prepay Water Cooler Rental	50.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	1,490.00
Ricoh	Prepay Copier Rental - 4/20/-5/19/2020	128.07
Ricoh-Images	Black & White/Color Copies	35.87
Shadywood Communications	March 2020 Enews	215.00
Sprint	Cell Phone Service - Jan 2020	133.70 *
		<i>General Fund</i> \$ 131,373.65
Fire Fund - 03		
AmeriGas	285.4 Gallons Propane - Substation	456.48
PP&L Electric	Substation	229.06
		<i>Fire Fund</i> \$ 685.54
Open Space Fund - 05		
Delaware Valley Regional Finance Authority	Note Interest -Feb 2020	197.44 *
Grim Biehn & Thatcher	Etzler Conservation	155.00
Grim Biehn & Thatcher	Open Space	232.50
Keystone Collections Group	EIT Commission	843.53 *
Keystone Collections Group	Taxpayer Refunds	100.72 *
		<i>Open Space Fund</i> \$ 1,529.19
Sewer Fund - 08		
Brad S. Nicholas	Pump Sludge - 2,000 Gallons	135.00
Bullseye	Pumping Station Alarm Service-March 2020	123.03 *
Comcast	Treatment Plant Phone Service	96.94
Delaware River Basin Commission	2020 Fee	638.00
Delaware Valley Health Insurance (DVHT)	Premium - March 2020	845.89
Delaware Valley Regional Finance Authority	Note Interest - Feb 2020	122.36 *
East River Energy	108.8 Gallons Biodiesel	209.88
East River Energy	75.0 Gallons Biodiesel	142.15
Grim Biehn & Thatcher	Sewer	40.50
Kevin Franks	Treatment Plant Operations - Feb 2020	1,500.00
Lawson Products	Supplies - Treatment Plant	289.34
MJ Reider Associates	Lab Analysis - Bi-Weekly - 2/14/20	275.00
MJ Reider Associates	Lab Analysis - Bi-Weekly - 2/28/20	275.00
PA One Call	Monthly Activity -Feb 2020	21.85

NOT APPROVED

Payable To	Memo	Amount
PAPCO	65.0 Gallons Unleaded	121.78
PP&L Electric	Pump Station	582.19
PP&L Electric	Treatment Plant	2,348.04
Sprint	Phone Service 1/15-2/14	89.13 *
		<i>Sewer Fund</i> \$ <u>7,856.08</u>
Park & Recreation / Driving Range Fund -09		
George Allen Portable Toilets Inc.	2/26/20-3/24/2020	160.00
Home Depot	Supplies - Boy Scout House	122.20 *
PP&L Electric	Markey Park Sign	28.10
PP&L Electric	Markey Park Buildings	86.96
		<i>Park & Rec / Driving Range Fund</i> \$ <u>397.26</u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,608.21
US Postal Service	March 2020 Street Light Billing	227.50 *
		<i>Street Light Fund</i> \$ <u>1,835.71</u>
Building Debt Fund - 22		
Pennridge Regional Police Department	Loan Payment -March 2020	5,797.22
		<i>Police Headquarter Debt Fund</i> \$ <u>5,797.22</u>
State Aid (Liquid Fuel) Fund - 35		
Eagle Power & Equipment	Hitch	309.00
H&K Materials	3.93 Tons Green Patch	384.94
PP&L Electric	Signal 313 & 5th	33.53
PP&L Electric	Flasher 5th Street	28.86
PP&L Electric	Signal Campus & 5th	38.86
PP&L Electric	Signal 313 & 563	33.56
PP&L Electric	Flasher Schwenkmill Road	29.22
PP&L Electric	Signal 313 & Mountain View	50.14
PP&L Electric	Flasher Mountain View	28.84
		<i>State Aid Fund</i> \$ <u>936.95</u>
Escrow Fund - 90		
C. Robert Wynn Associates	Select 1731 - McClennen	380.68
C. Robert Wynn Associates	Freier LLA	134.50
C. Robert Wynn Associates	Buck Timber Harvest	203.28
C. Robert Wynn Associates	Pennridge Airport Hangars	394.58
C. Robert Wynn Associates	PRA Booster Pump Station	274.18
C. Robert Wynn Associates	DiBello SFD	37.00
C. Robert Wynn Associates	Rufe SWM	268.05
C. Robert Wynn Associates	Mullin SWM	36.75

Unpaid 2020 Bills List
March 19, 2020

NOT APPROVED

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Grim Biehn & Thatcher	DiBello SFD	74.00
Grim Biehn & Thatcher	Select 1731 - McClennen	92.50
Grim Biehn & Thatcher	Mager LLA	259.00
Grim Biehn & Thatcher	Pennridge Airport Hangars	46.50
Grim Biehn & Thatcher	Pennridge Airport Business Park - Lots 2 & 3	31.00
Grim Biehn & Thatcher	PRA Booster Pump Station	37.00
Grim Biehn & Thatcher	Freier LLA	182.50
Grim Biehn & Thatcher	Scholl Truck & Car Wash	203.50
Grim Biehn & Thatcher	First Baptist Church	31.00
Kim Moyer	Escrow Closure	897.20
Patrick Cavanaugh	Escrow Closure	99.86
Todd Hurley	Escrow Closure	1,450.00
		<u>1,450.00</u>
	<i>Escrow Fund</i>	<u>\$ 5,133.08</u>

Total Unpaid Bills \$ 155,544.68

**denotes already paid*

DRAFT

RESOLUTION NO. 2020-06

A RESOLUTION OF THE EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS DECLARING A LOCAL DISASTER EMERGENCY IN RESPONSE TO THE COVID-19 EMERGENCY

WHEREAS, COVID-19 has been declared by the World Health Organization and the Centers for Disease Control and Prevention a “public health emergency of international concern”; and

WHEREAS, On March 6, 2020, Governor Wolf declared a state of emergency due to the identification of affected citizens; and

WHEREAS, the East Rockhill Township Board of Supervisors intends to protect township residents through this Resolution by declaring a local disaster emergency in accordance with the state Emergency Management Services Code; and

WHEREAS, emergency management measures are required to reduce the severity of a significant event which would:

- A. Seriously affect the health, safety or welfare of a substantial number of citizens of the municipality or preclude the operation or use of essential public facilities and services, or
- B. Be of such magnitude or severity as to require state and federal supplementation of regional, county and municipal resources to alleviate the damage, burdens or hardships of the public.

NOW, THEREFORE, the Board of Supervisors of East Rockhill Township, and pursuant to the provisions of Section 7501 (b) of the Pennsylvania Emergency Management Services Code, 35 Pa. C.S.A. 7101 et seq., does hereby declare the existence of a public health local disaster emergency in East Rockhill Township, Bucks County, Pennsylvania for a period of sixty days or until Governor Wolf ends the statewide disaster emergency whichever is later.

FURTHER, the East Rockhill Township Emergency Management Coordinator is directed to coordinate the activities of the emergency response in coordination with Bucks County emergency management officials, and to take any other emergency response action deemed necessary to respond to this public health local disaster emergency.

RESOLVED AND ENACTED this 24th day of March, A.D., 2020.

**EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS**

David R. Nyman, Chairperson

Gary W. Volovnik, Vice-Chairperson

James C. Nietupski, Member

ATTEST:

Marianne K. Morano, Manager

NOT APPROVED



EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, Pennsylvania 18944
Phone 215-257-9156 • Fax 215-257-1299

website: www.EastRockhillTownship.org

CONDITIONAL USE

TAX PARCEL Number: 12- 015-001 Date: 2-17-2020

SITE ADDRESS: 2301 N. Fifth Street Perkasie PA 18944

CONTACT INFORMATION:

EQUITABLE OWNER on Record: Jean M Schell

Email: _____ Phone: 215-257-6818

Address: 2301 N Fifth Street Perkasie Pa 18944

APPLICANT if different than Owner: Scholl's Truck & Car Wash

Email: Jeff Schell 618@hotmail.com Phone: 215-249-3183

Address: 618 Minsi Trail Perkasie PA 18944

Interest in Appellant if not Owner: Agent Lessee Prospective Purchaser Other: _____

ATTORNEY if represented by Legal Council: _____

Email: _____ Phone: _____

Address: _____

PROPERTY:

Lot Size: 6.6 Acres Present Zoning Classification: Village Commercial

Present Use: Service Station

Present Improvement(s) Upon Land: _____

PROPOSED:

New Use of the Property: Car Wash

Section of Zoning Ordinance Involved: 27-1001 and 27-1003.2 27-304

Previous Conditional Use Board action relative to this property?

Yes No If yes: Date 02/17/2020 Application No. _____

Nature of above action: _____

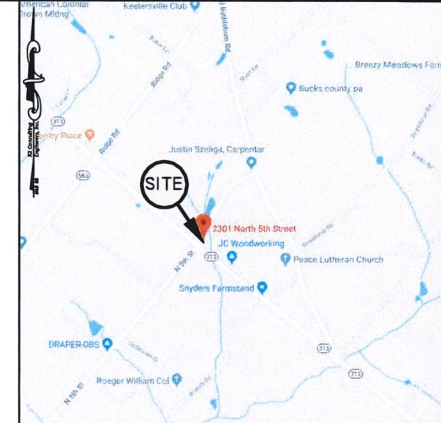
Description of Conditional Use Sought: Car Washing facility is Permitted as a Conditional Use in VC Zoning District.

Additionally multiple uses on a property within VC Zoning district Requires Conditional use

Basis of Entitlement to Conditional Use: Applicant believes Board should grant Conditional Use because (attach additional sheets if necessary): Its an opportunity for Business Growth along

313 Corridor without any impact on Property that is already present.

DWG. NAME: W:\PROJECT FILES\PD18 Projects\PD19-054 - OCI Parkkaste Car Wash\08-AUTOCAD\DESIGN\PD19-054 site rendering.dwg



GOOGLE STREET MAP
NOT TO SCALE

- GENERAL NOTES:**
- OWNER: JEAN SCHOLL
250 RT 313
PERKASIE, PA 18944
APPLICANT: DAN SCHOLL
2060 BRANCH ROAD
PERKASIE, PA 18944
 - TOTAL TRACT IS 6.606 ACRES (287,685 SQUARE FEET)
TOTAL TRACT TO FUTURE RIGHT OF WAY IS 5.868 ACRES (248,641 SQUARE FEET)
 - THE SUBJECT PARCEL IS ZONED IN PC-1 HIGHWAY COMMERCIAL AS INDICATED ON THE OFFICIAL ZONING MAP LAST REVISED DECEMBER 13, 2014.
 - PRESENT USE: RESTAURANT (PIZZA HUT)
PROPOSED USE: AUTOMOTIVE RETAIL
TOTAL PROPOSED BUILDING AREA = 7,381 SF
 - THIS PLAN PROPOSES TO CONSTRUCT A 3,812 SF TRUCK & CAR WASH FACILITY ON THE SUBJECT PROPERTY CONTAINING MULTIPLE EXISTING USES. THE PROPOSAL SHALL CREATE A NEW ACCESS AND MODIFY AN EXISTING ACCESS FROM THE STATE HIGHWAY AS SHOWN.
 - TOPOGRAPHIC AND EXISTING CONDITION INFORMATION HAS BEEN TAKEN FROM PLAN ENTITLED "PLAN OF SURVEY AND TOPOGRAPHY" BASED UPON A FIELD SURVEY PERFORMED BY KENT R. HEHL, P.L.S. OF K2 CONSULTING ENGINEERS, INC. AND DATED FEBRUARY 2, 2020.
 - NO PHASING IS PROPOSED FOR THIS DEVELOPMENT. SHOULD PHASING BE PROPOSED AT A LATER DATE, THE DEVELOPER SHALL SUBMIT AN AMENDED FINAL SITE PLAN APPLICATION.
 - EXCEPT AS STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS, OTHER THAN THOSE EXHIBIT AT THE TIME OF MAKING OF THIS SURVEY RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS PER FEMA FLOOD INSURANCE RATE MAPS.
 - A POTENTIAL AREA OF WETLANDS EXISTS NEAR THE NORTH PROPERTY CORNER. HOWEVER, NO DEVELOPMENT IS PROPOSED WITHIN APPROXIMATELY 350 FEET OF THE POTENTIAL WETLANDS AREA.
 - THE PROJECT PROPOSES TO CONSTRUCT A NEW WATER WELL TO SERVICE THE PROPOSED CAR WASH FACILITY.
 - ON SITE SEWAGE DISPOSAL IS PROPOSED.
 - ALL SITE WORK CONSTRUCTION AND DETAILS SHALL CONFORM TO THE STANDARDS OF THE PENNDOT PUBLICATION, PUB 408/2016 SPECIFICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. ANY FINDINGS DURING THE FIELD UNDERGROUND INVESTIGATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. SHOULD A CONFLICT EXIST.
 - SITE IS CURRENTLY SERVICED BY ON-SITE WATER AND SEWER.
 - AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE OWNER OR OWNER'S REPRESENTATIVE SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-442-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
 - THE PROPOSED APPLICATION WILL REQUIRE REVIEW AND APPROVALS BY THE FOLLOWING:
- TOWNSHIP OF EAST ROCKHILL BUILDING AND PLANNING
- TOWNSHIP OF EAST ROCKHILL PLANNING COMMISSION REVIEW
- TOWNSHIP OF EAST ROCKHILL SUPERVISORS
- BUCKS COUNTY PLANNING COMMISSION
- BUCKS COUNTY CONSERVATION DISTRICT FOR EAS PLAND CERTIFICATION AND NPDES PERMIT
 - REVIEW - PENNSYLVANIA DEPARTMENT OF TRANSPORTATION: HOP APPLICATION FOR LOW USE DRIVEWAY - PENDING
 - THESE NOTES SHALL BE USED AS REFERENCE FOR THE ENTIRE SITE PLAN.
 - NEW CURB SHOULD BE CONSTRUCTED AS SPECIFIED UNDER THE PRESCRIPTION OF THE PENNDOT PUBLICATION, PUB 408/2016 SPECIFICATIONS.
 - ALL SUBMITTALS SHALL COMPLY WITH THE TOWNSHIP'S ORDINANCE AND ITS MOST RECENT AMENDMENTS.
 - DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY HIGHWAY OCCUPANCY PERMIT ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AS REQUIRED PURSUANT TO SECTION 450 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW".
 - APPROVAL OF THIS PLAN DOES NOT REPRESENT ANY GUARANTEE OR ASSURANCE BY HILLTOWN TOWNSHIP THAT A HIGHWAY OCCUPANCY PERMIT WILL BE ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.

QUAKERTOWN - DOYLESTOWN STATE HIGHWAY
DOYLESTOWN - QUAKERTOWN HIGHWAY (ROUTE 313)
DUBLIN PIKE

PARKING CALCULATION - PER SECTION 27-304.F25.n.

PROPOSED USE	REQUIREMENT	# BAYS	SPACE	REQ'D PARKING	PARKING PROVIDED	NOTES
F25 CAR WASH FACILITY	2 SPACES/PER SERVICE BAY 1 SPACE/EMPLOYEE	3	-	6 SPACES	0 SPACES	(V)
		-	2	2 SPACES	0 SPACES	
				TOTAL 8 SPACES	0 SPACES	

ZONING REQUIREMENTS

ZONING DISTRICT: VC - VILLAGE COMMERCIAL DISTRICT
CONDITIONAL USE: CAR WASHING FACILITY / MULTIPLE USES ON A PROPERTY
TOWNSHIP OF HILLTOWN, BUCKS COUNTY, PENNSYLVANIA
PARCEL ID NO. 12-015-001

CATEGORY	REQUIRED	EXISTING	PROPOSED	NOTES
MIN. SITE AREA (GROSS)	3 ACRES +	6.60 ACRES	6.60 ACRES	(C)
(NET)		5.86 ACRES	5.86 ACRES	
MIN. LOT WIDTH	250 FT **	625 FT	625 FT	(C)
MIN. FRONT YARD (TO FROW)				
STATE ROUTE #313	25 FT ***	-	73.88 FT	(C)
N. FIFTH STREET	25 FT ***	-	441.4 FT	(C)
MIN. SIDE YARD	30 FT (EACH)	-	122.03 FT	(C)
MIN. REAR YARD	50 FT	-	193.08 FT	(C)
MAX. IMPERVIOUS SURFACE (OVERALL SITE)	60%	60.5%	61.5%	(V)
MAX. BUILDING COVERAGE	5,000 SF **	-	3,812 SF	(C)
MAX. BUILDING HEIGHT	35 FT	-	20.34 FT	(C)
BUFFER CLASS	A (25 FT)	0 FT	25 FT	(C)

* - REQUIREMENTS PER 27-1003 FOR MULTIPLE USES IN VC DISTRICT
** - REQUIREMENTS PER 27-304.F25, FOR A CAR WASH FACILITY
*** - AS TAKEN FROM THE FUTURE RIGHT-OF-WAY LINE

(E) - EXISTING NON-COMFORMITY
(V) - VARIANCE APPROVED
(C) - COMPLIANT

NOT APPROVED

811
PA ONE CALL SYSTEM
DIAL 811 (IN PA) OR 1-800-242-1776 (OUTSIDE PA)
POCS TICKET NUMBER: 20193440965

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www.K2CE.com

NO.	DATE	REVISION

SITE RENDERING PLAN
2301 N. FIFTH STREET
TAX MAP PARCEL #12-015-001
SITUATE IN
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 02/13/2020
DESIGN BY: TCG
DRAWN BY: TLM
SCALE: 1"=20'
JOB NO.: PD19-054
SHEET 1 OF 1