

East Rockhill Township Board of Supervisors

July 28, 2020

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on July 28, 2020 in the meeting room at the Penridge Regional Police Headquarters, 200 Ridge Road, Sellersville, PA 18960.

Present:	David Nyman	Supervisor Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	John Rice, 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:

Based on the Governor's current COVID19 Disaster Declaration, the Board of Supervisors held their monthly meeting with special meeting protocol for public participation. The entire meeting packet was available on the Township website. Pre-registration on a first-come first-serve basis with limited attendance was available. Anyone wishing to provide public comment could do so electronically or by submitting a public comment form. All public comment will be read at the Board's meeting.

Public Comment #1:

- Ryan Gottshall, 2201 N. Rockhill Road, thanked the Supervisors for their efforts on the asphalt plant denial win and asked if there was any new information. The current status of the Rock Hill Quarry is on the Township website. He noted equipment remains on the site and DEP deadline was July 31, 2020 for its removal and asked if stone and trenches behind his dwelling could be litigated for its removal. The stone and trenches are existing non-conforming and therefore litigation would be costly with no legal anticipation of success.
- Kelly Knueppel, 2810 Creek Road, stated she is alarmed at the commercial uses in the homes on residential properties in the vicinity of her house and that 600 guests are permitted in the nearby commercial venue. She stated the Lake House Inn is the only commercial enterprise on Lake Nockamixon. A prepared statement is on file.
- Alice Moore Powell and Ned Powell, 2747 Three Mile Run Road, submitted a public comment electronically that was read into the record stating concerns for the rural quality of their neighborhood and Lake Nockamixon State Park and noted the Lake House Inn owner has purchased property adjacent to theirs and are operating a commercial enterprise from that property. Mr. and Mrs. Powell have received notice from the Lake House Inn owner dated June 26, 2020 threatening to sue them. A prepared statement is on file.

Approval of Minutes and Bills Payable:

Approval of Minutes from June 23, 2020 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt the meeting minutes from the Board of Supervisors' June 23, 2020 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated July 23, 2020 in the amount of \$278,822.85.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated July 23, 2020 in the amount of \$278,822.85 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Zoning Hearing Application for 1819 Old Bethlehem Pike

A zoning hearing application has been received for 1819 Old Bethlehem Pike from Tina O'Rourke and Carolyn Bazik proposing a front porch addition variance to permit a setback of 28'7" where 50' is required. The application was reviewed with Steve Baluh, Zoning Officer, who noted there is an existing patio and did not have any stormwater concerns.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to not take a position on the application. With no additional discussion, all present voted in favor.

Fuel Bids 2020-2021

On motion by Mr. Nietupski, seconded by Mr. Nyman, to award the unleaded regular 87 octane bid amount of 0.2050 market value and to award the ultra-low sulfur diesel bid amount of 0.2350 market value to PAPCO, Inc. with headquarters located in Aston, Pennsylvania for the 2020 - 2021 fuel bids covering the bid period of August 1, 2020 to July 31, 2021 as presented. With no additional discussion, all present voted in favor.

Street Tree Removal Request 605 Campus Drive and 704 Campus Drive

A request for the removal of healthy street trees have been received for 605 Campus Drive and 704 Campus Drive which has resulted in the sidewalk lifting over two inches.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the removal of street trees at 605 Campus Drive and 704 Campus Drive contingent on the property owner replacing the sidewalk within six months of tree removal. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, 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 as of July 21, 2020. The report is on file.

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

Township Engineer Report: Steve Baluh, P.E.

Release of Escrow Vouchers

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve Woods Edge Authorization Voucher Number 13 payable to C. Robert Wynn Associates in the amount of \$418.16 for construction observation and escrow administration. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve Pennridge Airport Business Park Authorization Voucher Number 4 payable to C. Robert Wynn Associates in the amount of \$631.15 for construction observation and escrow administration. With no additional discussion, all present voted in favor.

Municipal Office Addition / Renovation Update

The municipal office addition is anticipated to be under roof by next week and thereafter trusses will be painted.

On motion by Mr. Nietupski, seconded by Mr. Nyman, authorizing an electrical change order for Internet Technology in the amount of \$6,399.00 as presented. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status. Review dated May 8, 2020 is in the Board's packets. No action is necessary.

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

Township Solicitor Report: John Rice, Esq.

Mr. Rice updated the Board on the airport obstruction zoning violation for trees on Three Mile Run Road which have been cut and the violation notice withdrawn.

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

Board and Commission Reports

Department and Emergency Services Reports

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

New or Other Business – Supervisors' Items

- Mr. Nietupski requested an update on the status of his draft resolution for what DEP considers to be an ongoing quarry operation. Mr. Rice will do a surface review for Board consideration. Should the Resolution be approved, protocol is to have the Resolution be considered by the Bucks County Association of Township Officials (BCATO) for a request to amend the Non-coal Surface Mining Act.
- Mr. Nietupski requested an update on plantings on the Township property line where a recent sewer line was installed. The plantings will occur in the fall.
- Mr. Nietupski requested an Executive Session to discuss personnel.

Public Comment #2:

- Ryan Gottshall, 2201 N. Rockhill Road, asked why municipal office expenses on the unpaid bills list were payable from the General Fund. He was advised the expenses were considered soft costs and not capital and therefore could not be paid from the permanent Capital Improvement Fund. Mr. Gottshall would like public meetings videoed. It was announced Mr. Gottshall was the only resident to date critical of method by which meetings have been held with COVID restrictions in compliance with the Governor's Orders.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 7:44p.m.

Respectfully submitted,

Marianne Morano
Township Manager