

East Rockhill Township Board of Supervisors

August 24, 2021

Regular Business Meeting Minutes

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The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on August 24, 2021 in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, 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:

An Executive Session preceded the meeting to discuss potential litigation.

Public Comment #1:

- Lou DiTonno, 1 Boulder Drive, stated concern for increased stormwater from the pending McClennen Tract subdivision, the potential flooding impact to Stone Edge Road bridge and Township efforts to acquire an easement on private property which has not been offered for sale to allow for replacement of the bridge.
- Edward Murphy, 18 Stone Edge Road, stated the Stone Edge Road bridge was constructed as a temporary construction entrance to the Ridge Run Development and was to be replaced upon the final phase of the Ridge Run Development which was constructed over 30 years ago.
- Larry Wheatley, 5 Boulder Drive, stated a retention pond in the Ridge Run Development fills with water and requested Stone Edge Road bridge be replaced.
- Roseanne Valone, 5 Ridge Run Road, stated she walks and runs on the road and encounters speeding vehicles.
- Edward Murphy, 18 Stone Edge Road, stated he wants speed humps installed.
- Sue Clark, 46 Stone Edge Road, stated concern for speeding in the Ridge Run Development and likes speed humps.
- Cherie Crowther, 51 Stone Edge Road, stated speed concerns on her road.
- Lou DiTonno, 1 Boulder Drive, stated the neighborhood is changing and new families have not seen bridge flood out. He wants a larger round-a-bout at Park Avenue and Three Mile Run Road for trucks, RVs and buses.

Pennridge Regional Police will gather speeding data and the Township Engineer will provide a summary of the history of Stone Edge Road bridge.

Approval of Minutes and Bills Payable:

Approval of Minutes from July 27, 2021 Regular Meeting.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to adopt the meeting minutes from the Board of Supervisors' July 27, 2021 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment Unpaid Bills dated August 20, 2021 in the amount of \$161,518.87.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated August 20, 2021 in the amount of \$161,518.87 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

2022 Preliminary Draft Budget.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize advertising 2022 preliminary budget work session meetings for 6:15pm on September 28, 2021 and October 26, 2021. With no additional discussion, all present voted in favor.

Municipal Office Addition. A proposal and agreement was presented from JMS Acoustics to provide solutions to rectify acoustics. It was stated the evaluation would cost \$2,000.00 and estimated cost of improvement is \$12,000.00. A proposal from Wenhold Builders for fascia replacement is pending. It was noted the current fascia was specified and installed according to approved bid plans.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Manager to execute the JMS Acoustics LLC Agreement as presented. With no additional discussion, all present voted in favor.

1802 Ridge Road. The tenant has requested a B10a Professional Office home occupation use. The Board consensus was to not approve the request.

Spring / Summer 2021 Newsletter. Mrs. Morano stated phone calls have been received from residents who just received the bi-annual printed newsletter last week that was given to the post office the end of April 2021 for delivery. It was noted the printed newsletter was posted to the website electronically and sent out to all subscribers in conjunction with the delivery to the post office. Residents who contacted the Township were advised to sign up for news alerts through the Township website.

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

Public Works Report: Jeff Scholl

Mr. Scholl updated the Board on Public Works activities as of August 20, 2021. Mr. Scholl noted setting the flagpole at Markey Park was delayed due to rain and there is difficulty getting parts to repair the 2005 GMC dump truck. 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.

First Baptist Church Land Development Waiver Request. Mr. Scott Mease, PE, PLS was present to review a revised land development request to amend 2019 approval for additional parking and two (modulars). The approved parking lot was constructed, however the modular classrooms totaling 3,600 square feet were not due to COVID-19 and Church closures. The revised land development request is for a 2,793 square feet building addition to the existing sanctuary. The Church will not be proceeding with the two modular classrooms and future land development as originally proposed in 2019. As requested during the Planning Commission review, the adjoining neighbor was contacted for potential water concerns and was satisfied with the proposed project.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant land development waiver to First Baptist Church, 1600 N. Fifth Street, for a 2,793 square feet sanctuary addition rather than two modular classrooms as presented. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status. Review dated August 9, 2021, is in the Board's packets.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of Pennridge School District extension request to October 29, 2021 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's report. With no additional discussion, all present voted in favor.

Township Solicitor Report: Wil Oetinger, Esq.

Fox Hill Development. A representative of the applicant, Eric Rosenblum, was present to answer any questions.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to ratify the dedication of the Fox Hill Development and authorize release of remaining escrow minus planting retainage of \$17,500.00 and outstanding costs incurred by the Township. With no additional discussion, all present voted in favor.

WEGBB Zoning Hearing Board Matter.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Solicitor to file a complaint as discussed in Executive Session to enforce the WEGBB Zoning Hearing Board decision. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, 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 July, 2021 Pennridge Regional Police activity report. The report is on file. Chief Dickinson reiterated Stone Edge Road speeding data would be collected for Township review.

- Individually unidentified interjections from the public reiterated speeding concerns and questioned methods of collecting speeding data.

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

Planning Commission: Anne Fenley

Mrs. Fenley shared highlights of the August 12, 2021, meeting, noting review of applications from First Baptist Church, Weidner Tract, McClennen Tract, and Penridge School District. The agenda and draft minutes were provided to the Board.

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

Pennridge Wastewater Treatment Authority: David Nyman

Mr. Nyman shared the August 23, 2021 meeting report. The July 2021 minutes and flow reports were provided to the Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, 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. 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 stated opposition to a homeowner’s association as discussed during the Planning Commission Weidner Tract review and suggested the Board consider working cooperatively with Hilltown Township regarding maintenance of the new road.
- Mr. Volovnik requested an update to West Rock Road bridge reconstruction project from Bucks County and anticipated road closure information.

Public Comment #2:

- Larry Wheatley, 5 Boulder Drive, stated there are other traffic calming measures than speed humps.
- Edward Murphy, 18 Stone Edge Road, stated four-way stops could be considered.
- Lou DiTonno, 1 Boulder Drive, stated federal funds should be applied for stormwater drainage concerns.
- Mr. Volovnik noted the Stone Edge Road bridge was approved by PennDOT and the nearby railroad bridge impacted the design. The bridge was never to be replaced or considered temporary and was designed to flood as seen with the holes in the bridge.
- Interjections from numerous individually unidentified members of the public about Stone Edge Road bridge, McClennen Tract, speeding, allegation Township charges a fee for complaints, and active code enforcement patrols should take place on Saturday and Sunday.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 8:53p.m.

UNPAID BILLS LIST
September 23, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising - budget meeting	30.23
B&C Septic	Fire Substation	170.00
BIU	Code Services 7/2021	1,732.50
BIU	Code Services 8/2021	1,354.50
Shadywood Communications	Enews	215.00
Chase Credit Card	conference room storage	541.33
Chase Credit Card	Lowes - supplies	75.94
Clemens Uniform	Uniforms	221.70
Clemons Richter & Reiss	WEGBB LLC	16.80
Comcast	Phone & Internet	367.39 *
Delaware Valley Health Insurance (DVHT)	Insurance Premium	7,564.15
Emerald Garden	Lawn maintenance 8/2021	1,530.05
Grim, Biehn & Thatcher	Township Solicitor General Matters	816.00
Grim, Biehn & Thatcher	Township Solicitor Litigation Matters	841.50
Home Depot	Supplies	67.86 *
Hot Frog Print Media	Fall 2021 Township Newsletter Mailing	952.23
IT Business Solutions, Inc.	Monthly Service 9/2021	459.00
J&J Arbor Care	Stump removal	2,000.00
Jeff Scholl	2021 Boot Stipend	130.00
JF Landscaping	Tree Removal	12,860.00
Kirby Richards	2021 Boot Stipend	130.00
Keystone Collections Group	EIT Commission	1,797.10 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	753.19 *
Keystone Collections Group	EIT Taxpayer Refunds	14.30 *
Keystone Collections Group	LST Commission	254.12 *
Lapp's Landscape Products	Topsoil	140.00
Latrell Belfield	2021 Boot Stipend	130.00
Lawson Products Inc	Supplies	138.59
Manko Gold Katcher Fox	Township Environmental Solicitor	1,224.75
Neat & Clean	Township Office	420.00
PAPCO	Unleaded Fuel	537.52
PAPCO	Diesel Fuel	681.46
Paul Behr	2021 Boot Stipend	130.00
Pennridge Regional Police	Police Service	82,559.00
PP&L Electric	Emergency Aux Bldg. + Break Room	134.78
PP&L Electric	Parking Lot Lights	142.89
PP&L Electric	Municipal Office	166.76

UNPAID BILLS LIST
September 23, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Garage/Shop	101.61
Principal Financial Group	Insurance Premium	347.55
Quill	Supplies	915.63 *
Ready Refresh	Drinking water	50.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	1,930.00
Ricoh	Prepay Copier Rental	128.07
Ricoh-Images	Black & White/Color Copies	30.30 *
Ricoh-Images	Black & White/Color Copies	35.88
Sprint	Cell Phone Service 7/2021	132.75 *
Sprint	Cell Phone Service 8/2021	132.75
USA Blue Book	Supplies	450.26
Wynn Associates Inc.	Township Engineer Rockhill Quarry	61.25
Wynn Associates Inc.	Township Engineer General	653.38
Wynn Associates Inc.	Township Engineer Twp Maintenance Complex	1,016.80
Wynn Associates Inc.	Township Engineer Stone Edge Rd	600.17
Wynn Associates Inc.	Township Engineer Zoning	54.04
	<i>General Fund</i>	<u><u>\$ 127,941.08</u></u>

Fire Fund - 03

Perkasie Vol Fire Relief Association	2021 State Aid Contribution	24,638.09
Perkasie Fire Company	2021 Fire Tax Dtribution	39,716.90
Quakertown Vol Fire Relief Association	2021 State Aid Contribution	5,434.87
Quakertown Fire Company	2021 Fire Tax Dtribution	11,107.89
Sellersville Vol Fire Relief Association	2021 State Aid Contribution	2,898.60
Sellersville Fire Company	2021 Fire Tax Dtribution	5,924.21
Haycock Vol Fire Relief Association	2021 State Aid Contribution	2,355.11
Haycock Fire Company	2021 Fire Tax Dtribution	4,813.42
Dublin Vol Fire Relief Association	2021 State Aid Contribution	905.82
Dublin Fire Company	2021 Fire Tax Dtribution	1,851.32
	<i>Fire Fund</i>	<u><u>\$ 99,646.23</u></u>

Open Space Fund - 05

Keystone Collections Group	EIT Commission	872.72 *
Keystone Collections Group	Taxpayer Refunds	7.14 *
	<i>Open Space Fund</i>	<u><u>\$ 879.86</u></u>

Sewer Fund - 08

ADT	Alarm Monitoring	164.32
Bullseye	Pumping Station Alarm Service	137.68 *
B R Scholl Sales & Service Inc	Truck Repair	1,251.03

UNPAID BILLS LIST
September 23, 2021

Payable To	Memo	Amount
CKS Engineers	Engineering Pump Station	2,695.67
Comcast	Treatment Plant Phone Service	100.59
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,180.72
Emerald Garden	Lawn Maintenance 8/2021	439.95
Emergency Generator Repair Co	Pump Station	649.00
Emergency Generator Repair Co	Treatment Plant	674.00
Kevin Franks	Treatment Plant 08/2021	1,850.00
MJ Reider Associates	Lab Analysis	825.00
M&W Precast LLC	Supplies	252.64
Nyco	Parts	120.66
PA One Call	Monthly Activity	25.55
PP&L Electric	Pump Station	708.07
PP&L Electric	Treatment Plant	2,007.07
Principal Financial Group	Premium	294.54
Sprint	Cell Phone Service 7/2021	88.53 *
Sprint	Cell Phone Service 8/2021	88.53
		<i>Sewer Fund</i> \$ 15,553.55

Park & Recreation / Driving Range Fund -09

Auto Plus	Supplies	25.62
BDS	Parts	46.00
Chase Credit Card	Lowes	99.90
Emerald Garden	Lawn Maintenance 8/2021	751.00
George Allen Portable Toilets Inc.	Markey Centennial Park	320.00
Miller Tire & Auto	Parts	40.22
Rahns Concrete	Concrete	1,020.00 *
Rahns Trucking	Concrete Delivery	265.20 *
PP&L Electric	Markey Centennial Park Sign	32.08
PP&L Electric	Markey Centennial Park Buildings	43.10
Range Servant	Driving Range	197.32
TRM	Concrete Delivery	65.00
Warehouse Battery Outlet	Battery	43.94
		<i>Park & Rec / Driving Range Fund</i> \$ 2,949.38

Street Light Fund - 13

PP&L Electric	Street Lights	1,593.34
		<i>Street Light Fund</i> \$ 1,593.34

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
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UNPAID BILLS LIST
September 23, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
		<i>Building Debt Fund</i> \$ 5,797.22
State Aid (Liquid Fuel) Fund - 35		
Auto Plus	Supplies	121.04
BR Scholl Sales & Service	Truck Repair	3,196.60
Coopersburg Materials	Supplies	585.01
H&K Materials	Supplies	242.68
Hart Mechanical	Mower Repair	156.00
Kirk's Towing	Towing Service	150.00 *
LB Water	Pipes	1,358.52
Little's	Supplies	24.20 *
M&W Precast	Supplies	278.99
Naceville Materials	Supplies	142.30
PP&L Electric	Signal 313 & 5th	34.85
PP&L Electric	Flasher 5th Street	29.97
PP&L Electric	Signal Campus & 5th	40.73
PP&L Electric	Signal 313 & 563	35.47
PP&L Electric	Flasher Schwenkmill Road	30.22
PP&L Electric	Signal 313 & Mountain View	49.60
		<i>State Aid Fund</i> \$ 6,476.18
Escrow Fund - 90		
First Bank	Fox Hill partial Escrow Return	120,000.00
Robert Mager	Escrow Return	3,990.52
Hal Backer	Escrow Return	174.97
Wynn Associates	Township Engineer First Baptist Church	176.47
Wynn Associates	Township Engineer Pennridge SD	2,939.52
Wynn Associates	Township Engineer McClennan	5,963.82
Wynn Associates	Township Engineer Mager	171.50
Wynn Associates	Township Engineer Weidner Tract	372.63
Wynn Associates	Township Engineer Scholl	36.75
Wynn Associates	Township Engineer Pennridge SD	158.17
Wynn Associates	Township Engineer Fox Hill	614.55
Wynn Associates	Township Engineer Blash	267.33
Wynn Associates	Township Engineer Stewart	128.63
Wynn Associates	Township Engineer Resutek	195.01
Grim Biehn & Thatcher	Township Solicitor Casadonti	361.00
Grim Biehn & Thatcher	Township Solicitor First Baptist Church	57.00
Grim Biehn & Thatcher	Township Solicitor Fox Hill	267.25
Grim Biehn & Thatcher	Township Solicitor Select/McClennan Major	741.00

UNPAID BILLS LIST
September 23, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Grim Biehn & Thatcher	Township Solicitor Select/McClennan Minor	152.00
	<i>Escrow fund</i>	<u>\$ 136,768.12</u>
Total Unpaid Bills		\$ 397,604.96

**denotes already paid*

**EAST ROCKHILL TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2021-13

FOX HILL DEVELOPMENT

ACCEPTANCE OF DEED OF DEDICATION

On the 24th day of August 2021, **First Bank of New Jersey, as successor in interest to Clymer Road Associates LLC** (herein 'Declarant'), presented to **East Rockhill Township** an Offer of a Road Deed of Dedication of Fox Hill Road with Affidavit of Facts in connection with a certain subdivision and/or land development plan for the Fox Hill Development, and Declarant has made certain covenants as to the marketability of title to said premises being conveyed to East Rockhill Township; and based upon said covenants and warranties, the Board of Supervisors of East Rockhill Township does hereby accept said Deed of Dedication for recordation.

APPROVED by proper action of East Rockhill Township on the 28th date of September 2021, at a duly advertised public meeting of East Rockhill Township with a quorum present and voting, with the proper officers of East Rockhill Township being directed to execute this Acceptance Resolution, to authorize the Township Solicitor to record the said Deed of Dedication, and to reflect such action upon the minutes of this meeting.

EAST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS
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David R. Nyman, Chairperson

Gary W. Volovnik, Vice Chairperson

ATTEST:

Marianne K. Morano
Township Manager, Secretary

James C. Nietupski, Member

2021 – 2022 ROCK SALT BID RESULTS

CONSTORTIUM BID dated August 25, 2021		
ERT amount 450 tons		
	DELIVERED Price per Ton	UNDELIVERED Price per Ton
Morton Salt, Inc.	\$ 57.88	\$ 57.00
	Minimum 20-ton delivered Minimum 10-ton undelivered pick up at Bristol	
Eastern Salt Company	\$ 75.00	\$ 75.00
American Rock Salt	\$ 77.80	none
CO-STARS BID		
ERT amount <u>250 tons</u> <u>Required Tonnage</u>		
	Price per Ton	
Cargill, Inc.	\$ 62.31	

Cargill, Inc. through Costars at the rate of \$62.31 for 325 total tons required

And

Morton Salt, Inc. through Bucks County Consortium at the rate of \$57.88 for salt purchase delivery and \$57.00 for salt purchase picked up as needed.

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