

**East Rockhill Township Board of Supervisors**

**August 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 August 25, 2020 in the meeting room at the Pennridge Regional Headquarters, 200 Ridge Road, Sellersville, PA 18960.

Present:	David Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-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.

**Conditional Use Hearing for Group Home at 925 Three Mile Run Road.**

Legal notice was advertised and posted to website that the Board of Supervisors will consider the Conditional Use Application of Sudesh K. Singh at a public hearing for a Group Home on the property located at 925 Three Mile Run Road, Sellersville, PA 18960, more particularly described at Tax Map Parcel No. 12-009-129, located in the Suburban Zoning District. The Applicant, in accordance with Sections 27-1001, 27-1003 and 27-304 of Chapter 27 of the Township of East Rockhill Code of Ordinances, filed a Conditional Use Application and requested approval for the proposed B5 Group Home use on the property. Caroline Edwards, Esq., Sudesh Singh, Sumit Singh, Bob Irick P.E. were present on behalf of the applicant. Mr. Rice opened the Public Hearing. A Stenographer's transcript is stored for 5 years and can be requested from ERSA Court Reporters.

- Steve Piccari, 935 Three Mile Run Road, requested six trees adjacent to his auto repair shop that are a safety concern be addressed. He asked if there would be a fence or berm installed so noise from his business did not have an impact and noted there is poor drainage at 925 Three Mile Run Road. The applicant agreed to address the trees of concern and was proposing a tree buffer, which Mr. Piccari appreciated.
- Diana Moyer, 921 Three Mile Run Road, requested dead trees adjacent to her property that are a safety concern be addressed and replaced with evergreens as needed. She also noted the property has poor drainage. The applicant will remove and replace trees as necessary and stormwater review should improve drainage. A dumpster was on the plan that is 4-6 yards in size and will be emptied once a week. Ms. Moyer was appreciative of the willingness of the applicant to address the concerns.

- Steve Duda, 945 Three Mile Run Road, asked how often buses and ambulances would be on the property. School transportation depends on which schools the children will be attending which could be a small bus or a van and ambulances are hoped to not be needed but no more than three times a year.
  - Ryan Gottshall, 2201 N. Rockhill Road, submitted a public comment electronically stating opposition to the group housing in a residential area which may not match the character of the street. He would like to see it in another location not in a residential area.
  - Jeannine Gravel, 2198 N. Rockhill Road, submitted a public comment electronically stating opposition to the group home in a quiet residential neighborhood with concerns for lighting and was opposed to the use that she believes could dramatically change the neighborhood.
- Ms. Gravel was in favor of the Draft Resolution requesting a modification of the definition of continuously operating quarry and requested the status of an update to the Nuisance Ordinance.

The Hearing closed at 8:33p.m. The adjudication will be presented at the September Supervisor regular meeting.

**Public Comment #1:**

- Jeff Knueppel, 2510 Creek Road, thanked the Supervisors for issuing zoning violations whose appeal will be heard at the August 31 Zoning Hearing supporting the communities opposition to the Lakehouse Inn's commercial expansion noting they are not looking to put the Lakehouse Inn out of business, but preserve their residential neighborhood.
- Kathy Costello, 10 Boulder Drive, asked for assistance to rectify a stormwater swale located behind her home on an adjacent property. It was noted that staff did a site visit to inspect the swale. Mr. Rice stated the Development was constructed by Court Order and the swale was installed according to design standards at the time of construction which were to encourage the water to saturate into the ground. The property owner is responsible for maintenance in the swale easement and the Township has access to the easement but the staff cleans out grates only. It was noted Mrs. Costello's property is located down hill and nothing can handle the severe storms the area has been seeing in recent years. Deeds are to state the property owner's responsibility of the easement area however sometimes errors are made but it continues to be located on private property and the private property owner is to maintain.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from July 28, 2020 Regular Meeting.**

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

**Payment of Unpaid Bills dated August 18, 2020 in the amount of \$430,590.72.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated August 18, 2020 in the amount of \$430,590.72 as presented. With no additional discussion, all present voted in favor.

**Township Manager's Report: Marianne Morano**

**Street Tree Removal Request 700 Campus Drive.**

A request for the removal of a healthy street tree has been received for 700 Campus Drive which has resulted in the sidewalk lifting over two inches. The property owner has requested an extension to the sidewalk replacement beyond the six-month requirement.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve the removal of a street tree at 700 Campus Drive contingent on the property owner replacing the sidewalk no later than May 28, 2021. With no additional discussion, all present voted in favor.

**Fuel Bids 2020-2021.**

The Board of Supervisor's consensus was to acknowledge the fuel bid award to Riggins, Inc., for 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 covering the bid period of August 1, 2020 to July 31, 2021.

**Mid-Year Budget Review.** Mrs. Morano advised the Board all the funds have been reviewed. Income and expenses are as anticipated according to the 2020 budget except for general fund revenue is down 12% in comparison to 2019 and expenses are down 11% in comparison to 2019 most likely due to COVID19 however the numbers are still as projected for 2020.

**2021 Preliminary Draft Budget.**

The Board of Supervisor's consensus was to authorize advertising 2021 preliminary budget work session meetings for 6:15pm on September 22, 2020 and October 27, 2020.

Mrs. Morano requested an Executive Session to discuss litigation.

**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 as of August 20, 2020. Mrs. Morano noted the 2019 H2O pumping station grant was not approved and new grants are not available. 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.**

**Release of Escrow Vouchers.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve Pennridge Airport Business Park Authorization Voucher Number 5 payable to Pennridge Development Enterprises in the amount of \$72,149.53 for E&S, earthwork, storm drains and landscaping and Pennridge Airport Business Park Authorization Voucher Number 6 payable to Pennridge Development Enterprises in the amount of \$24,627.00 for contingency release as presented. With no additional discussion, all present voted in favor.

**Municipal Office Addition / Renovation Update.**

Municipal office addition has received General Contractor list of questions for the ceiling change and the existing building has been re-roofed.

**Subdivision Plan Review Status.** Review dated July 30, 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.

**Township Solicitor Report: John Rice, Esq.**

**Draft Firework Ordinance.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize advertising a Public Hearing for September 22, 2020 for an amendment to the Firework Ordinance. With no additional discussion, all present voted in favor.

**Draft Resolution.**

A draft Resolution defining the definition of continuously operating quarry was presented. Mr. Rice will clarify non-coal surface mining permit language and have available for the September Supervisor meeting.

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

**Board and Commission Reports**

**Pennridge Regional Police Department.**

The July 2020 Pennridge Regional Police activity report is on file.

**Planning Commission.**

The August 6 Planning Commission Agenda and August 13 Planning Commission agenda and draft minutes were provided to the Board.

**Pennridge Wastewater Treatment Authority.**

The June 2020 Pennridge Wastewater Treatment Authority minutes and flows are on file. Mr. Nyman noted there was approximately \$50,000 in damages to the Plant as a result of the recent Tropical Storm.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge the Pennridge Regional Police Department, Planning Commission and Pennridge Wastewater Treatment Authority Reports. 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 Service Reports. With no additional discussion, all present voted in favor. Copies are on file.

**New or Other Business – Supervisors’ Items**

- On motion by Mr. Volovnik, seconded by Mr. Nietupski, for the purchase of a 1993 grader, plow and transportation to replace a 1968 model from Harford Township with funds from Capital Reserve Road Maintenance allocation as presented. With no additional discussion, all present voted in favor.

**Public Comment #2:**

There was none.

**Adjournment:**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 9:13p.m.

Respectfully submitted,

Marianne Morano  
Township Manager