

**EAST ROCKHILL TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

NOT APPROVED

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
RECOGNIZING AND COMMENDING**

PATRICIA MARLIN

WHEREAS, East Rockhill Township resident Patricia Marlin was appointed to the East Rockhill Township Park & Recreation Board; and

WHEREAS, Patricia Marlin has served faithfully and consistently for 18 years on the Park & Recreation Board of East Rockhill Township; and

WHEREAS, Patricia Marlin has given her time and efforts to the residents of East Rockhill Township; and

WHEREAS, in recognition of Patricia Marlin's 18 years of faithful and loyal service to East Rockhill Township through interpreting and maintaining the integrity of the principles of the East Rockhill Subdivision and Land Development Ordinance for Recreational Facilities and Land;

NOW THEREFORE BE IT RESOLVED, by the Board of Supervisors of East Rockhill Township, Bucks County, Pennsylvania, that Patricia Marlin be commended and congratulated and thanked for her service to the East Rockhill Township community.

RESOLVED, at a duly convened meeting of the Board of Supervisors of East Rockhill Township conducted this 27th day of October, 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

East Rockhill Township Board of Supervisors

September 22, 2020

Regular Business Meeting Minutes

NOT APPROVED

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on September 22, 2020 following the 2021 Preliminary Budget review 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 7:03p.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 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.

An executive session will follow the regular meeting for litigation.

Public Comment #1:

- Ryan Gottshall, 2201 N. Rockhill Road, asked why written public comment is not inserted into the minutes. Mr. Rice responded state law only requires subject, name and address for public comment. Mr. Gottshall made requests for a word change on page 86 of the draft comp plan relating to Rock Hill Quarry; noted mobile homes are allowed in the Extraction Zoning District; zoning district border of the Extraction Zone be considered to match the quarry mining area; quarry picture on Township Rock Hill Quarry page be removed; Supervisors to sign correspondence to DEP related to Rock Hill Quarry; more hydro-seeding be required by DEP at the Quarry; questioned the status of the NPDES DEP appeal which is still active and requested an Ordinance to prevent the storing of used railroad ties within the Township noting there is a pile located behind his property. Mr. Rice will provide legal guidance to change zoning and a property owner's rights. A prepared statement is on file.

Approval of Minutes and Bills Payable:

Approval of Minutes from August 25, 2020 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' August 25, 2020 Regular Meeting as presented. With no additional discussion, all present voted in favor.

September 22, 2020 Minutes
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Payment of Unpaid Bills dated September 18, 2020 in the amount of \$322,760.57.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated September 18, 2020 in the amount of \$322,760.57 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

East Rockhill Township 2019 Draft Financial Report. Received and distributed to the Supervisors for review. Mrs. Morano noted PMRS would not be issuing 2019 pension amounts until November 2020 and therefore the 2019 pension amounts would be reported with the 2020 financials.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt and finalize the 2019 draft financial report prepared by the appointed Auditors and authorize Chairperson execution of the representation letter. With no additional discussion, all present voted in favor.

Draft Ordinances.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Solicitor to prepare the draft sign ordinance amendment, draft homestead animal ordinance and draft homestead chicken ordinance in a final format and advertise a Public Hearing. With no additional discussion, all present voted in favor.

Presentation of the 2021 Minimum Municipal Obligation (MMO) to the Township Pension Plans.

Received and distributed to the Supervisors for review.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the 2021 Minimum Municipal Obligation. With no additional discussion, all present voted in favor.

Park and Recreation Board Resignation.

Consensus was to adopt a Resolution recognizing her volunteer service at the October meeting.

Small Borrowing Note.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2020-10** for small capital borrowing note in the amount of \$50,000 for the purchase of a one-ton truck contingent on no monies being available in General Fund to fund the truck purchase 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 as of September 15, 2020. Of note, the paver and sweeper have sold on Municibid for a total price of \$6,206, a section of path at Willard H. Markey Centennial Park will be paved in-house this week; treatment plant contact starter is to be replaced tomorrow.

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On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the bids for the sale of the 1987 paver and 1971 sweeper in the amount of \$6,206.00 as presented. With no additional discussion, all present voted in favor.

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.

Township Engineer Report: Steve Baluh, P.E.

Release of Escrow Vouchers.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Penridge Airport Business Park Authorization Voucher Number 7 payable to C. Robert Wynn Associates in the amount of \$407.86 for construction observation and Woods Edge Subdivision Voucher Number 14 payable to C. Robert Wynn Associates in the amount of \$240.84 for construction observation as presented. With no additional discussion, all present voted in favor.

Municipal Office Addition / Renovation Update.

Municipal office addition roof has been installed and ceiling issues are being worked through with a cost anticipated from the general contractor. The final cost for general contractor foundation change in the amount of \$7,006.09 was received which replaced the not to exceed approval of \$17,000.00.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, authorizing an electrical change order for conduit wire trough in the amount of \$648.00 and electric hand-driers in the amount of \$720.00 as presented. With no additional discussion, all present voted in favor.

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

Township Solicitor Report: John Rice, Esq.

Firework Ordinance.

A public hearing was advertised and posted to act on an Ordinance to amend Chapter 10 Part 4 for fireworks. Mr. Nietupski questioned the \$600.00 fine which is according to PA Municipal Planning Code and Mr. Volovnik read section 403 prohibiting consumer or display fireworks within 200 feet of any structure, property line, vehicle, or roadway without written approval from all property owners. Penridge Regional Police will enforce the Ordinance. The Hearing was opened to public comment.

- Dennis Worman, 2834 Hill Road, has had an ongoing problem with neighbors using fireworks and believes the \$600.00 fine penalty should be higher.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Ordinance 294** amending Chapter 10, Part 4 fireworks as presented. With no additional discussion, all present voted in favor.

Conditional Use Hearing Adjudication for 925 Three Mile Run Road.

Mr. Rice read the seven (7) conditions in the adjudication.

- Mr. Singh, applicant, questioned the condition citing employee clearances be provided on an annual basis to Penridge Regional Police Department noting they have 150 employees and the

September 22, 2020 Minutes
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state license already oversees the three (3) required clearances. Mr. Singh will contact the Pennridge Regional Police Chief to clarify how the clearance oversight can transpire.

- Todd Hippauf, 29R Rockhill Road, questioned how to audit providing background checks. It is similar to youth organizations and no audit is in place making this an additional layer of oversight.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Conditional Use Adjudication for the construction of a B5 Group Home at 925 Three Mile Run Road tax map parcel 12-009-129 as presented. With no additional discussion, all present voted in favor.

Continuously Operating Quarry Resolution.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2020-11** requesting state legislature and DEP establish specific criteria requiring mine operators to document the continuation of mining under licenses approved pursuant to the Noncoal Surface Mining Act as presented. With no additional discussion, all present voted in favor.

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

Board and Commission Reports

Penridge Regional Police Department.

The August 2020 Penridge Regional Police activity report is on file.

Planning Commission.

The September 10 Planning Commission agenda and draft minutes were provided to the Board.

Penridge Wastewater Treatment Authority.

The July 2020 Penridge Wastewater Treatment Authority minutes and flows are on file.

Department and Emergency Services Reports

Department and service reports are on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge the Pennridge Regional Police Department, Planning Commission, Penridge Wastewater Treatment Authority and Department and Emergency Services reports. With no additional discussion, all present voted in favor.

New or Other Business – Supervisors' Items

- Mr. Nietupski questioned inserting written comments into minutes. It was noted when minutes state a prepared statement is on file the written statement is posted in the proceeding public meeting packet and available on the meeting webpage.

Public Comment #2:

- Ryan Gottshall, 2201 N. Rockhill Road, cited the Supreme Court finding Governor Wolf COVID guidelines unconstitutional and the impact it would have to changing Township meetings. The

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order is in appeal and has no impact. He stated protocol was not adhered to when equipment was removed from Rock Hill Quarry site and he will contact DEP and state legislators.

- Todd Hippauf, 29R Rockhill Road, questioned when Department of Health answers would be provided to DEP. A date is not known.

Adjournment:

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:17p.m.

Respectfully submitted,

Marianne Morano
Township Manager

9/22/2020 Board of
Supervisor meeting

Ryan Gottshall

2201 N Rockhill Rd

Sellersville Pa 18960

1. When public comment is submitted in a written or printed form, why is that exact document or exact content not attached to minutes as the public comment. Why is it interpreted and summarized in public comment on web site?

2. Comprehensive Plan

Page 86 last sentence 4th paragraph- why does it say "unlikely" possibility of environmental hazard. Why is an opinion being served up here? This sentence needs to be cleaned up.

Why is Mobil Home Parks a conditional land use in the Extraction Zone?

I am requesting for a 2nd time that the extraction zoning border parameters be studied in detailed and changed.

Also, any sentence that makes a statement in comprehensive plan that is also relevant graph showing that statement. A reference should be place at end of sentence directing to location of graph.

3. I believe it makes a stronger statement when Supervisors sign their names in addition to township manager on any letters sent out to Pa. DEP or Board of Health in reference to the Asbestos at Rockhill Quarry. I quite don't understand why you wouldn't do this?

4. Can Township website use a different picture on information page about Rockhill Quarry. That picture really paints a bad picture and does not seem favorable to the residents who have deep concerns about the Asbestos and other possible future issues.

5. The proposed hydro seeding by Hanson required by DEP seems to be extremely minimum. The fact that 1000'S of 40 plus year old trees were removed from site and the removing of soil, will not really improve sediment run off. Can the township challenge DEP on this issue?

6. Is there any updates on the NPDES Quarry discharge permit appeal?

7. I would like to see a Future ordinance on preventing dumping, disposing, storing old railroad ties within the township that have been remove from railroad bed. Something to work on in 2021. These are a huge environmental issue. Big issues with creosote and other nasty chemicals leaching into the ground- contaminating ground water. Issues with polluting protected waterways. Can also be considered a bad fire hazard.

2020 East Rockhill Comprehensive Plan comment

Ryan Gottshall

2201 N Rockhill Rd

Sellersville Pa 18960

9/22/2020 Board of
Supervisor meeting
page 1 of 4

The draft comprehensive plan is missing important action steps regarding the Rockhill Quarry. Rockhill Quarry should be on the action list and a top priority. The need for future stone to ship east will always exist. East Rockhill Township should have a road map to protect its residents from the evil harms of an operational quarry. If this quarry ever goes operational again, the negative effects will be large and wide. Residents fear and have true concerns with the release of natural occurring Asbestos into the air, streams and water ways. Residents fear environmental pollution, noise pollution, excessive traffic, silica dust/air pollution, and destruction of viable drinking water that is in the ground. We can not act like we have in the past. East Rockhill had chances to address this in past and never gave it a 2nd thought. We can not think we are in clear just because Pierson has picked up and left.

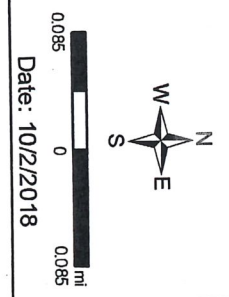
The surveys that were completed by East Rockhill residents value protection of natural resources, protection of drinking/ ground water, and protection of a rural area. If residents were surveyed today, I am sure that protection from Asbestos release from Rockhill Quarry would top the list. We deserve clean air to breath and safe water to drink. We need a township that is proactive and stops thinking small. The people of East Rockhill want to be safe from the environmental harms of Rockhill Quarry. The comprehensive plan should provide a guide and help influence this protection.

Extraction zoning needs to be clearly studied. The Extraction district needs to be re-evaluated to protect the local resident's public health and safety. The size of the extraction zoning has been overlooked for years. The border areas do not make sense. The Municipal Planning Code of Pa says townships can't put unreasonable restrictions on mining. What determines reasonable zoning for mining area? We do know that DEP rubber stamped many years of approximately 500 tons per year to keep an old obsolete mining permit active. Most know the actual removal stone never happened. Hanson generated documents trying to prove otherwise, but cause doubt in the minds of many when data seemed manufactured. Using Dep's numbers, Excluding 2018, the other previous 37 years yielded a sum of less than 20,000 tons. For this much volume of stone only an area of 150x150 by 20 feet deep would be needed to complete this order. How much land is needed to crush this amount? 2 acres maybe, 2 acres to stockpile. So, based on closed to 40 years history what should a reasonable amount of zoning for extraction be? Based on these numbers 20 acres should be more than enough. I would like to see a considerable reduction in the extraction zoned area. This needs to be a conversation before anything is approved by the Supervisors. This needs to be part of the comprehensive plan. Other ways to provide for extraction operations would be to consider looking into joint municipal zoning.



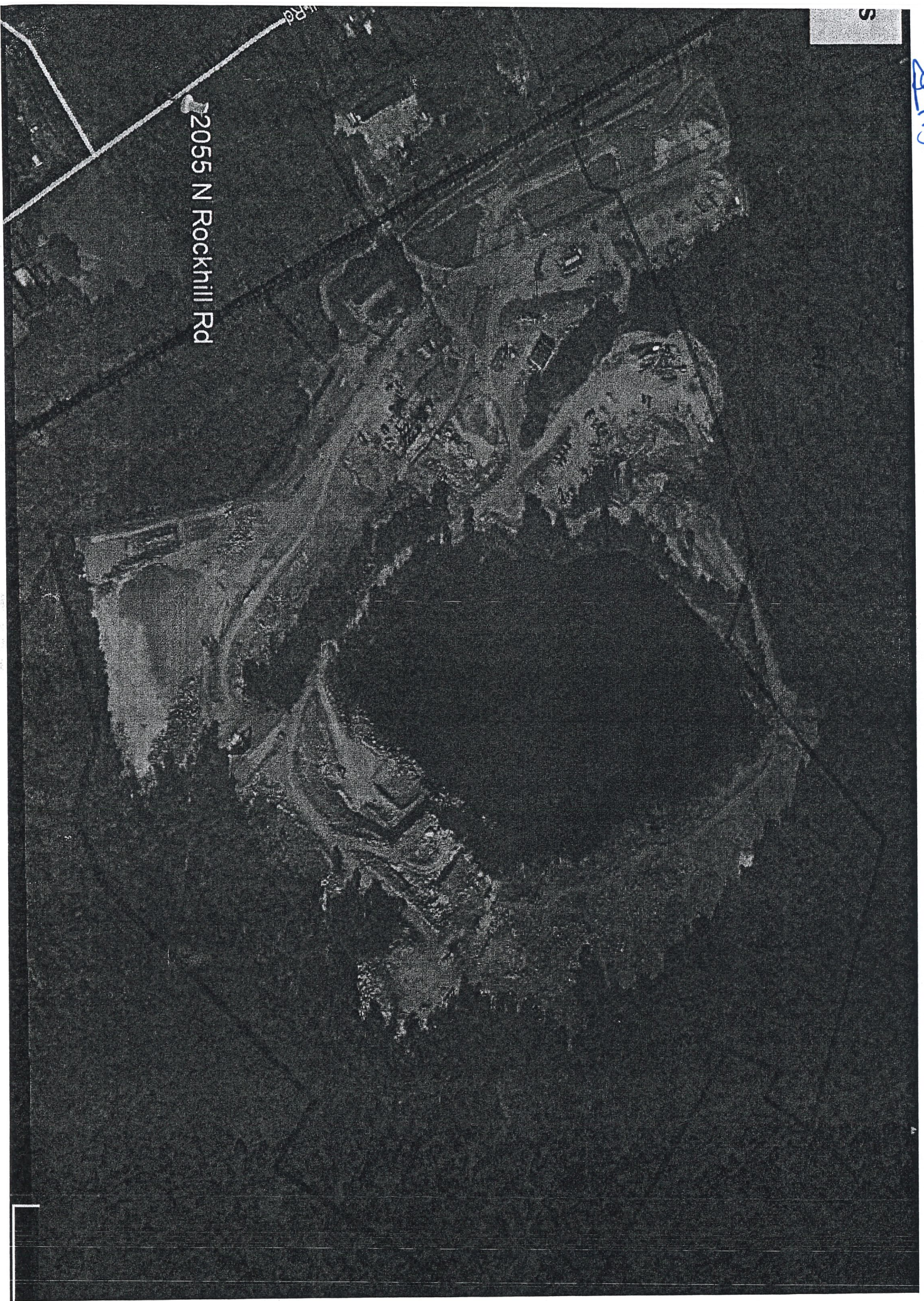
Bucks County Pennsylvania GIS
 Disclaimer: For informational purposes only -
 not to be used as official documentation.

Web AppBuilder for ArcGIS



Legend	
	Municipal Building
	Schools
	Golf Course
	Library
Place Names	
Major Roads 600 - 9600	
	Interstate
	Turnpike
	US Highway
	State Highway
	Ramp
Streets	
	Local Roads
	Rail Line
	Streams
	Municipality
	Water Areas
	Parkland No Fill
	Parcels
	Zoning
	Buildings

2055 N Rockhill Rd



UNPAID 2020 BILLS LIST
OCTOBER 23, 2020

FUND CODE	FUND NAME	TOTAL AMOUNT TO BE PAID OUT
01	GENERAL FUND	\$ 192,101.09
03	FIRE FUND	\$ 112,979.23
05	OPEN SPACE FUND	\$ 101,027.62
08	SEWER FUND	\$ 119,432.54
09	PARK & RECREATION/DRIVING RANGE FUND	\$ 1,305.37
13	STREET LIGHT FUND	\$ 1,539.94
19	CAPITAL IMPROVEMENT FUND	\$ 78,336.46
22	BUILDING DEBT FUND	\$ 5,797.22
30	CAPITAL RESERVE FUND	\$ 1,500.00
35	STATE AID (LIQUID FUEL) FUND	\$ 3,504.15
90	ESCROW FUND	\$ 3,383.65
TOTAL UNPAID BILLS		\$ <u>620,907.27</u>

UNPAID 2020 BILLS LIST

OCTOBER 23, 2020

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Meeting Notice Ad	40.31
21st Century Media	2019 Financial Report Ad	172.79
Arlo Eby	ZHB - WEGBB, LLC - 10/7/2020	25.00
Billows Electric Supply	conduit to PW Building	514.52
BIU	Code Inspections - July 2020	882.00
BIU	Code Inspections - August 2020	1,512.00
Bucks County Court Reporters	ZHB - WEGBB, LLC - 8/31/2020	635.00
Bucks County Court Reporters	ZHB - WEGBB, LLC - 9/29/2020	325.00
C. Robert Wynn Associates	Rock Hill Quarry	122.50
C. Robert Wynn Associates	General	876.13
C. Robert Wynn Associates	Zoning Ordinance Revisions	313.53
C. Robert Wynn Associates	Comprehensive Plan	275.63
C. Robert Wynn Associates	MS4/PRP & Annual Report	1,132.38
C. Robert Wynn Associates	Lake House Inn/WEGBB	1,158.01
C. Robert Wynn Associates	Municipal Building Addition	5,502.61
Chase Credit Card	Pods	351.97 *
Chase Credit Card	Lowe's - Supplies	19.96 *
Chase Credit Card	Staples-Credit-Tax	(1.44) *
Chase Credit Card	Staples	58.97 *
Chase Credit Card	Harbor Freight	71.93 *
Chase Credit Card	Lowe's - Polisher Rental	211.94 *
Chase Credit Card	Lowe's- 1802 Ridge Road Rental	63.68 *
Chase Credit Card	Pods	351.97
Chase Credit Card	Lowe's	10.91
Chase Credit Card	Stone Depot	82.68
Clemens Uniform	Uniforms 9/16/20	46.01
Clemens Uniform	Uniforms 9/23/20	46.01
Clemens Uniform	Uniforms 9/30/20	46.01
Clemens Uniform	Uniforms 10/7/20	46.01
Clemens Uniform	Uniforms 10/14/20	46.01
Clemons Richter & Reiss	WEGBB, LLC - Sept 2020	775.10
Clemons Richter & Reiss	O'Rourke/Bazik - Sept 2020	374.90
Clemons Richter & Reiss	WEGBB, LLC - Oct 2020	1,548.50
Clemons Richter & Reiss	O'Rourke/Bazik - Oct 2020	374.90
Comcast	Phone & Internet - Oct 2020	324.61 *
Costco	Membership Renewal	180.00
Courier Times	Fireworks Ordinance Ad	189.72
Cowan Associates	Municipal Building Addition	73.20
DCED	July-Sept 2020 Permits	103.50
Delaware Valley Health Insurance (DVHT)	Premium - Oct 2020	7,997.25

UNPAID 2020 BILLS LIST

OCTOBER 23, 2020

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
DunlapSLK	September 2020 Audit Services	2,000.00
Emerald Garden	Lawn Maintenance - Sept 2020	1,184.04
Grim Biehn & Thatcher	Tree Obstruction-Clay Heckler	31.00
Grim Biehn & Thatcher	General	583.50
Grim Biehn & Thatcher	Fee In-Lieu-Of Resolution	155.00
Grim Biehn & Thatcher	Borrowing Resolution	682.00
Grim Biehn & Thatcher	Mining Resolution	310.00
Grim Biehn & Thatcher	Firework Ordinance	232.50
Grim Biehn & Thatcher	Sign/Livestock Ordinance Amendment	697.50
Grim Biehn & Thatcher	Lake House Inn Complaint	1,552.50
Grim Biehn & Thatcher	Litigation Matters	124.00
IT Business Solutions	IT Services - October 2020	459.00
John Fenley	ZHB - WEGBB, LLC - 10/7/2020	25.00
Kathleen Hart	ZHB - WEGBB, LLC - 10/7/2020	25.00
Keystone Collections Group	EIT Commission - Sept 2020	1,077.68 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	338.59 *
Keystone Collections Group	EIT Taxpayer Refunds	252.58 *
Keystone Collections Group	LST Commission - month year	2.39 *
KRMD Partners	MM Treasury Bond	1,119.00
Lapp's Landscaping Products	Topsoil - Berm (Property Line)	100.00
Manko Gold Katcher Fox	Rock Hill Quarry - July 2020	3,743.50
Manko Gold Katcher Fox	Rock Hill Quarry - Aug 2020	2,648.50
Neat & Clean	Office Cleanings September	300.00
Northampton Township	Verizon Franchise Consortium- 11/2019-8/2020	186.09
Pennridge Regional Police Department	Police Services - October 2020	83,636.00
Pitney Bowes	Postage Meter	400.00 *
PMRS	2020 MMO	57,790.00
PMRS	2020 MMO Admin Fee	40.00
PP&L Electric	Emergency Aux Bldg + Break Room (Jul-Dec)	101.87
PP&L Electric	Parking Lot Lights	99.53
PP&L Electric	Municipal Office	103.95
PP&L Electric	Garage/Shop	86.13
Principal Financial Group	Premium - Oct 2020	347.55 *
Principal Financial Group	Premium - Nov 2020	347.55
Quill	Supplies	42.00
Ready Refresh	Rent/Prepay - Sept 2020	50.00 *
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	1,930.00
Ricoh	Prepay Copier Rental - 11/20/20-12/19/20	128.07
Ricoh-Images	Black & White/Color Copies	60.80
Scarlet Oaks	Skip Laurels/Knock Out Roses - Twp Parking Lot	280.00
Scarlet Oaks	Skip Laurels - Twp Parking Lot	170.00

UNPAID 2020 BILLS LIST

OCTOBER 23, 2020

Payable To	Memo	Amount
Shadywood Communications	Enews - Oct 2020	215.00
Sprint	Cell Phone Service - Aug 2020	133.85 *
Staples	Supplies	129.72
Turco Nursery	Pachysandras - Twp Parking Lot	1,050.00
Waste Management	Sign Removal	247.99 *
		General Fund \$ 192,101.09

Fire Fund - 03

Borough of Perkasio	2020 Worker's Compensation Insurance	6,574.00 *
Dublin Fire Company	2020 Fire Tax Distribution	1,840.27
Dublin Fireman's Relief Association	2020 State Aid Contribution	1,033.54
Haycock Fire Company	2020 Fire Tax Distribution	4,784.70
Haycock Firemen's Relief Association	2020 State Aid Contribution	2,687.20
Perkasio Fire Company	2020 Fire Tax Distribution	41,508.25
Perkasio Fireman's Relief Association	2020 State Aid Contribution	28,112.25
Quakertown Fire Company	2020 Fire Tax Distribution	11,041.61
Quakertown Firemen's Relief Association	2020 State Aid Contribution	6,201.23
Sellersville Fire Company	2020 Fire Tax Distribution	5,888.86
Sellersville Firemen's Relief Association	2020 State Aid Contribution	3,307.32
		Fire Fund \$ 112,979.23

Open Space Fund - 05

Grim Biehn & Thatcher	Etzler Conservation Easement	77.50
Keystone Collections Group	EIT Commission -Sept 2020	538.79 *
Keystone Collections Group	Taxpayer Refunds - Sept 2020	126.28 *
Heritage Conservancy	Etzler Conservation Easement - Mt. View Road	10,000.00 *
Laurel Abstract	Etzler Conservation Easement - Mt. View Road	90,285.05 *
		Open Space Fund \$ 101,027.62

Sewer Fund - 08

ADT Commercial	Alarm	150.75 *
Anchor Pump and Engineered Equipment	Pump Repair	2,458.02
Bullseye	Pumping Station Alarm Service-Oct 2020	128.89 *
Comcast	Treatment Plant Phone Service-Sept 2020	98.53 *
Comcast	Treatment Plant Phone Service-Oct 2020	98.61
Delaware Valley Health Insurance (DVHT)	Premium - Oct 2020	3,418.80
Emerald Garden	Lawn Maintenance - Sept 2020	351.96
Grim Biehn & Thatcher	Sewer	40.50
Kevin Franks	Treatment Plant Operations - Aug 2020	1,850.00
Kevin Franks	Treatment Plant Operations - Sept 2020	1,850.00
Lawson Products	Supplies	210.21
Lawson Products	Supplies	216.16
LRM, Inc.	Effluent Flow Meter Calibration	440.00

UNPAID 2020 BILLS LIST

OCTOBER 23, 2020

Payable To	Memo	Amount
MJ Reider Associates	Lab Analysis Bi-weekly - 9/11/20	275.00
MJ Reider Associates	Lab Analysis Bi-weekly - 9/25/20	275.00
MJ Reider Associates	Lab Analysis Bi-weekly - 10/09/20	275.00
MJ Reider Associates	Lab Analysis Quarterly - 10/9/20	10.00
PA DEP	Chapter 92A Annual Fee	500.00
PA One Call	Monthly Activity - Sept 2020	23.10
PMRS	2020 MMO	57,791.00
PP&L Electric	Pump Station	386.71
PP&L Electric	Treatment Plant	1,894.07
Principal Financial Group	Premium - Oct 2020	294.54 *
Principal Financial Group	Premium - Nov 2020	294.54
PWTA - Capital Fund	2020 4th Quarter Billing	4,507.00
PWTA - Operating Fund	2020 4th Quarter Billing	35,835.00
Riggins	194.2 Gallons Unleaded	291.42
Riggins	100.1 Gallons Unleaded	147.34
Riggins	170.0 Gallons Biodiesel	244.89
Riggins	253.4 Gallons Biodiesel	358.94
Riggins	200.0 Gallons Biodiesel	279.72
Sprint	Phone Service 8/15-9/14	89.23 *
Univar	Supplies	2,450.60 *
US Postal Service	Oct 2020 Sewer Billing	416.32 *
USA BlueBook	Supplies	1,050.21
USA BlueBook	Supplies	430.48
		<i>Sewer Fund</i> \$ 119,432.54
Park & Recreation / Driving Range Fund -09		
Auto Plus	Motor Oil - Mowers	28.56
Daniel L. Beardsley	Supplies	50.90
Davis Feed of Bucks County	Mulch - Grass Tee Area	78.85
Emerald Garden	Lawn Maintenance - Sept 2020	539.00
George Allen Portable Toilets Inc.	9/9/20-10/6/20	160.00
Miller Tire & Auto	Tire - Hustler Mower	109.66
Miller Tire & Auto	Tire - Ferris Mower	105.00
Nyce Crete and Landis Block & Concrete	Sand - Driving Range Tree Boxes	143.78
PP&L Electric	Markey Park Sign	27.20
PP&L Electric	Markey Park Buildings	62.42
		<i>Park & Rec / Driving Range Fund</i> \$ 1,305.37
Street Light Fund - 13		
PP&L Electric	Street Lights	1,539.94 *
		<i>Street Light Fund</i> \$ 1,539.94
Capital Improvement Fund - 19		
Chase Credit Card	Sign	19.96 *

UNPAID 2020 BILLS LIST

OCTOBER 23, 2020

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Gordan H. Bayer, Inc.	Municipal Addition	64,604.95
Jimcor Concrete	Concrete - Park Sign	327.00
M&W Precast & Construction Supply	Township Building Sewer	159.11
M&W Precast & Construction Supply	Township Building Sewer	174.64
MJF Electrical	Municipal Addition	12,203.00
ORE Rental	Roller Rental	847.80
	<i>Capital Improvement Fund</i>	<u>\$ 78,336.46</u>
Building Debt Fund - 22		
Pennridge Regional Police Department	Loan Payment -Oct 2020	5,797.22
	<i>Police Headquarter Debt Fund</i>	<u>\$ 5,797.22</u>
Capital Reserve Fund - 30		
JES Transport	Transport Grader Purchase	1,500.00
	<i>Capital Reserve Fund</i>	<u>\$ 1,500.00</u>
State Aid (Liquid Fuel) Fund - 35		
Auto Plus	Motor Oil - 2015 Hino	59.94
Coopersburg Materials	Repair - Ridge Run Rd	832.00
H&K Materials	4.93 tons 9.5MM .3-3 25%	246.50 *
LB Water Service, Inc.	Pipe	600.00
Little's	Supplies	6.42
Little's	Supplies	57.60
M&W Precast & Construction Supply	Trench Grates	171.90
M&W Precast & Construction Supply	Pipes	476.43
Nyco Corporation	Supplies - Diesel Tank	98.60
Nyco Corporation	Parts - Grader	39.99
ORE Rental	Saw Rental	684.70
PP&L Electric	Signal 313 & 5th	32.31
PP&L Electric	Flasher 5th Street	27.85
PP&L Electric	Signal Campus & 5th	37.91
PP&L Electric	Signal 313 & 563	32.62
PP&L Electric	Flasher Schwenkmill Road	28.23
PP&L Electric	Signal 313 & Mountain View	43.35
PP&L Electric	Flasher Mountain View	27.80
	<i>State Aid Fund</i>	<u>\$ 3,504.15</u>
Escrow Fund - 90		
C. Robert Wynn Associates	Weidner	251.96
C. Robert Wynn Associates	Pennridge Animal Hospital	24.75
C. Robert Wynn Associates	Scholl Truck & Car Wash	129.13
C. Robert Wynn Associates	Green Ridge West	49.50
C. Robert Wynn Associates	JDM Group	196.00
C. Robert Wynn Associates	Pennridge Airport Hangars	268.35

UNPAID 2020 BILLS LIST
OCTOBER 23, 2020

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
C. Robert Wynn Associates	Docherty	24.75
C. Robert Wynn Associates	Santora	24.50
C. Robert Wynn Associates	Schaar	338.00
Grim Biehn & Thatcher	JDM Group	1,198.50
Grim Biehn & Thatcher	Mager Driveway	31.00
Grim Biehn & Thatcher	Pennridge Airport Hangars - LD	55.50
Grim Biehn & Thatcher	Select - McClennen	148.00
Karl Foreman	Escrow Closure	643.71
	<i>Escrow Fund</i>	<u>\$ 3,383.65</u>

Total Unpaid Bills \$ 620,907.27

**denotes already paid*

NOT APPROVED

2020 – 2021 ROCK SALT BIDS

CONSTORTIUM BID dated August 25, 2020		
ERT amount 450 tons		
	DELIVERED Price per Ton	UNDELIVERED Price per Ton
Morton Salt, Inc.	\$ 47.75	47.00
	Minimum 20-ton delivered Minimum 10-ton undelivered pick up at Bristol	
Silvi Concrete Products	48.87	48.87
American Rock Salt	68.50	68.50
Eastern Salt Company	57.00	57.00
CO-STARS BID		
ERT amount <u>250 tons Required Tonnage</u>		
	Price per Ton	
Morton Salt, Inc.	\$ 52.78	

Morton Salt, Inc. through Costars at the rate of \$52.78 for 250 required tons.

And

Morton Salt, Inc. through Bucks County Consortium at the rate of \$47.75 for salt purchase delivery and \$47.00 for salt purchase picked up as needed.

Prior Seasons Bid Results:

2019-2020: \$48.50/ton (consortium) \$54.69/ton (CoStars)
2018-2019: \$47.92/ton (consortium) \$56.51/ton (CoStars)
2017-2018: \$48.82/ton (consortium) \$55.95/ton (CoStars)
2016-2017: \$56.13/ton (consortium) \$55.95/ton (CoStars)
2015-2016: \$63.97/ton (consortium) \$64.88/ton (CoStars)

Prior Salt & Anti-Skid Quantities Purchased:

2019: 440 ton salt (\$22,268) & 156 ton stone (\$2,180)
2018: 671 ton salt (\$34,356) & 200 ton stone (\$2,574)
2017: 329 ton salt (\$17,237) & 114 ton stone (\$1,234)
2016: 223 ton salt (\$13,874) & 177 ton stone (\$3,660)
2015: 542 ton salt (\$32,685) & 322 ton stone (\$3,887)

ORDINANCE

DRAFT

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST ROCKHILL AMENDING THE EAST ROCKHILL TOWNSHIP CODE OF ORDINANCES, CHAPTER 27, ZONING, BY ADDING A NEW I-11 HOMESTEAD CHICKEN ACCESSORY USE PERMITTED IN ALL ZONING DISTRICTS EXCEPT FOR THE S-SUBURBAN (S) AND R-1 RESIDENTIAL DISTRICTS SUBJECT TO USE REGULATIONS; BY ADDING A NEW I-12 HOMESTEAD ANIMALS ACCESSORY USE PERMITTED IN ALL ZONING DISTRICTS EXCEPT FOR THE S-SUBURBAN (S) AND R-1 RESIDENTIAL DISTRICTS SUBJECT TO USE REGULATIONS; BY AMENDING THE TABLE OF USE REGULATIONS TO INCORPORATE THE NEW I-11 AND I-12 USES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Township of East Rockhill ("*Township*") may enact zoning ordinances to ensure the proper implementation of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors of East Rockhill Township ("*Board of Supervisors*"), by the enactment of this Ordinance, and in order to promote, protect and facilitate the health, safety, morals and welfare of the public, desires to amend the East Rockhill Township Code of Ordinances at Chapter 27, Zoning, as to regulate the keeping of Homestead Chickens and Homestead Animals.

WHEREAS, the Board of Supervisors finds the following Ordinance effectively limits the adverse impacts of keeping Homestead Chickens and Homestead Animals on the community;

WHEREAS, the following Ordinance has been reviewed and recommended for adoption by the Bucks County Planning Commission.

NOW, THEREFORE, be it *ENACTED* and *ORDAINED* by the East Rockhill Township Board of Supervisors, as follows:

SECTION 1.

Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 is amended with the creation of a new I.11 Homestead Chicken use with attendant regulations which shall read as follows:

I.11 Homestead Chickens. An accessory use wherein a limited number of chickens are kept and raised as an accessory use to a principal residential use. Such an accessory use shall be subject to the following restrictions and requirements for the noncommercial keeping of chickens on lots with principal residential uses:

- a. No person shall keep or maintain chickens, construct a chicken coop, henhouse, chicken run, or any other type of enclosure for chickens as an accessory use and/or structure to their principal residential use before completing a permit application and submitting it to the East Rockhill Township Zoning Officer and securing the applicable zoning permit for the same.
- b. A minimum lot area of 1 acre is required to keep chickens (*Gallus gallus domesticus*). Five chickens are permitted for 1 acre. A maximum of 10 is allowed on 2 or more acres of land. However, additional chickens above the maximum 10 chickens may be permitted in the AP, RR, and RP zones by conditional use approval.
- c. No male chickens (roosters) over the age of 6 months are permitted. However, roosters above the age of 6 months may be permitted in the AP, RR, and RP zoning districts by conditional use approval.
- d. All chickens must be contained within the owner's property boundary within a chicken coop, henhouse, enclosure, or chicken run that is enclosed on all sides. Chickens are forbidden to run at large.
- e. Any chicken coop, henhouse, or enclosure for chickens must provide a covered, predator-proof chicken house that is thoroughly ventilated, or of sufficient size to admit free movement of the chickens, and kept clean.
- f. Any chicken coop, henhouse, or enclosure must provide 5 square feet of space for each chicken as well as 10 square feet of space for each chicken within the chicken run.
- g. Any chicken coop, henhouse, chicken run or enclosure for chickens must be located a minimum of 15 feet from any side or rear lot line and located at least 25 feet away from any residential structure.
- h. No chicken coop, henhouse, chicken run, or other enclosure is permitted in the front yard of any parcel.
- i. A chicken coop, henhouse, chicken run, or other enclosure that is not occupied for a period of 2 years must be removed.
- j. All feed must be kept in a vermin-proof, airtight container.
- k. All chickens shall be provided with sufficient feed throughout the day and fresh water at all times.
- l. Slaughter is allowed when conducted in the private area of the chicken keeper's property and all excess viscera disposed of in a sanitary way. Public slaughter is prohibited.

- m. All chicken related materials, feed, and waste must be kept in a sanitary way within a secure enclosed structure on the lot so as to prevent any nuisance to surrounding neighbors.
- n. It shall be unlawful and constitute a nuisance if any chicken is kept in unsanitary conditions that produce odors, excessive noise, attract vermin, and are otherwise a concern to public health.
- o. All chicken wastes shall be stored and disposed in a manner consisted with Chapter 91 of the Pennsylvania Code.

SECTION 2. Chapter 27, Zoning, Part 3, Use Regulations, Section 27-304 is amended with the creation of a new I.12 Homestead Animal use with attendant regulations which shall read as follows:

I.12 Homestead Animals. An accessory use wherein a limited number of livestock and/or fowl are kept and raised as an accessory use to a principal residential use. Such an accessory use shall be subject to the following restrictions and requirements for the noncommercial keeping of livestock (large animals or small animals) and/or fowl on lots with principal residential uses:

- a. No person shall keep or maintain livestock (large animals or small animals), fowl, an animal enclosure, stable, pen, or any other type of structure for animals as an accessory use and/or structure to their principal residential use before completing a permit application and submitting it to the East Rockhill Township Zoning Officer and securing the applicable zoning permit for the same.
- b. Descriptions of permitted and non-permitted animal types:
 - (1). Large Animals: All types of horses, ponies, mules, and donkeys and/or other animals with a standard production weight of 600 lbs. or greater as identified in the Pennsylvania Act 38 Nutrient Management Technical Manual Supplement 5 Standard Animal Weights.
 - (2). Small Animals: All types of swine, sheep, goats, alpacas, and llamas and/or other animals with weights below 600 lbs. as identified in the Pennsylvania Act 38 Nutrient Management Technical Manual Supplement 5 Standard Animal Weights.
 - (3). Fowl: All forms of fowl, including turkeys, ducks, swan, pigeons, pheasants, partridges, grouse, and quails. Regulations regarding the keeping of *Gallus gallus domesticus* (common chicken) are found under accessory use I.11. The keeping of *Gallus gallus domesticus* (common chicken) is not permitted under this use.

- (4). *Struthio camelus* (ostrich), and *Dromaius novaehollandiae* (emu), and peafowl known as *Pavo cristatus*, *Pavo muticus*, and *Afropavo congensis* are not permitted under this accessory use.

c. Site regulations:

- (1). A minimum lot area of 3 acres is required for a Homestead Animal accessory use.
- (2). Two large animals or two small animals are permitted on the first three (3) acres of land. For each additional acre of land above three (3) acres, one (1) additional large animal or two (2) additional small animals are permitted. For purposes of this subsection, two (2) fowl shall be the equivalent of one (1) small animal.
- (3). No more than six (6) small animals, a combination of five (5) large and small animals, or four (4) large animals are permitted on any lot as accessory to a principal residential use. However, additional livestock and fowl may be permitted in the AP, RR, and RP zoning districts by conditional use approval.
- (4). In the event a person keeps or maintains fowl pursuant to this section (I.12 Homestead Animals) and common chickens, *Gallus gallus domesticus* (pursuant to Section I.11 Homestead Chickens), as accessory uses to a principal residential use, the total combined number of fowl and common chickens taken together on any lot shall not exceed ten (10) regardless of size, weight or species.

- d. In the event any large animal, small animal or fowl gives birth, thereby exceeding the number of animals allowed by the minimum set forth herein, the owner of said animals and/or the occupier of the premises shall conform to the applicable restrictions on the number of animals within one year of the birth of the animal.
- e. Animal structures shall be located a minimum of 100 feet from all property lines, or the accessory building setback required by the zoning district in which the use is located, whichever is greater.
- f. Animal structures shall not be permitted in the front yard.
- g. All animals shall be kept within an enclosure unless under direct control of the owner or other authorized party. Animals are forbidden to roam at large.
- h. The height of the fencing shall be sufficient to keep the animal(s) within their enclosure and be constructed to prevent the animal(s) from escaping its confines. Barbed-wire fencing is not permitted for animal enclosures.

- i. The keeper of such animal(s) shall show that adequate provisions are being implemented to collect, store and dispose of the manure and other waste and/or litter associated with the keeping of the subject animal(s). The containers to be used in the process shall be kept covered and shall be cleaned on a regular basis to avoid the potential for detectable odors.
- j. All animal wastes shall be stored and disposed in a manner consistent with Chapter 91 of the Pennsylvania Code.
- k. It shall be unlawful and constitute a nuisance if any Homestead Animal is kept in unsanitary conditions that produce odors, excessive noise, attract vermin, and are otherwise a concern to public health.
- l. An animal housing facility shall be provided as a shelter for the animal(s). The structure shall incorporate no less than three walls and a sufficient roof area to provide a weather proof shelter. Animal housing facilities shall be of sufficient size to enable the animal to comfortably stand, turn around and lay down.
- m. Animal housing facilities shall be ventilated to avoid respiratory disease and infections, control ambient temperature, and prevent accumulation of toxic gases.
- n. This accessory use is only for the noncommercial keeping of animals as an accessory to a principal residential use. The raising of animals for commercial use or profit is not permitted. The sale of animal products is prohibited.
- o. Slaughtering and butchering of livestock animals is strictly prohibited.
- p. Slaughter of fowl is allowed when conducted in the private area of the animal owner's property and all excess viscera disposed of in a sanitary way. Public slaughter is prohibited.
- q. The disposal of dead animals shall be in accordance with the Domestic Animal Law, 3 Pa. C.S. §2352. Dead animals shall be disposed of within 48 hours after death.
- r. Animal feed that is not stored in the principal building shall be stored in sealed, rodent-proof containers.

SECTION 3.

The Table of Use Regulations identified in Chapter 27, Zoning, Part 3, Use Regulations, Section 27-306, Table of Use Regulations, of the Code of Ordinances of East Rockhill Township and attached to the East Rockhill Township Zoning Ordinance as Attachment 1, is hereby amended by adding use I.11 Homestead Chicken under Section I, General Accessory Uses and Structures,

in such Table in its entirety. The entry for Homestead Chickens within the Table of Use Regulations shall read as follows:

	AP	RP	R R	S	R- 1	VR	VC	C-E	C-O	I-1	I-2	E
I.11 Homestead Chickens	P	P	P	N	N	P	P	P	P	P	P	P

SECTION 4.

The Table of Use Regulations identified in Chapter 27, Zoning, Part 3, Use Regulations, Section 27-306, Table of Use Regulations, of the Code of Ordinances of East Rockhill Township and attached to the East Rockhill Township Zoning Ordinance as Attachment 1, is hereby amended by adding use I.12 Homestead Animals under Section I, General Accessory Uses and Structures, in such Table in its entirety. The entry for Homestead Animals within the Table of Use Regulations shall read as follows:

	AP	RP	RR	S	R- 1	VR	VC	C-E	C-O	I-1	I-2	E
I.12 Homestead Animals	P	P	P	N	N	P	P	P	P	P	P	P

SECTION 5.

Severability. It is the intention of the Board of Supervisors that the sections, paragraphs, sentences, clauses, phrases and provisions of this Ordinance are severable. In the event that any one or more of the sections, paragraphs, sentences, clauses, phrases or provisions of this Ordinance shall for any reason be held to be unconstitutional, illegal, unenforceable or invalid in any respect by the judgment or decree of a court of competent jurisdiction, such unconstitutionality, illegality, unenforceability or invalidity shall not affect or impair any other section, paragraph, sentence, clause, phrase or provision of this Ordinance, and this Ordinance shall be construed and enforced as if such unconstitutional, illegal, unenforceable or invalid section, paragraph, sentence, clause, phrase or provision had not been included herein.

SECTION 6.

Repealer. All ordinances and/or resolutions or parts thereof heretofore enacted or adopted that are inconsistent herewith are hereby repealed or rescinded.

SECTION 7.

Effective Date. This Ordinance shall become effective five (5) days after enactment.

ORDINANCE

DRAFT

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST ROCKHILL AMENDING THE EAST ROCKHILL TOWNSHIP CODE OF ORDINANCES, CHAPTER 27, ZONING, BY REPEALING PART 20 RELATING TO SIGNS AND ENACTING A NEW PART 20 CREATING COMPREHENSIVE ZONING REGULATIONS FOR SIGNS

WHEREAS, the Township of East Rockhill (“*Township*”) may enact zoning ordinances to ensure the proper implementation of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors of East Rockhill Township (“*Board of Supervisors*”), by the enactment of this Ordinance, and in order to promote, protect and facilitate the health, safety, morals and welfare of the public, desires to amend the East Rockhill Township Code of Ordinances at Chapter 27, Zoning, as to regulate signs displayed in East Rockhill Township; and

WHEREAS, the following Ordinance has been reviewed and recommended for adoption by the Bucks County Planning Commission.

NOW, THEREFORE, be it *ENACTED* and *ORDAINED* by the East Rockhill Township Board of Supervisors, as follows:

SECTION 1.

Chapter 27, Zoning, Part 20 relating to Signs, is hereby repealed in its entirety and a new Part 20 is hereby enacted which shall read as follows:

§27-2000 Purpose.

The purposes of the sign regulations are:

- A. To provide uniform standards for signs within the township and specific standards for signs in each zoning district.
- B. To establish procedures for the review and approval of sign permit applications.
- C. To regulate the location, size, construction, erection, alteration, use, and maintenance of signs.

§27-2001 Scope and applicability.

- A. In all zoning districts, signs may be erected, altered, maintained, used, removed or moved, relocated or demolished only when in compliance with the provisions of this chapter and any other applicable ordinances and regulations.
- B. Non-Conforming Signs: Signs existing at the time of passage of this chapter which were legally erected and which do not conform to the requirements of this chapter shall be considered non-conforming signs and, once removed, shall be replaced only with conforming signs. Non-Conforming signs may be repainted or repaired (including lighting), provided such repainted or repaired sign does not exceed dimensions of the existing sign; wording may also be changed.
- C. All plans and applications for subdivision and/or land developments shall include information describing all signs proposed for the subdivision and/or land development. The plans shall include and indicate the size, location, style, materials, proposed text, lighting, and colors for all signs, to demonstrate that the requirements of the township's sign regulations as set forth in this chapter have been satisfied.

§27-2002 Definitions.

ABANDONED SIGN — A permanent sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 365 days; a sign which is damaged, in disrepair, or vandalized and not repaired within 90 days; or, a sign which contains an outdated message for a period exceeding 30 days.

ANIMATION — The movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a sign; the movement of a sign set in motion by the atmosphere. Time and temperature devices shall be considered animated signs.

AWNING SIGN — Any sign painted on, or applied to, an awning.

BUILDING (MOUNTED) SIGN — A sign that is applied or affixed to a building or structure.

CANOPY SIGN — A sign that is a part of or attached to, a canopy structure.

EAVES — The lowest horizontal line of a sloping roof.

ELECTRONIC SIGN — A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements, using illumination devices within the display area where the message change sequence is accomplished immediately by means of fade, re-pixelization or dissolve modes. These signs include:

DIGITAL DISPLAY — A display of a sign message that is made up of internally illuminated components that display an electronic image, which may or may not include text and is capable

of changing the message periodically. Digital Displays may include but are not limited to television screens, holographic displays, programmable ink, LCD, LED, or plasma displays.

ERECT — To build, construct, attach, hang, suspend, affix, alter, structurally repair, relocate, paint or renew on a wall or any other background surface.

FACADE — That portion of any exterior elevation of a building extending vertically from grade to the top of the parapet, wall or eaves and horizontally across the entire width of the building elevation.

FOOT-CANDLE — The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot.

FREESTANDING SIGN — A sign permanently supported by an upright or uprights which are permanently anchored into the ground. Such sign can be a pole sign or monument sign.

LIGHT TRESPASS — Light that falls beyond the property or object it is intended to illuminate.

ILLUMINANCE — An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per square foot (cd/ft²).

INFLATABLE SIGN — A sign which is air-inflated which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the object. Such sign is also known as an air-inflated object or air-inflated sign.

MARQUEE SIGN — Any sign attached to a covered structure projecting from and supported by a building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather.

MESSAGE CENTER SIGN — A sign that uses changing lights to form a sign message or messages using alpha-numeric symbols and wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

MONUMENT SIGN — A freestanding sign with low overall height that stands directly on the ground or at ground level and which is supported by and integrated with a solid base where the entire bottom of the sign is anchored into the ground, as opposed to poles, posts or other such supports. Such sign is also known as a ground sign.

NON-CONFORMING SIGN — Any sign which is not allowed under this part, but which, when first constructed before this part was in effect and for which a sign permit was issued, was legally allowed.

NON-ILLUMINATED SIGN — A sign that is not illuminated.

OFF-PREMISES SIGN — A sign directing attention to a business, person, commodity or service not necessarily sold or located upon the premises where the sign is located. Such signs are also called billboards or outdoor advertising signs.

PARALLEL SIGN — A sign painted on or mounted parallel to the face of a structure or wall and projecting from the plane or facade of the structure wall or above the roof line or eaves of the structure. Signs will abide by regulations found in section 27-2006.

PARAPET — The portion of a facade or wall that extends above the roof of a building or structure.

POLE SIGN — A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.

PORTABLE SIGN — A sign, with or without display or legend, which is self-supporting without being firmly embedded in the ground, or is fixed on a movable stand, or mounted on wheels or movable vehicles or made easily movable in some other manner. Sandwich board and vehicle signs shall be considered portable signs.

PROJECTING SIGN — A sign which is affixed to any building, wall or structure and extends more than 12 inches horizontally from the facade or vertical plane of the structure.

ROOF LINE — The uppermost line of the roof of a building or, in the case of an extended facade or parapet, the uppermost height of said facade or parapet.

ROOF SIGN — A sign erected and maintained above the roof line, parapet or eaves of a building.

SANDWICH BOARD SIGN — A portable, temporary sign consisting of two faces, connected and hinged at the top. A sandwich board sign qualifies as both a temporary and portable sign.

SIGN — Any letter, number, symbol, figure, character, mark, plane, design, picture, stroke, stripe, trademark or combination of these, including permanent window signs erected in any manner whatsoever, which shall be used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, or merchandise and which shall be displayed in any manner whatsoever.

SIGN AREA — The dimensions of a sign according to section 27-2005.A Area of a Sign

SIGN HEIGHT — The vertical dimensions of a sign as measured according to section 27-2005.B

SIGN SUPPORTING STRUCTURE — Poles, posts, walls, frames, brackets, or other supports holding a sign in place.

STREET POLE BANNER — A banner suspended above a public sidewalk and attached to a single street pole. These signs shall not contain any commercial advertisement and such signs may be attached to a municipal light pole.

TEMPORARY SIGN — A sign that is not intended for permanent installation which typically displays a message that is temporary in nature because it relates to a specific event or occurrence. Display duration is determined by the sign's function.

VEHICLE SIGN — A portable sign which may be affixed, attached, and/or painted to a vehicle in such a manner that the carrying of such sign or signs is no longer incidental to the vehicle's primary purpose.

WINDOW SIGN — An interior sign affixed to or within 12 inches of the interior surface of a window with its message visible to the outside of said window surface.

§27-2003 Prohibited Signs.

A. The following signs are unlawful and prohibited:

- (1). No signs shall be of a flashing, rotating or revolving type, with the exception of barber poles which are used for a barbershop use.
- (2). Any sign suspended between poles and lighted by a series of lights is prohibited.
- (3). Any sign erected on a tree or utility pole, or painted or drawn on a rock or other natural feature is prohibited.
- (4). Any banner sign or sign of any other type across a public street or on any private property is prohibited, except for such signs which are approved by the Board of Supervisors to be of general benefit to the Township or for public convenience, necessity or welfare.
- (5). Any sign suspended between poles which is either a pennant which blows in the wind or a spinner which spins in the wind is prohibited.
- (6). Any sign is prohibited which does not conform to the requirements of the sign ordinance which was in effect when the sign was erected.
- (7). No sign shall be erected containing information on which it states or implies that a property may be used for any purpose not permitted under the provisions of this chapter in the zoning district on which the sign relates is located.
- (8). No sign may use the words, "Stop," "Look," "Danger," or any other word or character which attempts or appears to attempt to direct the movement of traffic or which interferes with or resembles any official traffic sign, signal or device within 75 feet of a public right-of-way or within 200 feet of a traffic control device, whichever is greater.

- (9). Except for traffic control signals, red or green lights are prohibited within 75 feet of a public right-of-way or within 200 feet of a traffic control device signal, whichever is greater.
- (10). A sign that uses any method of illumination that can cause glare is prohibited, except in accordance with the following:
 - (a) It must be so effectively shielded that glaring beams or rays of light are not directed to any portion of any street, highway or adjacent property or structure.
 - (b) It must be less than 1/4 foot candle, as measured from the curb line or shoulder, so as not to cause glare or impair the vision of any motorist or otherwise interfere with a driver's operation of his motor vehicle.
- (11). Any vehicular sign parked within any public right-of-way is prohibited.
- (12). Any vehicle sign, other than a tradesman's personal business or service sign, shall be subject to the provisions regarding freestanding signs in the zoning district in which such vehicle sign is located.
- (13). Any vehicle sign parked on any lot(s) that is not the principal place of business for the business being advertised by the vehicle sign for a period of more than 72 hours is prohibited.
- (14). Any sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, traffic post, traffic signals, traffic mast arms, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner is prohibited.
- (15). Any sign displayed to the public and visible from a road, street or highway that meets the definition of Digital Display is strictly prohibited.
- (16). Any sign that meets the definition of an Inflatable Sign is prohibited.

§27-2004 Exempted Signs.

- A. The following signs do not require a permit; provided, that the applicable requirements of this chapter have been met:
 - (1). Official highway route number signs, street name signs and other official traffic signs may be erected and maintained in the interest of the public safety or for the regulation of traffic.
 - (2). Signs displaying the name and address of the occupant of the premises; provided, that the area of any such sign shall not exceed 120 square inches and not more than one such sign shall be erected for each occupant of a premises, unless such property

fronts on more than one street, in which case one such sign may be erected on each street frontage.

- (3). Governmental flags or insignias.
- (4). Legal notices.
- (5). Vending machine signs bearing the brand name of a product or the price of such product when displayed on a vending machine selling such product.
- (6). Memorial signs or historical signs or tablets; provided, that such sign or tablet does not exceed 4 square feet.
- (7). Window signs giving store hours or the name or names of credit or charge institutions; provided, that the total area of any such sign or all signs together does not exceed two square feet.
- (8). Temporary window signs, including community special event signs, shall take up no more than 50% of the window area.
- (9). Signs which are a permanent architectural feature of a building or structure, such as a cornerstone, or identifying letters carved into or embossed on a building or structure; provided, that the letters are not made of a reflective material nor contrast in color with the building.
- (10). Bunting, pennants and similar materials are permitted to announce the opening of a new business or industry and must be removed after seven days of the opening day or the first day of business. The owner/user of the business or industry shall inform the Township Zoning officer in writing of the opening day or the first day of business. Such notice shall be submitted at least 14 days prior to the opening day or the first day of business.
- (11). Revolving barber shop pole sign; provided, that it does not exceed 36 inches in height.

§27-2005 General sign regulations.

A. Area of a Sign

- (1). The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed (but not including any supporting framework and bracing incidental to the display itself). See illustration A

- (2). The area of a freestanding sign shall include all separate components which shall not exceed 3 components.
- (3). Where the sign consists of individual letters or symbols attached to or painted on a building, wall, or window, they shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.
- (4). In computing square-foot area of a double-faced sign, only one side shall be considered; provided, both faces are identical. If the interior angle formed by the two faces of the double-faced sign is greater than 45°, then both sides of such sign shall be considered in calculating the sign area.
- (5). Freestanding and off-premises signs shall not exceed a maximum area of 160 square feet unless otherwise noted in the ordinance.

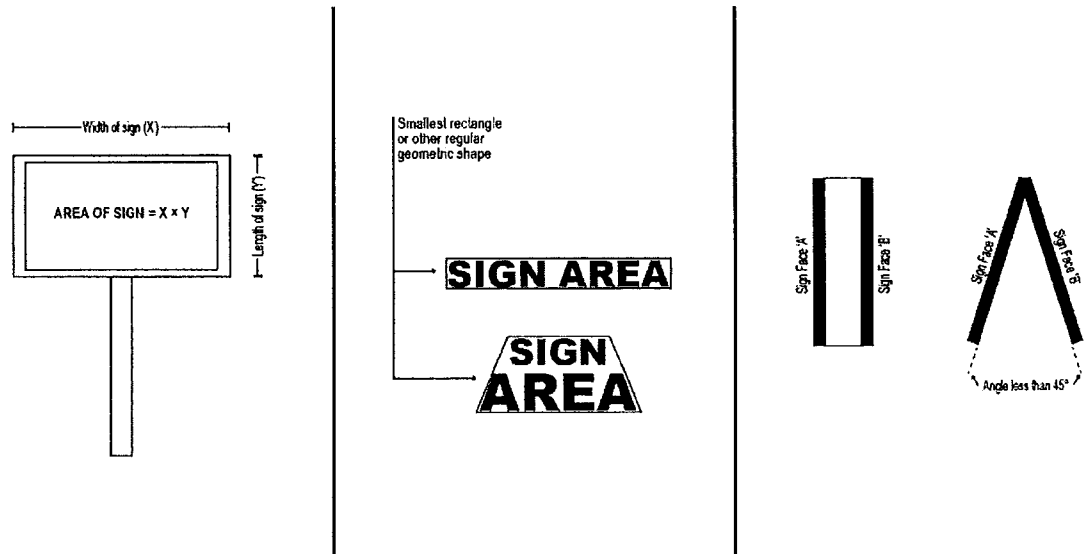


Illustration A

B. Height of a Sign

- (1). When adjacent to a road or street right-of-way, the maximum height of a freestanding sign shall be measured from the elevation of the shoulder of the road to the highest point on the sign structure. In the case where there is a sidewalk, the height of the sign shall be measured from the elevation of the sidewalk
- (2). For a projecting, parallel or roof sign, the maximum height shall be determined by its placement on the building.

- (3). Freestanding on premise and off-premises signs shall not exceed a maximum height of 20 feet unless otherwise noted in this ordinance.
- (4). If a sign is located within the interior of a lot, the maximum height shall be measured from the finished grade elevation from where it is placed.

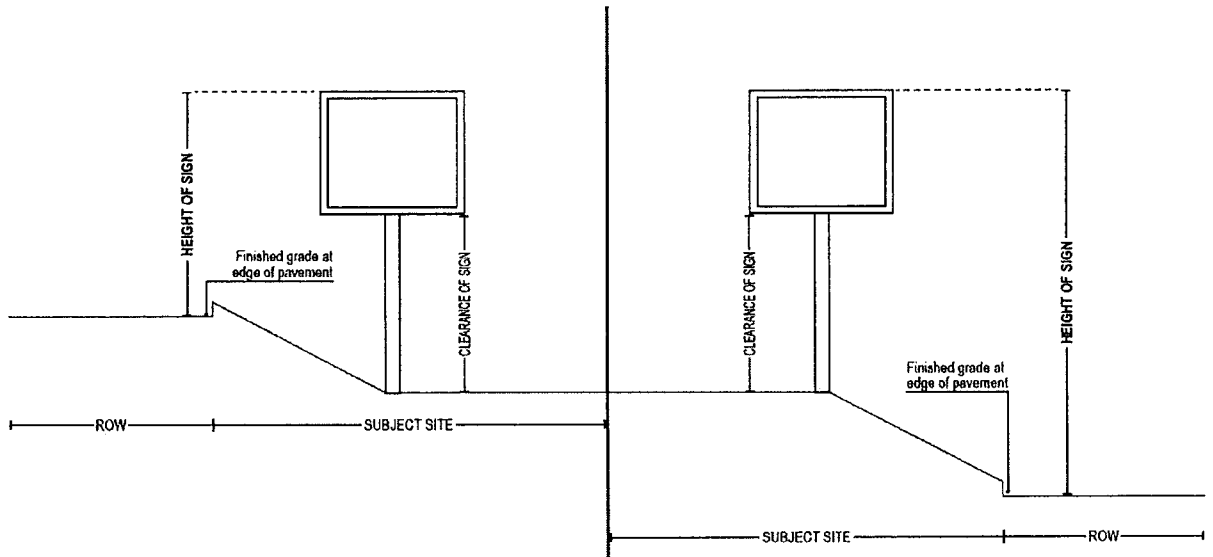


Illustration B

- C. Placement of a Sign. In no case, except for official traffic and street signs, shall any sign be erected so that it:
 - (1). Lies within 10 feet of or projects over a point within 10 feet of the ultimate right-of-way of any street or is within 10 feet of the shoulder or curb, whichever is greater.
 - (2). Lies within the clear-sight triangle.
 - (3). Obscures a motorist's view of traffic signals, stop signs or other warning devices as viewed from any distance of 500 feet along established thoroughfares.
 - (4). Obscures a motorist's view of roadway or intersections ahead as viewed from a distance of 500 feet along established thoroughfares.
 - (5). Limits a pedestrian's view of vehicular traffic to less than 500 feet while standing inside the curblines at an intersection or other established crossing point.
 - (6). Lies within a distance of 10 feet from any property line.
 - (7). Lies within a parking space or fire lane.
 - (8). Blocks the movement of pedestrians traveling on public thoroughfares.

- (9). Blocks the entrance, exit, fire escape, or fire lane to a building.
 - (10). The lowest edge of a projecting or freestanding sign shall not be less than 8 feet above a sidewalk elevation.
- D. Illumination of a Sign. The following requirements have been set forth to permit the illumination of signs, as defined within this ordinance:
- (1). Direct Illumination of a sign gives forth artificial light directly through transparent or translucent materials from a source of light within such sign. The internal light source shall be a white or clear light only.
 - (2). Indirect Illumination of a sign is from an exterior source. It shall produce no direct rays that are visible elsewhere on the lot where said illumination occurs. The light source shall shine with white or clear light only. The planting of vegetation, while a desirable addition means to reduce the impact of the light source, shall not be considered as a replacement for this requirement. All light shall be directed at the sign and no horizontal or vertical light trespass, as defined in 27-2002, shall be permitted.
 - (3). No light shall produce light trespass off the premises by illumination originating on the premises. Illumination from light originating on the site shall not exceed 0.25 foot-candles at the property line or street right-of-way.
 - (4). During daylight hours between sunrise and sunset, illuminance shall be no greater than four hundred and sixty four foot-candles (464cd/ft²).
 - (5). At all other times, illuminance shall be no greater than 23 foot-candles (23 cd/ft²).
 - (6). Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change.

§27-2006 Specific regulations by sign type.

- A. Building (mounted) signs shall include the following:
- (1). Parallel signs. No portion of a parallel sign shall be mounted less than 8 feet above the finished grade or extend out more than 18 inches from the building wall on which it is affixed. If the parallel sign projects less than 4 inches from the building wall on which it is affixed, the 8-foot height requirement need not be met.
 - (2). Canopy or awning signs.
 - (a). A canopy or awning without lettering or other advertising shall not be regulated as a sign.

- (b). Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
 - (c). No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
 - (d). Sign Placement.
 - (i) Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.
 - (ii) Logos or emblems are permitted on the top or angled portion of the awning or canopy up to a maximum of 3 square feet. No more than one emblem or logo is permitted on any one awning or canopy.
 - (e). Sign height. The lowest edge of the canopy or awning sign shall be at least 8 feet above the finished grade.
 - (f). No ground-floor awning or canopy may project into a street right-of-way.
 - (g). Awnings or canopies above the ground floor may be fixed, provided they do not project more than 4 feet from the face of the building.
 - (h). Multi-tenant buildings. If the awning or canopy sign is mounted on a multi-tenant building, all awning or canopy signs shall be similar in terms of height, projection, and style across all tenants in the building.
- (3). Projecting signs.
- (a). No portion of a projecting sign shall project more than 4 feet from the face of the building.
 - (b). The outermost portion of a projecting sign shall not project into the right-of-way or no closer than 5 feet from a curb line or shoulder of a public street, whichever is greater.
 - (c). Sign height. The lowest edge of a projecting sign shall be at least 8 feet above the finished grade.
- (4). Window signs. Incidental window signs displaying pertinent business information such as the business' hours of operation and credit cards accepted, shall be excluded from area calculations for window signs.
- (5). Marquee signs.
- (a). Such signs shall be located only above the principal public entrance of a building facing a public street or parking lot.

- (b). No marquee shall be wider than the entrance it serves, plus 2 feet on each side thereof.
 - (c). No marquee shall extend into the right-of-way or closer to the curb than 3 feet, whichever is greater.
 - (d). Sign height.
 - (i) No portion of a marquee sign shall extend vertically above the eave line.
 - (ii) The lowest edge of the marquee sign shall be at least 8 feet above the finished grade.
- B. Electronic Signs. The following requirements have been set forth to permit the installation of Message Center signs, as defined in section 27-2002.
- (1). Message Center signs shall be permitted:
 - (a). Non-residential lots within C-O Commercial/Office and VC Village Commercial districts only.
 - (b). Message Center signs are permitted in the form of a freestanding sign in accordance with all other regulations found within this ordinance.
 - (i). Message center signs as a component to an on-premises sign shall not exceed more than 50% of the total area of the sign.
 - (ii). One message center sign is permitted per street frontage, up to a maximum of two message center signs per property.
 - (c). Message Center Signs shall be permitted for institutional uses as defined in section 27.304.C of the Zoning Ordinance:
 - (i). Sign is a monument sign.
 - (ii). Lot area is greater than 2 acres.
 - (iii). Sign is not larger than 40 square feet.
 - (iv). Sign is not higher than 6 7 feet.
 - (v). Sign has frontage along arterial, major collector, or minor collector roads as defined in section 22-506.3 of the Subdivision and Land Development Ordinance.
 - (vi). Sign meets all other standards specified in this ordinance.
 - (vii). If the lot converts to a non- institutional use these signs regulations do not apply.

- (2). The owner of an electronic sign shall coordinate with the local authorities to display, when appropriate, emergency information as deemed important to the traveling public, including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
- (3). Message Display Standards for all Electronic Signs:
 - (a). Message duration shall be no less than 8 seconds.
 - (b). Electronic signs are permitted to be illuminated from 5 am to 11 pm or one half hour past the close of business, whichever is later
 - (c). Content of any electronic sign must transition by changing instantly, transition graphics are prohibited.
 - (d). Any electronic sign displaying animations, streaming video, text or images which flash, pulsate, move, or scroll is prohibited.
 - (e). Audio speakers and/or any form of pyrotechnics is prohibited
 - (f). All signs must be equipped with a properly functioning default mechanism that will stop the sign and return to a solid black display should a malfunction occur.
 - (g). No electronic sign shall be greater than 40 square feet unless otherwise permitted within this ordinance.
 - (h). All message center sign shall comply illumination standards found within section 27-2005.D
- (4). Electronic signs are not permitted within 250 feet of any permanent off site residential structure.

C. Freestanding signs.

- (1). The clearance or lowest edge of any freestanding pole sign shall be either less than 4 feet or greater than 8 feet above the ground.
- (2). Monument signs
 - (a). Shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.
 - (b). Monument signs shall not exceed a height of 7 feet.
- (3). Sign placement

- (a). All freestanding signs shall be set back 10 feet from the right-of-way or the height of the sign, whichever is greater, except for official traffic signs and government/regulatory signs.
 - (b). No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, cartway of the right-of-way or other areas required to remain unobstructed.
 - (4). Freestanding signs may have changeable copy. However, if the copy is digital or electronic, the regulations for electronic signs in section 27-2006.B , pertain.
 - (5). Freestanding signs shall include the street number and/or address of the property for which it advertises, at a minimum lettering height of 4 inches.
 - (6). Freestanding signs shall not exceed a maximum height of 20 feet.
- D. Off-Premises Signs
- (1). Off-premises signs shall only be permitted in the C-O Commercial Office District on non-residential lots of 5 acres or more, and set back from the side property line by the minimum side yard setback standard of the district or 50 feet along any arterial designated roadway right-of-way as defined in 22-506.3 of the Subdivision and Land Development Ordinance, whichever is greater.
 - (2). Off-Premises signs are not permitted on any lot smaller than 5 acres in size, unless otherwise specified within this ordinance.
 - (a). Off-premises signs may exist instead of, but not in addition to, freestanding signs on a given premises. Where a premises is allowed two or more freestanding signs, an off-premises sign may be used to substitute for one of the freestanding signs.
 - (b). One off-premises sign may be erected on a property.
 - (c). Off-premises signs shall be non-illuminated, freestanding signs.
 - (d). All off-premises signs shall conform to the requirements found within section 27-2005
 - (e). Placement of Off-Premises Signs.
 - (i). Right-of-Way. No such sign or any part thereof shall be erected or maintained within 50 feet of the future right-of-way of a public highway.
 - (ii). Side or Rear Yards. No such sign or any part thereof shall be erected or maintained within 50 feet of any side or rear property line.

- (iii). No such sign shall be erected within 500 feet of any ~~other such sign or~~ freestanding sign or residential dwelling.
 - (iv). Area of Off-Premises Signs. No outdoor advertising sign shall be permitted to exceed a maximum area of 160 square feet, including border but excluding supports and decorative trim which is not part of the copy content of the display. A sign having two sides back-to-back or a V-shaped sign with a horizontal angle not greater than 45° is permitted one on each side or a total maximum area of 80 square feet.
 - (v). Off-premises signs shall not exceed a maximum height of 20 feet.
- E. Street pole banners. Street pole banners that comply with the regulations of this section shall not be included in the determination of the type, number or area of signs allowed on a property.
- (1). Illumination of any street pole banner is prohibited.
 - (2). Area. Each street pole banner shall have a maximum area of 12.5 square feet and a maximum width of up to 3 feet.
 - (3). Number. Up to two street pole banners are permitted per street pole.
 - (4). Height.
 - (a). When the street pole banner's edge is less than 18 inches from the curb, the lowest edge of the street pole banner shall be 14 feet above the finished grade.
 - (b). When the street pole banner's edge is greater than 18 inches from the curb, the lowest edge of the street pole banner shall be at least 8 feet above the finished grade.
 - (5). Location.
 - (a). No street pole banner shall extend beyond the curblines.
 - (b). Street pole banners shall maintain a minimum of 3 feet vertical clearance below any luminaries located on the pole measured from where the ballast connects to the pole.
 - (c). Street pole banners shall not interfere with the visibility of signals or signs.
 - (d). No street pole banner shall be located on a pole that has traffic or pedestrian control signals.
- F. Temporary Signs

- (1). Such signs shall be erected only on the premises to which they relate or with permission of the premises owner.
- (2). Such signs shall be non-illuminated.
- (3). Such temporary signs shall comply with the specific requirements and restrictions for temporary signs as set forth herein and shall not be included in the determination of the number or area of permanent signs allowed on a property unless otherwise set forth in this Chapter.
- (4). Location.
 - (a). No temporary sign shall be located so as to obstruct or impair driver vision at business ingress/egress driveway points and at intersections.
 - (b). No temporary sign shall be located nearer than 100 feet to any church, cemetery, public building or historic site or district unless such sign advertises an event on the church, cemetery, public building or historic site or district.
 - (c). No temporary sign shall be located on a utility pole or within 10 feet of the cartway and/or property line.
 - (d). Temporary signs are not permitted in the public right-of-ways unless specifically approved by the Township.
- (5). Size. The area of temporary signs shall not exceed 16 square feet per sign side unless otherwise specifically permitted in this Chapter.
- (6). Height. The maximum height of temporary signs shall not exceed 6 feet unless otherwise specifically permitted in this Chapter.
- (7). Time Limits.
 - (a). Project signs and construction signs. A sign for work under construction may be erected upon the issuance of a building permit on the construction site during the construction and shall be removed within seven days following the issuance of the certificate of occupancy and shall comply with Section 2006.F.10.
 - (b). Signs announcing the subdivision of land. Temporary signs announcing the subdivision of land may be erected on the land being developed and shall be removed when 100% of the development of lots are conveyed, or for a term not to exceed two years, whichever comes first.
 - (c). Signs advertising the sale or lease of property shall be removed within the time frame set forth in Sections 2007.A.1.a and b.
 - (d). Special event signs may be erected no sooner than 30 days preceding a special event and shall be removed within 20 days following the event. No such

temporary sign shall be displayed for a period or periods exceeding a total of 45 days in any one calendar year, unless otherwise authorized by the Board of Supervisors.

- (e). Political signs may be erected no sooner than 30 days preceding an election and shall be removed within 20 days following the election.
- (f). No Temporary Sign shall be erected for a period of time exceeding forty-five (45) days unless otherwise specifically permitted in this Chapter.
- (8). Permits. Unless specifically exempted and/or otherwise indicated in this Chapter, a temporary sign is subject to the permit requirements of this Chapter.
- (9). Number. No more than one such sign shall be placed upon any property held in single and separate ownership unless such property fronts upon more than one public street, in which event, one sign may be erected on each street frontage.
- (10). Temporary construction signs. Such signs that comply with the regulations of this section shall not be included in the determination of the type, number or area of signs allowed on a property.
 - (a). One temporary construction sign is permitted per property, unless the property has frontage on more than one street, in which case two temporary construction signs shall be permitted, one on each frontage.
 - (b). Area.
 - (i). For properties less than 2 acres, the maximum area for temporary construction signs shall be 6 square feet.
 - (ii). Properties larger than 2 acres shall be permitted a temporary construction sign with a maximum area of 16 square feet.
 - (iii). If the property exceeds 5 acres in size, the area for a temporary construction sign may be increased to 24 square feet.
 - (c). Sign height. Each temporary construction sign shall be limited to 8 feet in height.

G. Portable Signs

- (1). Portable signs shall be subject to regulations by zoning district

§27-2007 Sign regulations per district.

DRAFT

Sign Category	Sign Type	AP	RP	RR	S	R-1	VR	C-E	VC	C-O	H-1	L2	E
Building	Awning	AR	AR	AR	N	N	N	N	P	P	N	N	N
	Canopy	AR	AR	AR	N	N	N	N	P	P	N	N	N
	Marquee	N	N	N	N	N	N	N	P	P	N	N	N
	Parallel	AR	AR	AR	AR	AR	AR	P	P	P	P	P	P
	Projecting	N	N	N	N	N	N	N	P	P	P	P	N
	Roof	N	N	N	N	N	N	N	N	N	P	P	N
	Window	AR	AR	AR	N	N	N	P	P	P	P	P	P
Freestanding	Message Center	See Sections 27-2006 and 27-2007											
	Monument	AR	AR	AR	AR	AR	AR	P	P	P	P	P	N
	Pole Sign	AR	AR	AR	AR	AR	AR	P	N	P	P	P	N
Portable	Sandwich Board	P	P	P	N	N	N	P	P	P	N	N	N
	Vehicle	N	N	N	N	N	N	N	N	P	P	P	P
Miscellaneous	Off-premise	See Sections 27-2006 and 27-2007											
	Street Pole Banner	P	P	P	P	P	P	P	P	P	P	P	P
	Temporary	P	P	P	P	P	P	P	P	N	N	N	N

P- Permitted, N- Not Permitted, AR- Additional Requirements see sections 27-2006 and 27-2007 for more detail

A. In the AP, RP, RR, S, R-1, VR and C-E districts, the following types of signs, and no others unless otherwise specified in this ordinance, shall be permitted:

(1). Temporary Signs

(a). Temporary signs advertising the sale or rental of premises upon which said sign has been erected or signs indicating that said premises has been sold or rented; provided, that:

- (i). The area on one side of any such sign shall not exceed 6 square feet.
- (ii). No more than one such sign shall be placed on any property held in single and separate ownership unless such property fronts upon more than one public street, in which event, one such sign may be erected on each such street frontage.
- (iii). Such sign shall be removed promptly within 45 days after an agreement of sale or rental has been entered into, whether there are any conditions in the agreement or not or removed within 20 days from the date of occupancy, whichever is the lesser period of time.
- (iv). Such signs do not require a permit provided the applicable requirements of this chapter have been met.

(b). Temporary signs advertising the sale or development of premises upon which they are erected, when erected in connection with the development or proposed development of the premises by a building contractor, developer or other person

interested in such sale or development, may be erected and maintained; provided, that:

- (i). The area on one side of any such sign shall not exceed 24 square feet.
 - (ii). Not more than one such sign shall be placed upon any property held in single and separate ownership unless such property fronts upon more than one public street, in which event, one sign may be erected on each street frontage.
 - (iii). Such sign shall be removed within 45 days after an agreement of sale, lease or rental has been entered into for the last building or dwelling unit or removed within 20 days from the date of occupancy, whichever is the lesser period of time.
- (c). Temporary signs advertising political parties or candidates for election may be erected and maintained; provided, that:
- (i). The size of any such sign is not in excess of 16 square feet per side.
 - (ii). The erector of such signs or an authorized agent of the political party or candidate shall apply for and obtain a permit from the Township Zoning Officer and make a deposit with the Township at the time of application, to insure that all such signs shall be removed promptly within 20 days after the date of the election to which such signs relate. If such signs are not removed at the end of the twenty-day period, the Township will then have them removed and retain the sum necessary to reimburse the expense incurred in removal.
 - (iii). The deposit shall be returned upon the satisfactory removal of such signs within twenty-days after the election. A separate permit must be obtained for each election, i.e., primary and general and no sign erected for the primary election shall be permitted to remain until after the general election. No sign shall be erected more than 30 days prior to an election. The deposit amounts required to be paid herein are in addition to the permit fee. Signs for the individual candidates, different signs for an individual candidate and signs for a political party must obtain separate permits.
 - (iv). Such signs must comply with the requirements and restrictions set forth in Sections 2006.F.1 – 9, unless otherwise set forth herein.
- (d). Signs of a temporary nature, not otherwise described herein, such as those advertising civil, social or political gatherings and nonprofit organizations may be erected and maintained; provided, that:

- (i). The size of any such sign is not in excess of 16 square feet per side.
 - (ii). Not more than two such signs shall be placed on any premises held in single and separate ownership.
 - (iii). The erector of such signs or those responsible for or benefiting by the erection shall first apply for and obtain a permit from the Township Zoning Officer and make a deposit with the Township at the time of application, to insure that all such signs shall be removed promptly within 20 days after the event to which such signs relate. If such signs are not removed at the end of the twenty-day period the Township will then have them removed and retain the sum necessary to reimburse the expenses incurred in removal of such signs. No such temporary sign may be displayed for a period or periods exceeding a total of 45 days in any one calendar year, unless authorized by the Board of Supervisors.
 - (iv). Such signs must comply with the requirements and restrictions set forth in Sections 2006.F.1 – 9, unless otherwise set forth herein.
- (e). Temporary signs advertising the sale of agricultural or horticultural products, where such sale is a permitted use, shall not exceed 16 square feet per side and shall be removed immediately upon the end of the sales season. No more than two such signs may be erected on the premises. One off-premises directional sign, which shall not exceed 3 square feet per side in size, may be erected with approval by the property owner.
- (2). Identification signs for schools, places of worship, hospitals, nursing homes, life care facilities, full care facilities, libraries, museums, cemeteries, municipal buildings, community centers, public and private clubs, golf courses, recreation facilities (public or private), farms, estates or similar permitted uses; provided, that:
- (a). The area of one side of any such sign shall not exceed 24 square feet.
 - (b). Such signs may be directly or indirectly illuminated.
 - (c). Not more than one such sign is placed on any premises held in single and separate ownership unless such property fronts upon more than one street, in which event, one such sign may be erected on each street frontage.
 - (d). Said signs may only be located on the premises that they identify.
 - (e). Monument, parallel, or window signs may be erected.
 - (f). Such signs are permitted for farms, estates or similar permitted uses on parcels of 20 acres or larger.
- (3). Trespassing signs or signs indicating the private nature of a road, driveway, or premises and signs prohibiting or otherwise controlling the fishing and hunting upon a particular

premises may be erected and maintained; providing, that the size of any such sign shall not exceed 2 square feet per side. Such signs do not require a permit provided the applicable requirements of this chapter have been met.

- (4). Professional, home occupation or name signs indicating the profession and/or activity and/or the name of the occupant of the dwelling; provided, that:
 - (a). The size of any such sign shall not exceed 3 square feet per side.
 - (b). Such signs shall be non-illuminated.
 - (c). Not more than one such sign shall be erected for each permitted use or dwelling unit.
 - (d). Any such sign shall be erected only on the premises wherein the professional use or home occupation is located.
 - (e). Freestanding or parallel signs may be erected.
 - (f). A sign is permitted only for such uses that are registered with the Township and have obtained a zoning permit.
- (5). Directional, informational or public service signs such as signs advertising the availability of restrooms, or similar facilities of public convenience and signs advertising meeting times and places of nonprofit service or charitable clubs and organizations; provided, that such signs do not advertise any commercial establishment, activity, organization, product, goods or services and any such sign shall not exceed 3 square feet per side in size.
 - (a). Such signs are exempt from the requirements of section 27-2005
 - (b). Such signs do not require a permit; provided, that the applicable requirements of this chapter have been met.
- (6). One sign at one principal access drive to a residential development or complex indicating the name of such area or complex and, in the case of a rental complex, the name of the owner or management organization, subject to the following requirements:
 - (a). The size of any such sign shall not exceed 24 square feet per side.
 - (b). Such sign may be located on lands of the rental complex or on common open lands; provided, that all other setback or location requirements are observed.
 - (c). Such signs shall be indirectly or non-illuminated.
 - (d). Freestanding signs may be erected.

- (7). Signs advertising nonresidential uses, where such uses are permitted as principal or valid nonconforming uses; provided, that:
 - (a). Not more than a total of one sign shall be erected on any one premises under single and separate ownership or on the premises leased or utilized by any one business establishment.
 - (b). Such signs may be indirectly or non-illuminated.
 - (c). The total area of such sign shall not exceed 12 square feet per side.
 - (d). Freestanding or parallel signs may be erected.
 - (e). A sign is permitted only for nonconforming uses that are registered with the Township.
 - (8). Garage or Yard Sales. See section 27-304(B12)(b).
 - (9). Street Pole Banners are permitted in accordance with section 27-2006.
 - (10). Freestanding pole signs shall not exceed a maximum height of 10 feet.
 - (11). Freestanding monument signs shall not exceed a maximum height of 7 feet.
- B. Signs in the VC District.** In the VC District the following types of signs, and no others unless otherwise specified in this ordinance, shall be permitted:
- (1). Any sign erected and maintained in accordance with the provisions of 27-2005; provided, that the use to which it refers is permitted in the VC District.
 - (2). Signs Advertising a Business, Office or Other Permitted Use. Such signs shall be on-premises signs and shall be erected on the site where such use is located. All individual store and/or unit signs on a single property shall consist of a unified design.
 - (3). For all permitted office, commercial, consumer service, retail and/or other nonresidential uses in the VC District, a sign or signs may be erected in accordance with the following:
 - (a). One parallel or window sign along the entrance or parking side of the structure up to a total area not to exceed 12 square feet.
 - (i). An additional window or parallel sign with a total area not to exceed 12 square feet is permitted for each retail business only and may be placed on a wall parallel to a street but located below all second-story windows. This additional window or parallel sign is not permitted for uses other than retail-type uses as determined by the Township and shall not be permitted for offices or other nonretail uses.

- (b). One monument sign is permitted along each street frontage, and the total area of each such sign shall not exceed 21 square feet, and the height shall not exceed 7 feet. However, the area and height of the signs may be increased up to 50% of the aforementioned restrictions if approved by the Board of Supervisors after review of a detailed sign plan and permit application.
- (4). Directional Signs. Directional signs of 3 square feet or less are permitted for traffic control purposes; provided, that such signs do not contain advertising copy.
- (5). Temporary signs advertising commercial sale, when located on the site where such use is conducted, may be permitted for a period not to exceed 45 days in any one calendar year for any one premises or commercial use.
 - (a). The size of such sign may not exceed 12 square feet per side.
 - (b). Application for a temporary sign permit shall be made to the Township Zoning Officer accompanied by the required permit fee and an escrow deposit, as a guarantee that the temporary signs shall be promptly and completely removed at the end of the authorized period. If such signs are not promptly removed at the end of the authorized period, the Township will then have them removed and keep a sum necessary to reimburse the expense incurred.
 - (c). Portable signs, with the exception of sandwich board signs, are not permitted in the VC District.
- (6). If a business establishment does not have street frontage or if the place of business is not visible to passersby on the adjacent street, then that business may erect an additional sign not exceeding 4 square feet to the street line entrance to the property; provided, that all setback requirements of this chapter are met.
- (7). If there is more than one permitted VC Zoning District use located on a single property, parcel or tract of land within the VC Zoning District, a sign or signs may be erected for each use in accordance with sections 27-2005 and 27-2006, except that all signs proposed for the VC uses on the property, parcel or tract of land shall consist of a unified and coordinated design acceptable to the Township, and all freestanding signs shall be monument signs; and when deemed appropriate by the Township, such multiple uses shall utilize one combined low-level monument sign to include all the proposed uses on the property, parcel and/or tract of land.
- (8). All the signs proposed on the property, parcel or tract of land shall consist of a unified and coordinated design acceptable to the Township.
- (9). There shall be no internally lit signs and/or signs illuminated from within a structure in the VC Zoning District.
- (10). Street Pole Banners are permitted in accordance with section 27-2006

(11). Freestanding pole signs shall not exceed a maximum height of 7 feet.

C. **Signs in the C-O, I-1, I-2 and E Districts.** In the C-O, I-1, I-2 and E Districts, the following types of signs, and no others unless otherwise specified in this ordinance, shall be permitted:

(1). Any sign erected and maintained in accordance with the provisions of sections 27-2005 and 27-2006; provided, that the use to which it refers is permitted in the C-O, I-1, I-2 and E Districts.

(2). Signs advertising business, office, commercial, consumer service, utility, service, transportation, industrial or extraction uses shall conform to the requirements of section 27-2005 and 27-2006. For all such signs, except office parks, industrial parks or shopping centers, a sign or signs may be permitted in accordance with one of the following:

(a). One parallel or window sign up to 24 square feet.

(b). Two parallel or window signs mounted on separate walls, one up to 20 square feet and one up to 16 square feet.

(c). One freestanding sign up to 24 square feet, plus one of the following:

(i). One window sign consisting of individual letters or symbols not to exceed 40% of window area.

(ii). One projecting sign not more than 5 feet from the wall up to 8 square feet in size.

(iii). One parallel or window sign up to 10 square feet.

If a building fronts upon more than one street, one additional sign in conformity with either subsection (a), (b) or (c) above may be permitted.

(3). Two freestanding signs, one up to 12 square feet and one up to 8 square feet on separate poles, plus one of the following:

(a). One window sign consisting of individual letters or symbols not to exceed 40% of window area.

(b). One building sign projecting not more than 5 feet from the wall up to 8 square feet in size.

(c). One building sign mounted flush on wall up to 10 square feet.

If a building fronts upon more than one street, one additional sign in conformity with either subsection (a), (b) or (c) above may be permitted on each street frontage.

- (4). For shopping centers, industrial parks and office parks, signs may be erected in accordance with the following:
- (a). One freestanding sign which identifies the shopping center, industrial park or office park and may serve as a directory sign for uses in the development may be erected. No additional directory sign may be erected. Such sign shall not exceed 40 square feet per side and shall only identify the name of the center or park and/or the names of the various businesses or firms located within such center or park. Not more than one such sign shall be erected on any property held in single and separate ownership, unless such premises fronts upon more than one street, in which event one such sign may be erected on each street frontage.
 - (b). One sign, which may be limited to the name of the firm, building or business, may be erected on each individual use in accordance with one of the following:
 - (i). Either one window sign consisting of individual letters or symbols not to exceed 40% of the window area for all such signs.
 - (ii). One projecting sign not more than 5 feet from the wall up to 10 square feet in size.
 - (iii). One parallel sign up to 12 square feet.
- (5). Directional Signs. Directional signs of 3 square feet or less are permitted for traffic control purposes; provided, that such signs do not contain advertising copy.
- (6). Temporary Signs. Exterior temporary signs, may be permitted for a period not to exceed 45 days in any one calendar year for any one premises or commercial use.
- (a). The size of such sign may not exceed 16 square feet per side.
 - (b). Application for a temporary sign permit shall be made to the Township Zoning Officer accompanied by the required permit fee and an escrow deposit, as a guarantee that the temporary signs shall be promptly and completely removed at the end of the authorized period. If such signs are not promptly removed at the end of the authorize period, the Township will then have them removed and keep a sum necessary to reimburse the expense incurred.
 - (c). Such signs must comply with the requirements and restrictions set forth in Sections 2006.F.1 – 9.
- (7). If a business establishment does not have street frontage or if the place of business is not visible to passersby on the adjacent street, then the business may erect an additional sign not exceeding 4 square feet at the street line entrance to the property; provided, that all setback requirements of this chapter are met.
- (8). Roof Signs.

- (a). Roof signs shall be permitted only in the I-1 Industrial and I-2 Industrial Districts.

§27-2008 Non-conforming signs.

Any sign existing at the time of passage of this chapter that does not conform in use, location, height or size with the regulations contained herein shall be considered nonconforming and may continue in such use, in its present location, until the sign is considered abandoned, or replacement, or rebuilding of the sign becomes necessary, at which time a zoning permit will be required and the sign brought into conformity with this chapter.

§27-2009 Removal of unlawful, unsafe, or abandoned signs.

The following provisions shall apply in all districts:

A. Unsafe or unlawful signs.

- (1). Upon written notice by East Rockhill Township, the owner, person, or firm maintaining a sign shall remove any sign which meets one or more of the following:
 - (a). Becomes unsafe;
 - (b). Is in danger of falling;
 - (c). Becomes deteriorated so that it no longer serves the purpose of communication;
 - (d). Determined to be a nuisance by the Township; or
 - (e). Has been unlawfully erected in violation of any of the provisions contained in this article.
- (2). If the Zoning Officer finds that any sign regulated herein is unsafe, or insecure, or is a menace to the public or has been constructed, erected or maintained in violation of the provisions of this chapter, he shall give notice to remove or alter the sign to comply with this chapter, in the same manner as in section 27-2009, above, to the party to whom the permit was issued to erect the sign or to the owner of the sign or to any combination of them. If the parties notified fail to remove or alter the sign to comply with the standards herein set forth within 30 days after notice, such sign may be removed or altered by the Building Inspector at the expense of each and every person notified. The expenses of removal or alteration shall be computed and paid for by the parties notified in the same manner in section 27-2009, above, and the same sanctions shall apply. The Building Inspector may cause any sign or other advertising structure which is in immediate peril to persons or property to be removed summarily and without notice.

(3). East Rockhill Township may remove or cause to be removed, the sign, at the expense of the owner and/or lessee in the event the owner or the person or firm maintaining the sign has not complied with the terms of the notice. Permanent signs shall be removed or remedied within 30 days of the date of the notice. Temporary signs shall be removed within five business days of the date of the notice. In the event of immediate danger, the Township may remove the sign immediately upon issuance of notice.

B. Abandoned signs.

(1). It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within 90 days of the sign becoming abandoned as defined in this article. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, and structural trim.

(2). Where the owner of the property on which an abandoned sign is located fails to remove such sign in 90 days, East Rockhill Township may remove such sign. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, East Rockhill Township may file a lien upon the property for the purpose of recovering all reasonable costs associated with removal of the sign.

C. Removal or Abandonment of Signs.

(1). The owner of any property or premises upon which any sign is erected shall be responsible for its complete removal at such time as the circumstances which cause its erection have ceased to exist, or at such other time that the sign must be removed under any other provision of this chapter. If the owner of any property upon which a sign has been erected shall fail or neglect to remove it as hereinabove required, the Zoning Officer shall give notice to the owner by certified mail to remove the sign. If this letter is returned undelivered, for any reason, he may post such notice upon the premises. If, upon the expiration of 30 days following notice, the owner fails to remove the sign, the Zoning Officer shall arrange for its removal on behalf of the Township and shall bill the owner for the cost of such work plus 10% for administrative cost. If such bill remains unpaid after the expiration of 30 days, the Township Solicitor shall take the necessary steps to collect the same. Failure of a property owner to remove such sign after the notice hereinabove provided shall constitute a violation of the terms of this chapter, and each day's continuance of such failure shall constitute a separate violation.

(2). If the owner of any sign in violation of any of the provisions of this chapter is not the owner of the premises on which it is situated, the identical notices specified above may be issued to him in like manner, and such owner of the sign shall be required to take such steps to comply with the notice or notices issued to him as though he were the owner of the property or premises on which the sign is located; if such owner of the sign fails to comply, such failure shall constitute a violation of the terms of this

chapter. Such owner of the sign shall be liable to the same extent as the owner of the property or premises on which the sign is located.

D. Unsafe and Unlawful Signs.

If the Zoning Officer finds that any sign regulated herein is unsafe, or insecure, or is a menace to the public or has been constructed, erected or maintained in violation of the provisions of this chapter, he shall give notice to remove or alter the sign to comply with this chapter, in the same manner as in section 27-2009.A, above, to the party to whom the permit was issued to erect the sign or to the owner of the sign or to any combination of them. If the parties notified fail to remove or alter the sign to comply with the standards herein set forth within 30 days after notice, such sign may be removed or altered by the Building Inspector at the expense of each and every person notified. The expenses of removal or alteration shall be computed and paid for by the parties notified in the same manner in section 27-2009.A, above, and the same sanctions shall apply. The Building Inspector may cause any sign or other advertising structure which is in immediate peril to persons or property to be removed summarily and without notice.

§27-2010 Permits, construction, maintenance, and violations.

A. Permits Required.

- (1). A permit must be obtained from the Township before the erection of any sign erected in the Township, unless specifically exempted herein.
- (2). Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection in a safe manner and in a manner in accord with all the other provisions of this chapter.
- (3). Before any permit is granted for the erection of a sign or sign structure, plans and specifications shall be filed with the Township showing:
 - (a). The dimensions of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached.
 - (b). The dimensions of the sign's supporting members.
 - (c). The maximum height of the sign.
 - (d). The proposed location of the sign in relation to the face of the building in front of which or above which it is to be erected.
 - (e). The proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated.

- (f). Where the sign is to be attached to an existing building, a current photograph of the face of the building to which the sign is to be attached.
 - (g). The materials, finish and details of construction including loads, stresses, anchorage and any other pertinent engineering data.
 - (h). The application for permit shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected for Township officials to enter said premises to inspect such sign.
- (4). The following changes to a sign do not require a permit:
- (a). The changing of the advertising copy or message of a painted, plastic face or printed sign only. Except for signs specifically designed for the use of replaceable copy, electric signs shall not be included in this exception.
 - (b). The electrical, repainting or cleaning maintenance of a sign.
 - (c). The repair of a sign.
- (5). Permit fees to erect a sign shall be in accordance with the sign fee schedule adopted by the Township.
- (a). Construction Requirements. All signs must be constructed with durable materials, must conform to the requirements of the PA UCC, and must be kept in good condition and repair. Any sign which is allowed to become dilapidated may be removed by the Township in accordance with the regulations contained in section 27-2009.

SECTION 2.

Severability. It is the intention of the Board of Supervisors that the sections, paragraphs, sentences, clauses, phrases and provisions of this Ordinance are severable. In the event that any one or more of the sections, paragraphs, sentences, clauses, phrases or provisions of this Ordinance shall for any reason be held to be unconstitutional, illegal, unenforceable or invalid in any respect by the judgment or decree of a court of competent jurisdiction, such unconstitutionality, illegality, unenforceability or invalidity shall not affect or impair any other section, paragraph, sentence, clause, phrase or provision of this Ordinance, and this Ordinance shall be construed and enforced as if such unconstitutional, illegal, unenforceable or invalid section, paragraph, sentence, clause, phrase or provision had not been included herein.

SECTION 3.

Repealer. All ordinances and/or resolutions or parts thereof heretofore enacted or adopted that are inconsistent herewith are hereby repealed or rescinded.

NOT APPROVED

A RESOLUTION OF THE EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS, ESTABLISHING A POLICY FOR GRANTING OR DENYING MODIFICATIONS UNDER THE EAST ROCKHILL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND CREATING A CAPITAL IMPROVEMENT FUND TO ACCEPT FEES AND CONTRIBUTIONS

WHEREAS, the East Rockhill Township Subdivision and Land Development Ordinance (SLDO) requires infrastructure improvements, engineering studies and other public improvements to be constructed in connection with subdivisions and/or land developments of real estate within East Rockhill Township; and

WHEREAS, SLDO improvements include, but are not limited to, improvements along existing public roads, including widening, curbs, sidewalks, stormwater drainage improvements, street trees, streetlights, and the construction of new roads within a subdivision or land development; and

WHEREAS, Sections 503 (8) and 512.1 of the Municipalities Planning Code (MPC) permit modifications to SLDO requirements provided that such modification will not be contrary to the public interest or when an alternative standard can provide equal or better results; and

WHEREAS, the Board of Supervisors has determined that it is the Township's best interest to establish a dedicated capital improvement fund to accept contributions and fees in lieu of compliance where a developer or landowner is seeking modifications to the SLDO.

NOW, THEREFORE, it is hereby **RESOLVED** by the East Rockhill Township Board of Supervisors, as follows:

1. All subdivision and land development applicants should submit plans in full compliance with the Township zoning and subdivision regulations, unless the applicant intends to file a request for modification of some or all of the required SLDO requirements in accordance with the Pennsylvania Municipalities Planning Code.

2. Applicant should not assume that any SLDO modification request would be approved, and approval of modifications in prior projects does not guarantee or establish a precedent of similar modifications in that each development property is unique and the need for new public improvements is dependent on existing conditions at or near the development property.

3. In the event that the applicant has requested a modification of any provision of the Subdivision and Land Development Ordinance, the township engineer shall make a good faith estimate of the value of the requested modification and shall communicate that estimated cost to the applicant and/or owner. The decision as to the approval of the requested modification or the payment of a fee in lieu thereof shall be made by the Board of Supervisors after recommendation by the Township staff.

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4. All fees in lieu of strict compliance with SLDO requirements shall be communicated to the owner/applicant who shall have the option to pay the recommended fees or to strictly comply with the requirements of the East Rockhill Township Subdivision and Land Development Ordinance.

5. There is hereby created a SLDO Capital Improvement Fund into which all contributions and fees in lieu of improvements/compliance shall be paid, and which shall be dedicated to the following purposes unless approved otherwise by the Board of Supervisors:

- a) Capital Improvement including, streets, curbs, sidewalks, trails, or other public works.
- b) Emergency Services capital improvements.

6. Nothing contained herein shall require the Supervisors to accept or approve a contribution in lieu of improvements or SLDO compliance for any development or to grant any SLDO waivers unless in conformance with the MPC or this Resolution.

SO RESOLVED, at a duly convened meeting of the Board of Supervisors conducted on this day of _____, 2020.

EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Name: David Nyman
Title: Chairman

ATTEST: _____