

East Rockhill Township Board of Supervisors

July 27, 2021

Regular Business Meeting Minutes

DRAFT

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on July 27, 2021 in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	David Nyman	Supervisor 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:

There was none.

Public Comment #1:

- Michael Stitzinger, 1402 Schwenkmill Road, asked what the plans were for the recently acquired open space that abutted his. He stated his opposition to the use of the shared driveway easement from Schwenkmill Road to the recently acquired 1.8 acres as a path access as an invasion of privacy, risk of trespass and crime. Mr. Nyman stated the property abutted already owned open space and access could be considered through school district property. Mr. Nietupski is opposed to a trail on that easement.

Approval of Minutes and Bills Payable:

Approval of Minutes from June 22, 2021 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt the meeting minutes from the Board of Supervisors' June 22, 2021 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment Unpaid Bills dated July 23, 2021 in the amount of \$311,899.74.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated July 23, 2021 in the amount of \$311,899.74 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Fuel Bids 2021-2022.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to award the unleaded regular 87 octane bid amount of 0.1813 market value and to award the ultra-low sulfur diesel bid amount of 0.2307 market value to PAPCO, Inc. with headquarters located in Aston, Pennsylvania for the 2021 - 2022 fuel bids

covering the bid period of August 1, 2021 to July 31, 2022 as presented. With no additional discussion, all present voted in favor.

East Rockhill Township 2020 Draft Financial Report. Received and distributed to the Supervisors for review. Mrs. Morano noted PMRS would not be issuing 2019 pension amounts until possibly September 2021 and therefore the 2019 pension amounts would be reported with the 2021 financials. The 2020 financial report was finalized with a disclaimer that the required information was not available.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to acknowledge receipt, finalize the 2020 draft financial report prepared by the appointed Auditors, and authorize the Chairperson's execution of the representation letter. With no additional discussion, all present voted in favor.

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

Public Works Report: Jeff Scholl

Mr. Scholl updated the Board on Public Works activities as of July 23, 2021.

- An interjection from the public asked if cut up wood could be removed from township property by residents. Due to potential liability, the Township is unable to permit that.

The report is on file.

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

Township Engineer Report: Steve Baluh, P.E.

Subdivision Plan Review Status. Review dated July 7, 2021, is in the Board's packets.

Consensus was to acknowledge receipt of Weidner Tract subdivision extension request to November 12, 2021.

Mr. Baluh noted revised plans have been submitted for Weidner Tract, McClennen Tract and Penridge School District for review at the August 12, 2021 Planning Commission meeting.

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

Township Solicitor Report: Wil Oetinger, Esq.

Mr. Oetinger stated that DCED has approved the 2021 General Obligation Note.

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

Board and Commission Reports

Pennridge Regional Police Department: Chief Paul Dickinson, Jr.

The Chief shared the June, 2021 Pennridge Regional Police activity report. The report is on file.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the Pennridge Regional Police Department report. With no additional discussion, all present voted in favor.

Pennridge Wastewater Treatment Authority: David Nyman

Mr. Nyman shared the July 26, 2021 meeting report. The May and June 2021 minutes and flow reports were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the Pennridge Wastewater Treatment Authority report. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports

On motion by Mr. Nietupski, seconded by Mr. Nyman, 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:

There was none.

Public Comment #2:

- Louis DiTonno, 1 Boulder Drive, asked if the McClennen Tract Development run off water would increase water flow to Three Mile Run Creek. The plan is preliminary and at this time large stormwater basins are designed to slow down the water to the creek. Mr. DiTonno stated Stone Edge Road bridge floods and traffic is detoured to Hill Road and he would like eminent domain be considered to replace the bridge. Mr. Baluh noted the nearby railroad bridge impacts Stone Edge Road bridge and there are limits on allowable construction in a floodplain. The current bridge is designed and constructed to flood.
- Residents of Schwenkmill Road, who did not state name and address clearly for the record, questioned maintenance of the Schwenkmill Road recently acquired open space and impact to taxes. Structures would be removed from the property, possibly trees planted, and there was no impact to taxes.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 7:30p.m.

Respectfully submitted,

NOT APPROVED

Marianne Morano

Township Manager

UNPAID BILLS LIST

August 20, 2021

FUND CODE	FUND NAME	TOTAL AMOUNT TO BE PAID OUT	
01	GENERAL FUND	\$	115,646.68
05	OPEN SPACE FUND	\$	709.17
08	SEWER FUND	\$	21,931.60
09	PARK & RECREATION/DRIVING RANGE FUND	\$	939.09
13	STREET LIGHT FUND	\$	1,594.27
19	CAPITAL IMPROVEMENT FUND	\$	2,998.00
22	BUILDING DEBT FUND	\$	5,797.22
35	STATE AID (LIQUID FUEL) FUND	\$	3,834.60
90	ESCROW FUND	\$	8,068.24
			<hr/>
		TOTAL UNPAID BILLS \$	161,518.87
			<hr/> <hr/>

Unpaid Bills List
August 20, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
BIU	Code Services 6/2021	1,638.00 *
B&C Septic	Pump tank for fire substation	170.00
Wynn Associates	Township Engineer Rockhill Quarry	373.63
Wynn Associates	Township Engineer General	225.63
Wynn Associates	Township Engineer 1070 Old Bethlehem Rd	36.75
Wynn Associates	Township Engineer Lake House Inn	91.88
Wynn Associates	Township Engineer Zoning	36.75
Shadywood Communications	Enews	215.00
21st Century Media	Advertising	172.79
Chase Credit Card	Quill	99.99
Chase Credit Card	PSATS	30.00
Clemens Uniform	Uniforms	47.24 *
Clemens Uniform	Uniforms	192.82
Clemons Richter & Reiss	WEGBB	168.00
Clemons Richter & Reiss	TCK Ventures	50.40
Comcast	Phone & Internet	367.39
Daniel L Beardsley Ltd	Parts	166.35
Davis Feed	Township Bldg	99.90 *
Delaware Valley Health Insurance (DVHT)	Insurance Premium	7,564.15
Dunlap SLK	2020 Audit	1,200.00
Emerald Garden	Lawn Maintenance	1,336.04
Grim, Biehn & Thatcher	Township Solicitor COVID 19	32.00
Grim, Biehn & Thatcher	Township Solicitor General	720.00
Grim, Biehn & Thatcher	Township Solicitor Litigation	2,215.77
Grim, Biehn & Thatcher	Township Solicitor Pump Station Three Mile Run	539.71
IT Business Solutions	Monthly Service	459.00
Kathleen Percetti, Tax Collector	2021 School Taxes - 1404 W Schwenkmill Rd	3,132.43
Keystone Collections Group	EIT Commission 07/2021	462.14 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	151.54 *
Keystone Collections Group	EIT Taxpayer Refunds	984.28 *
Keystone Collections Group	LST Commission	95.34 *
Kriebel Security	Quarterly Service	147.00
Lapps Landscape	Topsoil	71.00
Lawson	Supplies	139.11
Manko Gold Katcher Fox	Township Environmental Solicitor 05/2021	1,297.25
Neat & Clean	Township Office	280.00
O.R.E.	Equipment Rental	1,060.00

Unpaid Bills List
August 20, 2021

Payable To	Memo	Amount
PA Dept of Labor & Industry	Air compressor Inspection	75.51 *
PAPCO	Diesel	277.37
PAPCO	Unleaded	372.21
Perkasie Regional Authority	Municipal Office Water Bill	178.10 *
Pennridge Regional Police	Police Service	82,559.00
Pitney Bowes	Postage Meter Lease	102.00 *
PP&L Electric	Substation	122.85
PP&L Electric	Parking Lot Lights	136.79
PP&L Electric	Municipal Office	151.52
PP&L Electric	Garage/Shop	91.50
Principal Financial Group	Insurance Premium	347.55
Quill	Office Supplies	86.67
Raifsnider's Exterminating	Quarterly Pest Control	90.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	1,930.00
Ricoh	Prepay Copier Rental	128.07
Ricoh-Images	Black & White/Color Copies	95.89 *
Riggins	Unleaded	544.70
Riggins	Diesel	819.63
Staples Credit Plan	Supplies	92.16
Sprint	Cell Phone Service 6/2021	132.75 *
Tilley Fire	Fire Extinguisher replacement	450.00 *
Tilley Fire	2021 Inspection	275.00
Trumbauers	Supplies	518.13
		<i>General Fund</i> <u>\$ 115,646.68</u>
Open Space Fund - 05		
Keystone Collections Group	EIT Commission 07/2021	217.04 *
Keystone Collections Group	Taxpayer Refunds	492.13 *
		<i>Open Space Fund</i> <u>\$ 709.17</u>
Sewer Fund - 08		
Bullseye	Pump Station Alarm Service	139.73 *
Chase Credit Card	Lowe's	30.96
CKS Engineers	Engineering Pump Station	11,276.39
Comcast	Treatment Plant Phone Service	100.59
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,180.72
Emerald Garden	Lawn Maintenance	351.96
G&G Electrical Construction	Treatment Plant repair	1,732.31
Kevin Franks	Treatment Plant 7/2021	1,850.00

Unpaid Bills List
August 20, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
MJ Reider Associates	Lab Analysis	550.00
PA One Call	Monthly Activity	35.04
PP&L Electric	Pump Station	343.36
PP&L Electric	Treatment Plant	1,780.93
Principal Financial Group	Premium	294.54
Sprint	Cell Phone Service 6/2021	88.53 *
Wynn Associates	Township Engineer Pump Station	176.54
		<i>Sewer Fund</i> \$ 21,931.60

Park & Recreation / Driving Range Fund -09

Auto Plus	Parts	22.74
Chase Credit Card	Harbor Freight	13.98
Emerald Garden	Lawn Maintenance	645.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
PP&L Electric	Markey Centennial Park Sign	31.78
PP&L Electric	Markey Centennial Park Buildings	42.84
Trumbauers	Parts	22.75
		<i>Park & Rec / Driving Range Fund</i> \$ 939.09

Street Light Fund - 13

PP&L Electric	Street Lights	1,594.27
		<i>Street Light Fund</i> \$ 1,594.27

Capital Improvement Fund - 19

John G. Membrino	Application #3 final payment	2,998.00
		<i>Capital Improvement Fund</i> \$ 2,998.00

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
		<i>Building Debt Fund</i> \$ 5,797.22

State Aid (Liquid Fuel) Fund - 35

Chase Credit Card	Flailmaster	426.10
Established Traffic Control	Deer Crossing Sign	428.50 *
GTR	Equipment Rental	1,194.00
H&K Materials	Supplies	402.76
M&W Precast	Supplies	216.25
Naceville Materials	Supplies	924.65
PP&L Electric	Signal 313 & 5th	34.42

Unpaid Bills List
August 20, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Flasher 5th Street	29.60
PP&L Electric	Signal Campus & 5th	39.76
PP&L Electric	Signal 313 & 563	34.90
PP&L Electric	Flasher Schwenkmill Road	29.99
PP&L Electric	Signal 313 & Mountain View	43.45
PP&L Electric	Flasher Mountain View	30.22
	<i>State Aid Fund</i>	\$ 3,834.60

Escrow Fund - 90

DeCandro	Escrow Return	1,450.00
Rowe	Escrow Return	389.05
Benfield	Escrow Return	237.99
Wynn Associates	Pennridge Airport Business Park - voucher #8	492.67
Wynn Associates	Township Engineer PSD Tennis Ct/Parking	810.76
Wynn Associates	Township Engineer McClennan	776.79
Wynn Associates	Township Engineer Mager	49.00
Wynn Associates	Township Engineer Weidner Tract	2,050.13
Wynn Associates	Township Engineer Hyseni	152.50
Wynn Associates	Township Engineer Fox Hill	285.88
Wynn Associates	Township Engineer Docherty	11.25
Wynn Associates	Township Engineer Benfield	96.92
Wynn Associates	Township Engineer Maszewski	413.42
Wynn Associates	Township Engineer Richter	36.75
Wynn Associates	Township Engineer Casadonti	366.50
Wynn Associates	Township Engineer Anton/Stewart	61.25
Wynn Associates	Township Engineer 1086 & 1090 Old Bethlehem Rd	164.38
Grim Biehn & Thatcher	Township Solicitor 1622 Seven Corner/Weidner	64.00
Grim Biehn & Thatcher	Township Solicitor 1823 N Ridge Rd	57.00
Grim Biehn & Thatcher	Township Solicitor Hyseni	38.00
Grim Biehn & Thatcher	Township Solicitor Lake House Inn	64.00
	<i>Escrow fund</i>	\$ 8,068.24

Total Unpaid Bills \$ 161,518.87

**denotes already paid*

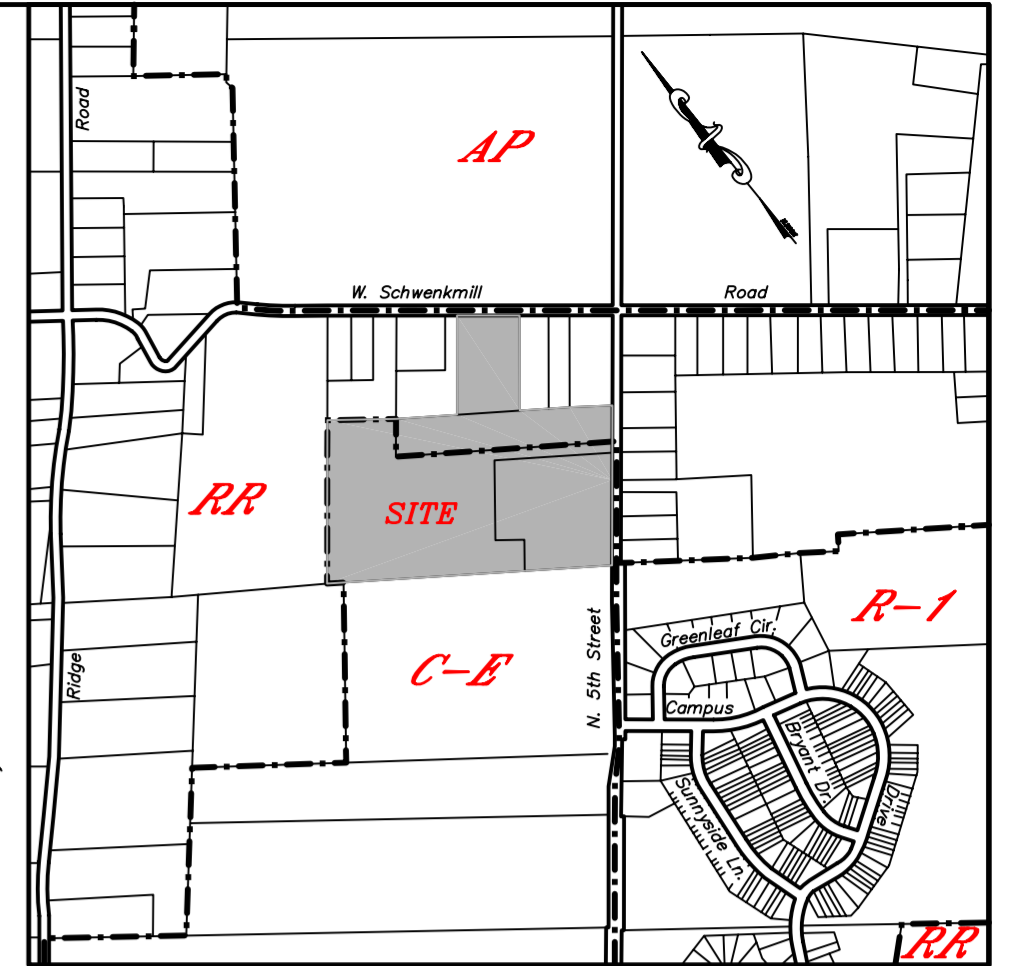
RR

Parking Area Was Constructed

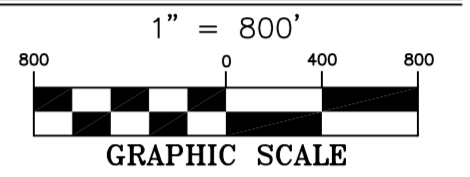
T.P. 12-14-4
18.1331 Acres
789,876 S.F.

Modulars Were Not Constructed
(3,600 SF)

Proposed Building Addition
(Add Building 3,428 SF
Add Walk 48 SF
Add HVAC Pad 250 SF
Remove Concrete 839 SF
Remove Stone 94 SF
Net Increase: 3,726 - 933 = 2,793 SF)



LOCATION MAP



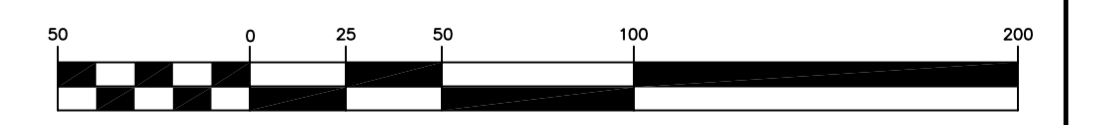
SYMBOLS

- Utility Pole
Building Setback Line
Existing Contour
Proposed Contour
RR - Zoning District
Zoning District Boundary Line
Well
Tree Line
Deciduous Tree
Evergreen Tree
Starred Text - Existing Features
Straight Text - Proposed Features

IMPERVIOUS & BUILDING COVERAGE

Table with 3 columns: Zoning District, Required, Existing. Rows include RR (Rural Residential District), C-E (Cultural-Education District), and summary rows for Total Impervious Cover To Be Added and Total Impervious Cover To Be Removed.

GRAPHIC SCALE



ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE036737-E

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE
FOR CONSTRUCTION PHASE
AND 10 WORKING DAYS IN
DESIGN STAGE.

STOP!! CALL!!
PENNSYLVANIA ONE CALL SYSTEM
1-800-242-1776
PROJECT SERIAL NO.



ME Mease Engineering, P.C.
Office (215) 536-7005
Fax (215) 536-8581
516 W. Broad Street
Quakertown, PA 18951
PROFESSIONAL ENGINEERING & SURVEYING

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Row 1: 1, 07/29/21, Add building addition; remove modulars, SCM

FIRST BAPTIST CHURCH
LAND DEVELOPMENT WAIVER (REVISED)
East Rockhill Township, Bucks County, Pennsylvania
SCALE: 1" = 50'
DATE: 22 Oct. '19
OWNERS OF RECORD: First Baptist Church of Perkasie
1600 N. 5th Street
Perkasie, PA 18944
Development Plan
SHEET 1 of 1