

**East Rockhill Township Board of Supervisors**

**March 23, 2021**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on March 23, 2021 in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	David Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Will Oetinger, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director

The meeting was called to order at 7:00p.m. by Mr. Nyman with the Pledge of Allegiance.

Members of the public and press were present.

**Announcements:**

The Board of Supervisors held their monthly meeting with special meeting protocol. The meeting public packet was available on the Township website. In-person attendees are physically distanced and required to wear masks at all times. Pre-registration on a first-come first-serve basis with limited attendance was available. Anyone wishing to provide public comment could do so on agenda and non-agenda items. All public comment will be read at the Board's meeting.

An Executive Session will follow the regular meeting for litigation and real estate.

Mr. Nyman thanked Mrs. Morano and Township staff for their efforts improving the new addition and renovated office area.

**Public Comment #1:**

Mr. Nyman noted a public comment was received for the Use of Facility request which would be read under the agenda item.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from February 23, 2021 Regular Meeting.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' February 23, 2021 Regular Meeting as presented. With no additional discussion, all present voted in favor.

**Payment Unpaid Bills dated March 19, 2021 in the amount of \$231,271.82.**

**On motion** by Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated March 19, 2021 in the amount of \$231,271.82 as presented. With no additional discussion, all present voted in favor.

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

**Zoning Hearing Application ARP Group for 1004 Old Bethlehem Pike.** A zoning hearing application has been received proposing a special exception to allow for a change from one nonconforming use to another nonconforming use. The applicant is proposing to change from an automotive repair facility to an H-5 Contracting Use for an electrical contractor proposing office space, parking of vehicles and storage of equipment. The property is located in the R-1 Residential Zoning District.

Mr. Gavin Laboski, Esq. and Mr. Anthony Parissi were present to answer any questions.

Mr. Parissi, applicant, stated there would be up to 5 employees who only come to the shop if supplies are needed otherwise vehicles are taken home; only one office member and he would be at the shop with consistent hours on an as necessary basis; the premises would not be open to the public; two (2) bucket utility trucks would be parked outside in the back of the property, lighting would be downward and he intends to connect to public sewer. It was noted the property is in disrepair and Mr. Parissi intends to make improvements to the property. Mr. Baluh noted parking on the plan appeared sufficient and an I2 outside storage use has buffer requirements.

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

**Three Mile Run Road Sewer Pumping Station Bids.** Bid proposals were provided to the Board for the replacement of the sewer pumping station at 1000 Three Mile Run Road per the approved 2021 budget. Total lowest bid amount was general contractor \$835,000 and electrical contractor \$147,000 for a total of \$982,000 which is over the anticipated budget amount. It was noted the Township staff reviewed the design plans with CKS Engineers and the existing pump station is 41 years old.

Mr. Nietupski believes the Township should be prepared for 25% over the bid amount.

The matter was tabled until the next meeting.

**Use of Facility Request.** Bucks County Covered Bridge Society written request was provided to the Board to renew the use of the Township public space once a month in the evening for meetings. Mrs. Morano noted the Covered Bridge Society has used the facility in the past but meetings were placed on hold due to COVID and the Municipal construction project. With updated security, limited access can be provided to the public space without Township staff needing to be present.

- Greg Hart, 696 W. Schwenkmill Road, submitted written public comment, which Mr. Nyman read in its entirety, questioning the use of the Municipal building and what if any fees would be imposed and if no fees would be imposed why. He noted the address on the Society letterhead was the same as the Municipal complex and questioned if no fees were imposed why they are not.

Mr. Nyman stated John Cressman, former Supervisor, was a founding member of the Bucks County Covered Bridge Society which was created after the Moods Bridge was destroyed by fire and his involvement of the reconstruction of that Bridge. The Society is non-profit and primarily East Rockhill residents who volunteer their time to encourage tourism and provide education of Bucks County's covered bridges. Cost to the Township and staff time is minimal.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to allow Bucks County Covered Bridge Society the continued use of the Township facility as in the past. With no additional discussion, all present voted in favor.

**Proposal of Addition to Haycock Agricultural Security Area.** Mrs. Morano advised the Board the applicant has withdrawn his request to add the East Rockhill Township parcels to the Agricultural Security Area as presented January 2021.

**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 March 19, 2021. Of note, quotes for painting treatment plant tanks are being requested. The first quote received was \$28,000 for one tank. Street sweeping will take place and is anticipated to take more time due to the use of materials as a result of severe winter storms. 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.**

**Green Ridge Estates West.** Mr. Baluh cited the current Green Ridge Estates West land development extension will expire April 1, 2021.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to recommend denial of the plan if an extension is not received. With no additional discussion, all present voted in favor.

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

**Township Solicitor Report: Will Oetinger, Esq.**

**Stormwater Operation and Maintenance Agreement and Access Easement for James Landis, 1240 West Rock Road**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to authorize the Chairperson to execute the Stormwater Operation and Maintenance Agreement and Access Easement for 1240 West Rock Road, James B. Landis, tax map parcel 12-009-092 as presented. With no additional discussion, all present voted in favor.

**Stormwater Operation and Maintenance Agreement and Access Easement for Joseph Flaska Jr, 7891 Richlandtown Road**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Chairperson to execute the Stormwater Operation and Maintenance Agreement and Access Easement for 7891 Richlandtown Road, Joseph M. Flaska Jr. and Amanda E. Flaska, tax map parcel 12-006-071-001 as presented. With no additional discussion, all present voted in favor.

**Stormwater Operation and Maintenance Agreement and Access Easement for Lee Webster, Muskrat Road**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to authorize the Chairperson to execute the Stormwater Operation and Maintenance Agreement and Access Easement when received for Muskrat

Road near its intersection with Rich Hill Road, Lee B. Webster, tax map parcel 12-005-033-004 as presented. With no additional discussion, all present voted in favor.

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

### **Board and Commission Reports**

#### **Penridge Regional Police Department: Chief Blake**

Chief Blake shared the February 2021 Penridge Regional Police activity report. The report is on file.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Penridge Regional Police Department report as presented. With no additional discussion, all present voted in favor.

#### **Penridge Wastewater Treatment Authority: David Nyman**

Mr. Nyman shared the March 22, 2021 meeting report. The February 2021 minutes and flows were provided to the Board.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Penridge Wastewater Treatment Authority report as presented. With no additional discussion, all present voted in favor.

### **Department and Emergency Services Reports**

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

### **New or Other Business – Supervisors' Items**

- Mr. Nietupski suggested consideration of the 2020 Comprehensive Plan goals and targets. Staff to prioritize for Supervisor consideration.
- **On motion** by Mr. Nyman, seconded by Mr. Volovnik, to adopt the policy for staff to not be involved in any partisan political activities. Mr. Nyman stated his recommendation to establish East Rockhill Township policy to not involve staff in any partisan political activities such as notarizing non-township documents or gathering information except by means of a right to know request. Mr. Nietupski did not oppose staff notarizing documents for what he considered volunteers however petitions for notarization are placed on a ballot for election to which Staff must remain neutral. With no additional discussion, the motion passed 3-0.

### **Public Comment #2 as received according to public comment protocol:**

There was none.

### **Adjournment:**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 7:45p.m.

Respectfully submitted,  
Marianne Morano  
Township Manager