

East Rockhill Township Board of Supervisors

October 27, 2020

2021 Preliminary Draft Budget Meeting Minutes

The special budget meeting of the East Rockhill Township Board of Supervisors was held at 6:15 p.m. on October 27, 2020 in the meeting room at the Penridge Regional Headquarters, 200 Ridge Road, Sellersville, PA 18960.

Present:	David Nyman	Chairperson
	Gary Volovnik	Vice-Chairperson
	Jim Nietupski	Member
	Marianne Morano	Township Manager
	Jeff Scholl	Public Works Director

The meeting was called to order at 6:18p.m. by Mr. Nyman.

General Fund: The Board discussed the proposed 2021 General Fund budget. A balance forward is being utilized to cover 2021 expenses and \$5,000.00 is to be added to administrative capital purchase for possible needs as the result of the office addition and renovation. No formal action was taken by the Board.

Open Space Fund: The Board discussed the proposed 2021 Open Space Fund budget. No formal action was taken by the Board.

Sewer Fund: The Board discussed the proposed 2021 Sewer Fund budget. An annual \$60 residential and \$70 commercial increase is proposed. Loan payments and engineering consultant review to replace the Three Mile Run Pumping Station are proposed. No formal action was taken by the Board.

Capital Improvement Fund: The Board discussed the proposed 2021 Capital Improvement Fund budget. No formal action was taken by the Board.

Capital Reserve Fund: The Board discussed the proposed 2021 Capital Reserve Fund budget. No formal action was taken by the Board.

Adjournment

The Board adjourned into the October 27, 2020 Regular Meeting at 7:00p.m.

Respectfully submitted,

Marianne Morano
Township Manager

East Rockhill Township Board of Supervisors

October 27, 2020

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on October 27, 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 6:59p.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.

Recognition of Service. Mr. Nyman read and presented a resolution to Patricia Marlin recognizing her 18 years of service on the Park and Recreation Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2020-12** recognizing and commending Patricia Marlin for her 18 years of service on the East Rockhill Township Park and Recreation Board as presented. With no additional discussion, all present voted in favor.

Willard H. Markey Centennial Park. Mr. Daniel Ruch was present to request cutting juniper tips 14-16 inches in length to repurpose in mixed wreaths. A certificate of insurance is on file. Notice will be given to staff so the trail can be closed and a vehicle driving on the trail was permissible. Township will receive a donated wreath.

Public Comment #1:

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes from September 22, 2020 Regular Meeting.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt the meeting minutes from the Board of Supervisors' September 22, 2020 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated October 23, 2020 in the amount of \$620,907.27.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve payment of the Bills List dated October 23, 2020 in the amount of \$620,907.27 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Zoning Hearing Application Lee Webster for Muskrat and Rich Hill Roads. A zoning hearing application has been received for a lot at the corner of Muskrat and Rich Hill Roads from Lee Webster proposing a single family dwelling variance to permit a 0.98 lot where 1.8 acres is required; a front yard setback of 30.5 feet to a proposed deck and 41.70 feet to a proposed dwelling and removal of 50% of woodlands where 20% is permitted. Applicant representation was invited but not present. Applicants legal counsel emailed comments prior to the meeting that were sent to the Board. Consensus of the Board was for the Township Engineer and Township Manager to come up with a cost for tree replacement for contribution to the tree fund.

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

Zoning Hearing Application Michael Heridia for 1528 North Ridge Road. A zoning hearing application has been received for 1528 North Ridge Road from equitable owner Michael Heridia seeking a special exception to change the use from an H11 junkyard use to a H5 contracting use or in the alternative a variance to permit an H5 contracting use in the RR Zoning District and appealing the Zoning Officer's decision to deny the H5 contracting use. Applicant representation was invited but not present. It was noted the Township Engineer, Township Solicitor and Township Manager had a meeting scheduled with the applicant. There was insufficient information to ascertain what activities are proposed as part of the H5 contracting use.

Mr. Rice requested an executive session to discuss potential litigation in this matter.

2021 Preliminary Budget.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize advertising the Preliminary 2021 Draft Budget with the recommended changes as discussed in the budget workshop for public inspection. With no additional discussion, all present voted in favor.

Bridge 279 on West Rock Road over Three Mile Run.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Township Engineer and Township Manager to meet with representatives to request the bridge aesthetics be visually historical and the easement purchase as presented. With no additional discussion, all present voted in favor.

Salt Bids 2020-2021 Season.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to award the 2020-2021 salt bids to Morton Salt, Inc. through Costars at the rate of \$52.78 per ton for the required 250 tons and to Morton Salt, Inc. through Bucks County Consortium at the rate of \$47.75 per ton delivered and \$47.00 per ton undelivered as presented. With no additional discussion, all present voted in favor.

2021 Meeting Dates.

Consensus of the Board was to approve advertising the 2021 Board of Supervisor regular meetings at 7:00pm on the fourth Tuesday of every month except for the month of December when the regular meeting shall be held on the third Tuesday, December 21, 2021 and to cancel the November 11, 2021 Planning Commission Regular meeting due to the Veteran's Day holiday conflict. The Reorganization meeting will be held January 4, 2021 at 5:00pm.

Draft October 2020 Comprehensive Plan.

- Mr. Nietupski made comment on the Plan Actions as listed in the Executive Summary of the October 2020 Comprehensive Plan. Mr. Nietupski stated opposition to Action #3 to review forestry regulations to provide more strict clear-cutting standards, as he opposes more restrictive regulations on private properties; Action #8 to establish scenic overlay provisions to complement existing rural character and provide protection of scenic vistas from roadways, entrances to historic villages and overall scenic character of the township resembled historic oversight to which he is opposed to placing restrictions on property rights; and Action #9 to adopt an arterial corridor overlay ordinance to ensure functionality of Route 313 / Route 663 corridor is maintained to which he is opposed to limiting access to SR313 with shared access driveways.

Mr. Nietupski is opposed to the recommended zoning change from Commercial Office to Resource Protection on SR313 as he believes it would devalue the current property. It was noted that the existing business would have a non-conforming use but could impact properties without structures.

Mr. Nietupski would like to see disc golf at Willard H. Markey Centennial Park.

- Mr. Nyman noted he will be recommending the removal of all references to Weisel Village from the October 2020 Draft Comprehensive Plan and that it would not constitute a major revision.

Mr. Rice stated the draft Comprehensive Plan does not regulate anything, but is a plan only and any changes would have to come before the Board for Ordinance approval to become a regulation.

Consensus of the Board was to advertise the public meeting to consider adoption of the October 2020 draft Comprehensive Plan at their regular meeting on November 24, 2020 with Bucks County Planning Commission present at Pennridge Regional Police Headquarters.

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 October 23, 2020. Of note, the treatment plant effluent pump needed repair and a rental is in place until the repair is completed; the grader was sold on municibid in the amount of \$2,850.00 and three quotes are being obtained to attach a snow plow on the recently purchased used grader. The report is on file.

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

Township Engineer Report: Steve Baluh, P.E.

Township Engineer Appointment.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge the Township Engineer firm's name change from C. Robert Wynn Associates to Wynn Associates, Inc. With no additional discussion, all present voted in favor.

Municipal Office Addition / Renovation Update.

Municipal office addition HVAC installation is underway, and insulation and drywall are to begin. Renovation work has started.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, authorizing general contractor change orders voiding staining trusses, changing ceilings and finishes and HVAC relocation in the total amount of \$96,827.08 and authorizing electrical change orders for egress lighting, additional switches and sign electric relocation in the total amount of \$9,443.00 as presented. With no additional discussion, all present voted in favor.

Release of Escrow Vouchers.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve Woods Edge Subdivision Voucher Number 15 payable to Lynn Builders LLC in the amount of \$14,275.32 for stormwater management, erosion, and sediment and miscellaneous as presented. With no additional discussion, all present voted in favor.

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

Township Solicitor Report: John Rice, Esq.

Homestead Chicken and Livestock Ordinance.

A public hearing was advertised and posted to consider adoption of an Ordinance to amend Chapter 27 adding new accessory uses for homestead chickens and homestead livestock allowing the non-commercial use with certain limitations and in all zoning districts except Suburban and Residential 1.

- Mr. Nietupski questioned the Conditional Use Hearing requirement to allow roosters past 6-months of age. It was stated the Conditional Use Hearing could be costly to residents due to advertisement and stenographer requirements.

It was the consensus of the Board to replace the Conditional Use Hearing requirement with Board of Supervisor approval. To address neighbor's concerns notification to properties within 250 feet was to be implemented.

The Hearing was opened to public comment.

- Robert Napor, 2360 East Rock Road, noted the Conditional Use Hearing requirement was in several subsections and appreciated the revision as he did not know it was such a formal process.

The Hearing was closed.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Ordinance 295** amending Chapter 27 adding new residential accessory uses for homestead chickens and homestead livestock as amended. With no additional discussion, all present voted in favor.

Sign Ordinance.

A public hearing was advertised and posted to act on an Ordinance to amend Chapter 27, Part 20 signs. The Hearing was open to public comment. Seeing none the Hearing was closed.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Ordinance 296** amending Chapter 27, Part 20 signs as presented. With no additional discussion, all present voted in favor.

Policy for Fees and Contributions Resolution. A Resolution to formalize process for contributions for Land Developments, Minor Subdivisions and Major Subdivisions for staff review letters was presented. It was noted the Board would have final approval for what percentage would be fair.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2020-15** establishing a policy for granting or denying modifications under the Subdivision and Land Development Ordinance and creating a capital improvement fund to accept fees and contributions 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 September 2020 Penridge Regional Police activity report were provided to the Board and is on file.

Planning Commission.

The October 8 Planning Commission agenda and draft minutes were provided to the Board and are on file.

Penridge Wastewater Treatment Authority.

The August 2020 Penridge Wastewater Treatment Authority minutes and flows were provided to the Board and are on file.

Penridge Area Coordinating Committee.

The October 22 PACC meeting notes were provided to the Board and is on file.

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

Department and Emergency Services Reports

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt of the Department and Emergency Services reports. With no additional discussion, all present voted in favor.

New or Other Business – Supervisors' Items

- Mr. Nietupski requested the Treasurer Report as provided to the Board be placed into the public packet. No formal action was taken by the Board.

Public Comment #2:

There was none.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:40p.m.

Respectfully submitted,

Marianne Morano
Township Manager