

UNPAID 2021 BILLS LIST

[date]

FUND CODE	FUND NAME	TOTAL AMOUNT TO BE PAID OUT	
01	GENERAL FUND	\$	92,476.89
05	OPEN SPACE FUND	\$	859.92
08	SEWER FUND	\$	13,041.94
09	PARK & RECREATION/DRIVING RANGE FUND	\$	1,700.50
13	STREET LIGHT FUND	\$	1,676.57
22	BUILDING DEBT FUND	\$	5,797.22
30	CAPITAL RESERVE FUND	\$	2,600.00
35	STATE AID (LIQUID FUEL) FUND	\$	24,729.49
90	ESCROW FUND	\$	47,467.52
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		TOTAL UNPAID BILLS \$	190,350.05
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Unpaid 2021 Bills List
12/17/2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
AmeriGas	Propane	214.72
BIU	Code Services	2,929.50
B&C Septic	Pump tank for fire substation	170.00
Bucks Co Planning Commission	HHW Program 2021	768.42
Wynn Associates	Township Engineer Lake House Inn	30.63
Wynn Associates	Township Engineer Rockhill Quarry	496.13
Wynn Associates	Township Engineer General	874.81
Wynn Associates	Township Engineer Stone Edge Road	586.92
Wynn Associates	Township Engineer MS-4	11.25
Wynn Associates	Township Engineer Zoning	243.00
Shadywood Communications	Enews	215.00
Catapultweb	Website System Annual Fee	2,400.00
Chase Credit Card	CVS	95.96 *
Chase Credit Card	Harbor Freight	42.06 *
Chase Credit Card	Lowe's	131.44
Chase Credit Card	Costco	53.96
Clemens Uniform	Uniforms	47.24 *
Clemens Uniform	Uniforms	188.96
Clemons Richter & Reiss	WEGBB LLC	403.20
Clemons Richter & Reiss	TCK Ventures	134.40
Comcast	Phone & Internet	365.67
Delaware Valley Health Insurance (DVHT)	Insurance Premium	7,564.15
Emerald Garden	Lawn Maintenance	1,884.06
Emerald Garden	Tree Trimming	2,000.00
Grim, Biehn & Thatcher	Township Solicitor General Matters	576.00
Grim, Biehn & Thatcher	Township Solicitor Litigation Matters	1,353.00
Guidemark Inc	Pavement Marking	3,414.30
IT Business Solutions	Monthly service	459.00
JMS Acoustics	Mtg Room & Lobby acoustics study	2,287.50
Keystone Collections Group	EIT Commission	1,788.63 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	2,093.32 *
Keystone Collections Group	EIT Taxpayer Refunds	19.14 *
Keystone Collections Group	LST Commission	136.66 *
Lawson	Supplies	32.28
Manko Gold Katcher Fox	Township Environmental Solicitor	390.50
Marianne Morano	Mileage Reimb. Jul-Dec 2021	600.00
Nyco	Supplies	197.76

Unpaid 2021 Bills List
12/17/2021

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PAPCO	Unleaded fuel	179.21 *
PAPCO	Unleaded fuel	46.99
PAPCO	Diesel fuel	709.59
PP&L Electric	Emergency Aux Bldg. + Break Room	151.47
PP&L Electric	Parking Lot Lights	158.27
PP&L Electric	Municipal Office	304.48
PP&L Electric	Garage/Shop	106.42
Quakertown National Bank	2013 Note Principle	50,000.00 *
Quakertown National Bank	2013 Note Interest	2,098.12 *
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	1,930.00
Ricoh	Copier Rental	128.07 *
Ricoh-Images	Black & White/Color Copies	32.09 *
Staples Credit Plan	Supplies	137.61
William S. Seachrist	Heater Replacement	1,295.00
		<i>General Fund</i> \$ 92,476.89

Open Space Fund - 05

Keystone Collections Group	EIT Commission	850.35 *
Keystone Collections Group	Taxpayer Refunds	9.57 *
		<i>Open Space Fund</i> \$ 859.92

Sewer Fund - 08

Auto Plus	Parts	30.89
CKS Engineers	Pump Station	829.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,180.72
Diversified Technology	Sewer Billing conversion	1,400.00 *
Diversified Technology	Sewer Billing conversion (balance)	1,425.00
Emerald Garden	Lawn Maintenance	527.94
Grim, Biehn & Thatcher	Township Solicitor Sewer Matters	350.00
Kevin Franks	Treatment Plant	1,850.00
Lawson	Supplies	167.13
MJ Reider Associates	Lab Analysis	550.00
PA One Call	Monthly Activity	21.53
PP&L Electric	Pump Station	462.17
PP&L Electric	Treatment Plant	2,247.56
		<i>Sewer Fund</i> \$ 13,041.94

Park & Recreation / Driving Range Fund -09

Auto Plus	Parts	77.04
Chase Credit Card	Stone Depot	64.00 *

Unpaid 2021 Bills List
12/17/2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Chase Credit Card	Harbor Freight	17.98 *
Chase Credit Card	Supplies	65.43
Emerald Garden	Lawn Maintenance	1,078.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00 *
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
PP&L Electric	Markey Centennial Park Sign	30.53
PP&L Electric	Markey Centennial Park Buildings	47.52
<i>Park & Rec / Driving Range Fund</i>		<u>\$ 1,700.50</u>

Street Light Fund - 13

PP&L Electric	Street Lights	1,676.57
<i>Street Light Fund</i>		<u>\$ 1,676.57</u>

Building Debt Fund - 22

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

Capital Reserve Fund - 30

JF Landscaping	Stone Edge Culvert	2,600.00
<i>Capital Reserve Fund</i>		<u>\$ 2,600.00</u>

State Aid (Liquid Fuel) Fund - 35

Auto Plus	Supplies	474.70
Bergey's Truck Ctr	Supplies	521.26
Chase Credit Card	Lowes	13.14
Chase Credit Card	Ciocca	659.42
Guidemark Inc	Pavement Marking	18,868.00
Kenco Hydraulics	Supplies	142.00
Miller Bros.	Signal Repair	515.15
Miller Tire & Auto	Supplies	1,400.00
NAPA Auto Parts	Supplies	13.17
PP&L Electric	Signal 313 & 5th	32.06
PP&L Electric	Flasher 5th Street	27.78
PP&L Electric	Signal Campus & 5th	37.30
PP&L Electric	Signal 313 & 563	32.19
PP&L Electric	Flasher Schwenkmill Road	28.27
PP&L Electric	Signal 313 & Mountain View	44.80
PP&L Electric	Flasher Mountain View	27.47
Perkiomen Performance	Supplies	912.78
Plasterer Equipment	Service	175.00

Unpaid 2021 Bills List
12/17/2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Triad Truck Equipment	Supplies	805.00
	<i>State Aid Fund</i>	<u>\$ 24,729.49</u>
Escrow Fund - 90		
C&C Catering	Open House	618.00 *
Chase Credit Card	Open House	320.80
Home Depot	Open House	131.82
Wynn Associates	Township Engineer First Baptist Church	196.00
Wynn Associates	Township Engineer PSD Tennis Ct/Parking	511.67
Wynn Associates	Township Engineer McClennan Tract	1,201.50
Wynn Associates	Township Engineer Mager	98.00
Wynn Associates	Township Engineer Weidner Tract	61.25
Wynn Associates	Township Engineer Select/McClennan 6 lot	282.26
Wynn Associates	Township Engineer Maszewski	103.13
Wynn Associates	Township Engineer Flaska	388.75
Grim Biehn & Thatcher	Township Solicitor Pennridge Airport	928.00
Grim Biehn & Thatcher	Township Solicitor Pennridge HS	76.00
Grim Biehn & Thatcher	Township Solicitor Select McClennan Major	95.00
Grim Biehn & Thatcher	Township Solicitor Select McClennan Minor	95.00
First Bank	Fox Hill partial Escrow Return	29,487.62
Hyseni	Escrow Return	655.27
Maszewski	Escrow Return	8,500.10
Morris	Escrow Return	1,450.00
Pennridge Development Ent	Escrow Return	1,731.86
Resutek	Escrow Return	535.49
	<i>Escrow fund</i>	<u>\$ 47,467.52</u>
Total Unpaid Bills		\$ 190,350.05

**denotes already paid*

East Rockhill Township
Unpaid 2022 Bills List

December 17, 2021

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
Bucks County Consortium	2022 Membership	150.00
Bucks County TMA	2022 Membership	519.90
Perkiomen Watershed	2022 Membership	500.00
PSATS	2022 Membership	1,615.00
PAAZO	2022 Membership	125.00
Principal Financial Group	Insurance Premium	506.01
Ricoh	Prepay Copier Rental - 1/20/22-2/19/22	128.07 *
	<i>General Fund</i>	<u>\$ 3,543.98</u>
Sewer Fund - 08		
Principal Financial Group	Insurance Premium	136.08
	<i>Sewer Fund</i>	<u>\$ 136.08</u>
Total 2022 Unpaid Bills		3,680.06

**denotes already paid*

East Rockhill Township
Unpaid 2022 Bills List

December 17, 2021

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General Fund - 01		
Bucks County Consortium	2022 Membership	150.00
Bucks County TMA	2022 Membership	519.90
Perkiomen Watershed	2022 Membership	500.00
PSATS	2022 Membership	1,615.00
PAAZO	2022 Membership	125.00
Principal Financial Group	Insurance Premium	506.01
Ricoh	Prepay Copier Rental - 1/20/22-2/19/22	128.07 *
	<i>General Fund</i>	<u>\$ 3,543.98</u>
Sewer Fund - 08		
Principal Financial Group	Insurance Premium	136.08
	<i>Sewer Fund</i>	<u>\$ 136.08</u>
Total 2022 Unpaid Bills		3,680.06

**denotes already paid*

East Rockhill Township Board of Supervisors

November 23, 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 November 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 or Presentations:

An Executive Session will follow the meeting for real estate.

- Mr. Nietupski questioned if real estate comment was sufficient to meet Open Records requirements. Mr. Oetinger stated it was sufficient but will confirm.

Mr. Nyman asked for public comment on non-agenda items.

Public Comment #1:

- Tom Reiss, 53 Stone Edge Road, asked for the status of Stone Edge Road culvert. It was stated status of Stone Edge culvert was an agenda item.

Approval of Minutes and Bills Payable:

Approval of Minutes from September 28, 2021 and October 26, 2021 Budget Meetings and October 26, 2021 Regular Meeting.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' September 28, 2021 and October 26, 2021 Budget Meetings, and October 26, 2021 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment Unpaid Bills dated November 17, 2021 in the amount of \$232,835.71.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated November 17, 2021 in the amount of \$232,835.71 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Uniform Construction Code Joint Board of Appeal Appointment Mr. Kevin Toothman was present to introduce himself as a candidate for the Joint Uniform Construction Code (UCC) Appeals Board vacancy position. The volunteer application was provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to appoint Kevin Toothman as a Joint Uniform Construction Code Appeal Board member with 1-year term with the first term ending December 31, 2021. With no additional discussion, all present voted in favor.

Street Tree Removal Request 10 Greenleaf Circle, Perkasioe. A request for the removal of a healthy street tree has been received for 10 Greenleaf Circle which has resulted in the sidewalk lifting over two inches. The property owner has posted the required escrow.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the removal of a street tree at 10 Greenleaf Circle. With no additional discussion, all present voted in favor.

Municipal Office

Consensus of the board was to seek pricing for panels as recommended in JMS Acoustics report for the meeting room and lobby for consideration.

Perkiomen Watershed Request

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize execution of a letter of support to Berks, Bucks, Lehigh, Montgomery County Commissioners to conduct an Act 167 Plan study for stormwater mitigation. With no additional discussion, all present voted in favor.

Resolution 2021-16 Street Light Assessment.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2021-16**, setting the Street Light Assessment at \$41.00 per designated property for 2022. With no additional discussion, all present voted in favor.

Resolution 2021-17 Fixing the East Rockhill Township Fee Schedule for 2022.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2021-17**, setting the fees for 2022 as presented. With no additional discussion, all present voted in favor.

Resolution 2021-18 adopting a Final 2022 Budget.

Mrs. Morano presented an overview of the 2022 preliminary budget and stated the draft budget was advertised and made available on the website. No public comment was received.

- Kevin Toothman, 2554 Hill Road, asked about security cameras in the Willard H. Markey Centennial Park. The proposed cameras are due to numerous turfing incidents for enforcement purposes.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2021-18** adopting the Final 2022 Budget in the amount of \$5,895,425 in revenue and \$5,895,425 in expenses for all funds. With no additional discussion, all present voted in favor.

Resolution 2021-19 Fixing the Real Estate Tax Rate for 2022.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2021-19** fixing the Real Estate Tax Rate for 2022 at 8.725 mills for general purposes; 1.0 mill for Fire Protection; 1.26 mills for Building Debt Service; 1.25 mills for Capital Improvement. With no additional discussion, all present voted in favor.

PP&L on Hill Road. Mrs. Morano addressed a public comment received at the October 26, 2021 Board of Supervisors meeting stating the tree trimming concern on Hill Road was reported to PPL, but typically a contractor does not come out every year.

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 November 18, 2021. Of note, leaf collection has been completed except for the last section. 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.

Status of Stone Edge Road Culvert. A contractor has been engaged to clean up either side of the culvert as permitted by DEP. DEP has verified regulations have not been amended and the prior project raising the Stone Edge Road two feet (2') could be completed contingent on acquiring the required easement from private property owners. The property owner has not responded to letters and phone calls and therefore Mr. Baluh and Mrs. Morano will contact the property owner in person.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Manager to submit information to Bucks County Planning Commission to add Stone Edge Road Culvert to the PennDOT Bridge Bill Project Request. With no additional discussion, all present voted in favor.

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

Township Solicitor Report: Will Oetinger, Esq.

WEGBB Joint Stipulation. Mr. Oetinger stated the Lake House Inn has been using two residential properties owned by them to accommodate event guests. Numerous Zoning Hearings took place which the Township largely prevailed upon, however the Zoning Hearing Board Order is not enforceable; only a Judge has the authority to enforce the use cessation. Therefore the joint stipulation which will be signed by a Judge is being presented that rentals will not take occur after December 19, 2021 while appeals take place which could take years before there is a resolution. The Lake House Inn owner requested a zoning compliance letter for a re-finance and it was believed was needed to develop the Elephant Hotel in Bedminster Township. If the Elephant Hotel could be developed, the two residential properties could be sold and thereby end the Township's involvement.

- Alice Moore, 2747 Three Mile Run Road, stated she resides across the street from the Lake House Inn and next to 1090 Old Bethlehem Road which is one of the residential properties. She

questioned how the court will monitor enforcement with her end goal to put an end to illegal commercial operations, as well as protect the natural resources surrounding Lake Nockamixon State Park. Mr. Oetinger stated that the residents will be the best source to allow enforcement if they see renters at the properties. Dr. Moore stated she did not know she needed to act as police but does have a log of people staying on the property since the Zoning Hearings and asked for security cameras similar to what is proposed at the Park.

- Ned Powell, 2747 Three Mile Run Road, asked if the status of the two residential properties which are stayed at this time could be recommenced if the Elephant Hotel does not happen. Yes, as part of the appeal process they could.
- Mr. Nietupski asked what would be needed for enforcement. Residents word and testimony is sufficient.
- Ned Powell, 2747 Three Mile Run Road, requested the response from the Lake House Inn for the stone walk way installed between the two residential properties. Mr. Baluh stated that plans were submitted and verified that they were within Township stormwater exemption requirements. The Township asked for a commercial stormwater exemption fee which has been disputed by the property owner.
- Jeff Kneuppel, 2810 Creek Road, stated that the Elephant Inn will be large which will increase attendance at Lake House Inn and will need occupancy and noise enforcement.
- Curt Barthel, 2743 Three Mile Run Road, stated that he is not represented legally and does not like to contact the police department for non-threatening items, unless however the road is being blocked during events and light is going onto his property.
- Mr. Nietupski, stated light cannot project off a neighbor's property.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize execution of the WEGBB Joint Stipulation as presented. With no additional discussion, all present voted in favor.

Board and Commission Reports

Penridge Regional Police Department: Chief Paul Dickinson, Jr.

The Chief shared the October, 2021 Penridge Regional Police activity report. Of note, Drug Take Back collection for Bucks County totaled 9,374 pounds and a Toys for Tots collection bin is in the Headquarters lobby until December 9. The report is on file.

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

Penridge Wastewater Treatment Authority: Jim Nietupski

Mr. Nietupski, PWTA alternate, shared the November 15, 2021 meeting report and noted an alternate has no standing on the PWTA Board and East Rockhill Township is the only representative with an appointed alternate. The October 2021 minutes and flow reports and Wisler Pearlstine November 11, 2021 correspondence were provided to the Board.

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

Penridge Area Coordinating Committee: Dave Nyman

Mr. Nyman shared highlights of the October 28, 2021, meeting. The notes were provided to the Board and are on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Penridge Area Coordinating Committee report. 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 stated he recently attended a Right to Know webinar and no response to a right-to-know within 5 days is deemed denied. The Township does respond within 5 days however Mr. Oetinger will review to see if an update to the Township Resolution is needed.
- Mr. Nietupski asked if the Township should look at solar options. It was noted prices were obtained two years ago as part of budget review and was not cost feasible and there is no tax benefit due to Township’s tax exempt status. Mr. Volovnik and Mrs. Morano will meet with a consultant for a possible cost re-assessment.

Public Comment #2:

- Curt Barthel, 2743 Three Mile Run Road, thanked the Board for its willingness to allow public participation. He asked about the 10-year Comp Plan and status of repair and reduced speed limit to Three Mile Run Road near his property. The repair is stormwater related and dependent on grant application and approval. The Township Engineer is reviewing reduced speed limit for several roads as per the Plan.
- Alice Moore, 2747 Three Mile Run Road, asked to see the grant stormwater design submission. The submission will be done in 2022.

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 8:08p.m.

Respectfully submitted,

NOT APPROVED

Marianne Morano

Township Manager

East Rockhill Township
Board of Supervisors Meeting
November 23, 2021

We, the 90 concerned residents of our township, thank East Rockhill Township and our supervisors for obtaining a court order to require WEGBB to cease operations at 1086 and 1090 Old Bethlehem Road.

The agreement though signed by Mr. Benner leaves many questions unanswered. We, Ned and I, as immediate neighbors to the 1090 property continue to have serious concerns regarding the manner in which the court order will be monitored and enforced.

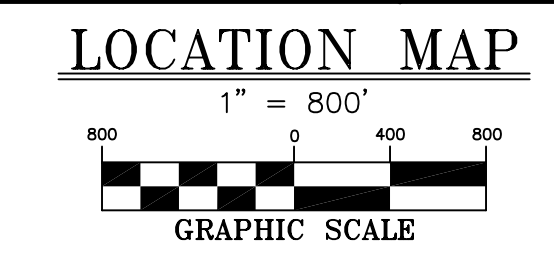
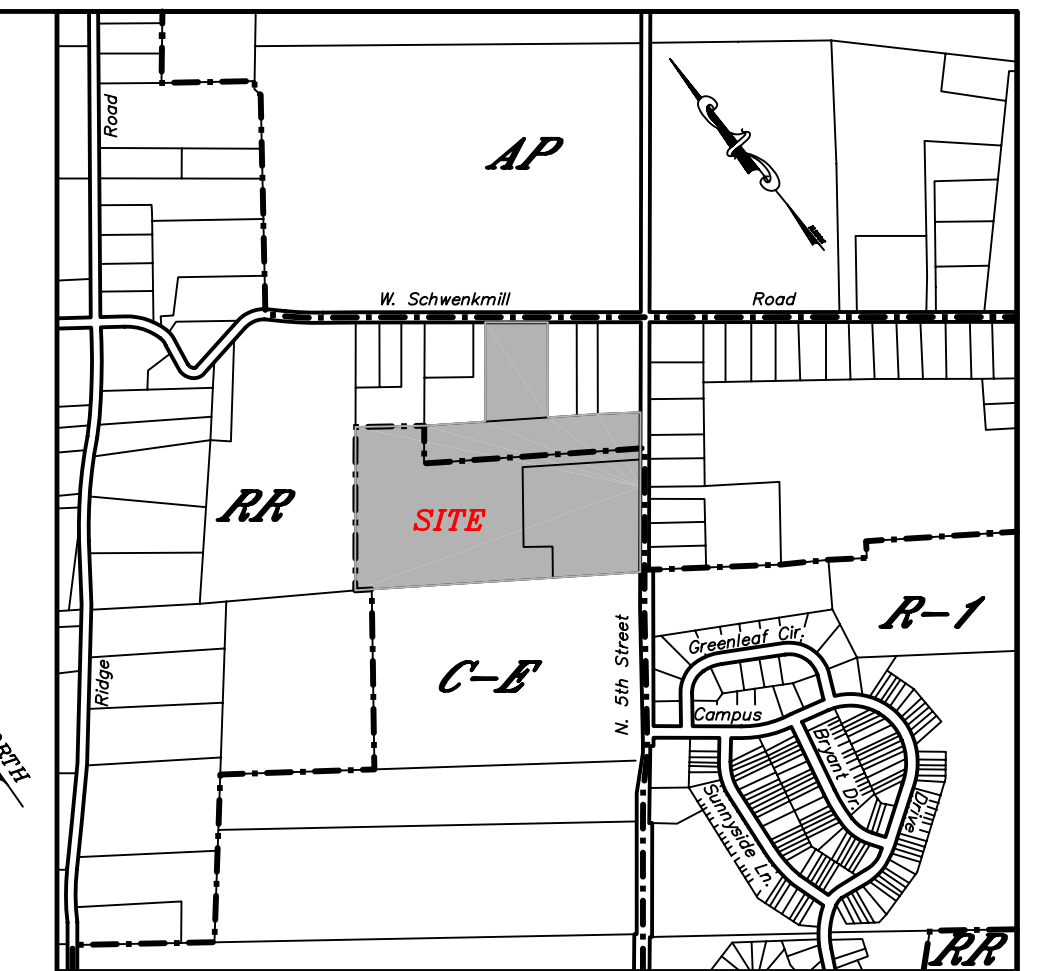
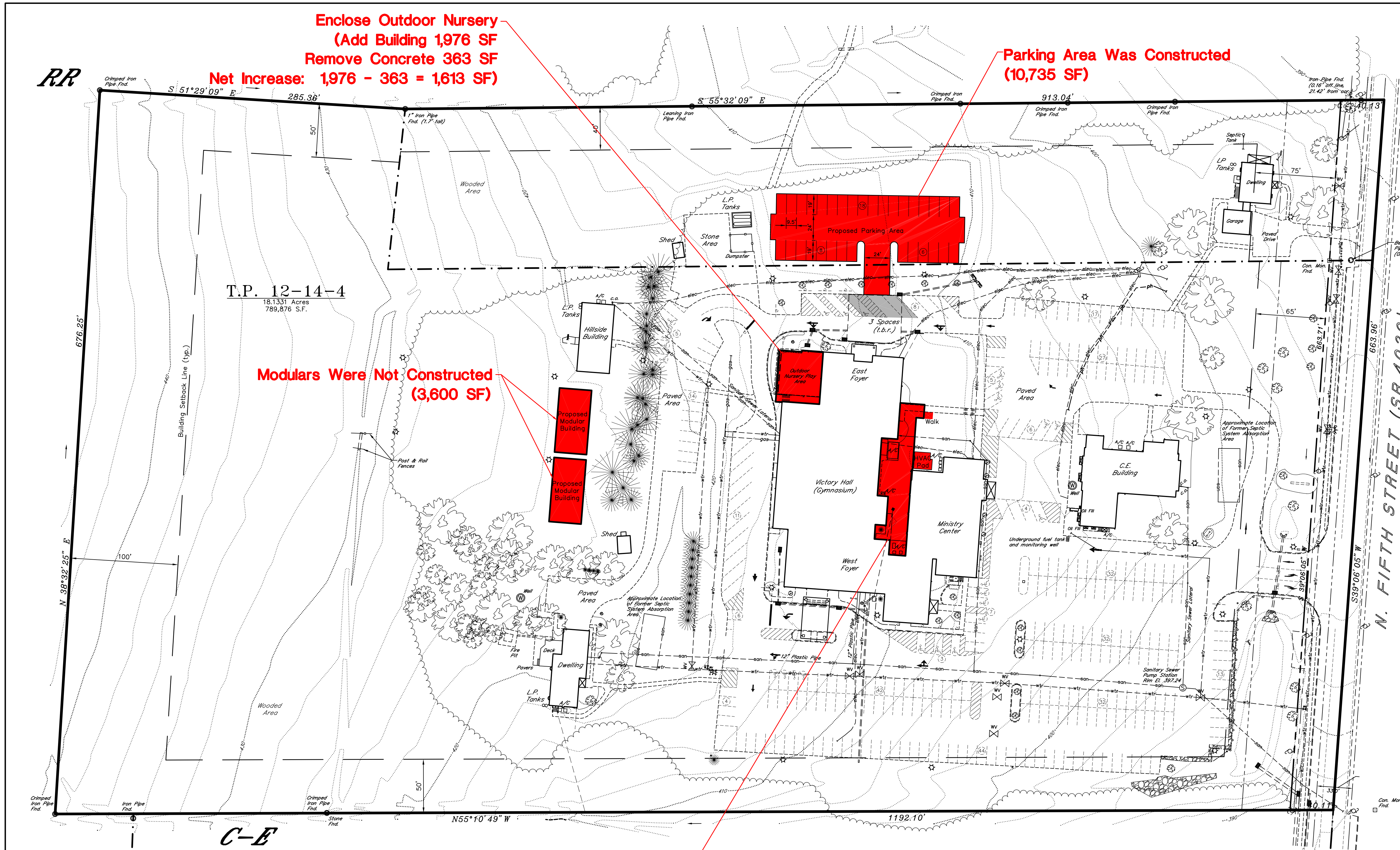
- Who will verify compliance?
- What constitutes noncompliance?
- Who will discover a noncompliant use?
- What are the penalties for noncompliance?
- What is to prevent WEGBB from beginning to use the 2 properties again if the plan to purchase the Elephant Hotel fails?

Our concerns continue because the outcome we seek is to require the sale of the properties and the removal of the commercial enterprises entirely from 1086 and 1090 Old Bethlehem Road. In light of past events we have difficulty understanding how the court order will ultimately prevent the use of the properties, in some manner, by WEGBB and the LHI.

Our goal, as residents, has never been to force the LHI to cease operations at 1100 Old Bethlehem Road. We do intend to preserve the AP zoning and nature of our community, to put an end to illegal commercial operations and to protect our natural resources surrounding Lake Nockamixon State Park.

Respectfully,

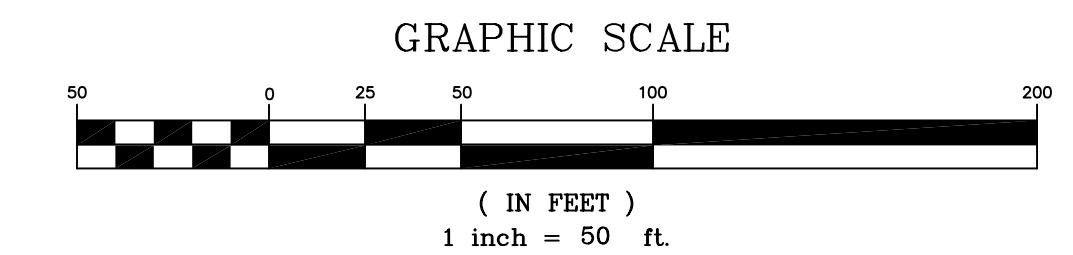
Dr. Alice Moore and Mr. Ned Powell



- 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

Zoning District	RR (Rural Residential District)	C-E (Cultural-Education District)
Required	Existing	Existing
Min. Lot Area	87,120 S.F.	130,902 S.F.
Max. Imp. Surface	20%	3.82% (5,001 S.F.)
Max. Building Cov.	10%	1.56% (2,039 S.F.)
Min. Lot Area	87,120 S.F.	632,420 S.F.
Max. Imp. Surface	30%	30.86% (195,138 S.F.)
Max. Building Cov.	15%	6.25% (39,555 S.F.)
Allowable Impervious Coverage (Entire Site)		
Allowable Impervious Cover (130,902)(0.20)	+ (632,420)(0.30) = 215,906 S.F.	
Existing Impervious Cover	(5,001 + 195,138) = 200,139 S.F.	
Remaining Allowable Impervious Cover	(215,906 - 200,139) = 15,767 S.F.	
Impervious Coverage (To Be Added)		
Gymnasium Addition	3,428 S.F.	
Nursery Addition	1,976 S.F.	
Walk Addition	48 S.F.	
HVAC Pad	250 S.F.	
Parking Area	+10,735 S.F.	
Total Impervious Cover To Be Added	16,437 S.F.	
Impervious Coverage (To Be Removed)		
Concrete	1,202 S.F.	
Stone	+94 S.F.	
Total Impervious Cover To Be Removed	1,296 S.F.	
Proposed Change To Impervious Cover	16,437 - 1,296 = 15,141 S.F.	
Allowable Building Coverage (Entire Site)		
Allowable Building Cover (130,902)(0.10)	+ (632,420)(0.15) = 107,953 S.F.	
Existing Building Cover	(2,039 + 39,555) = 41,594 S.F.	
Remaining Allowable Building Cover	(107,953 - 41,594) = 66,359 S.F.	
Proposed Building Coverage		
Building Additions (3,428 + 1,976)	= 5,404 S.F.	
Total Additional Building Cover	5,404 S.F.	



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

NO.	DATE	DESCRIPTION	BY
2	11/27/21	Add nursery addition	SCM
1	07/29/21	Add building addition; remove modulars	SCM

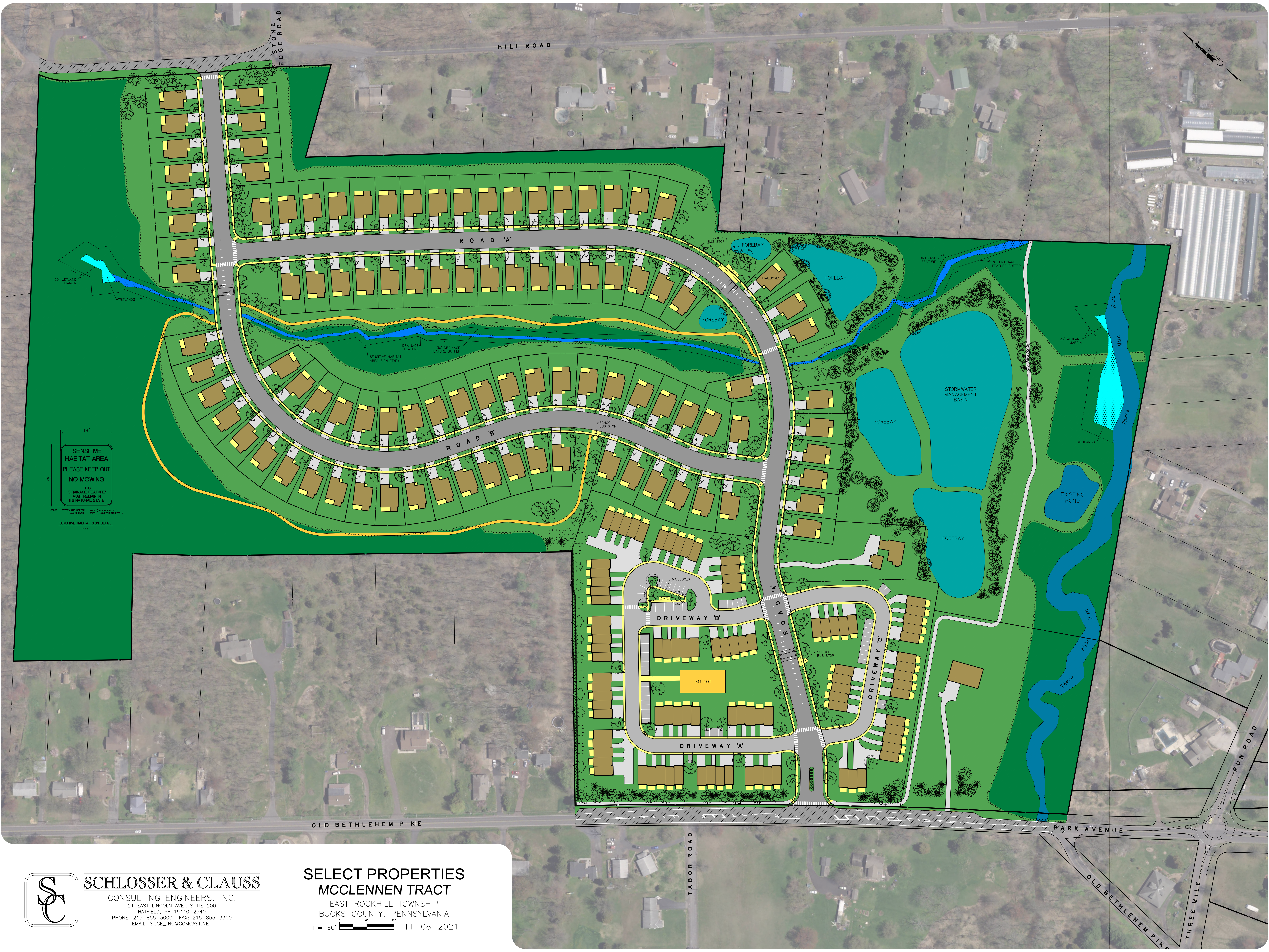
**FIRST BAPTIST CHURCH
 LAND DEVELOPMENT WAIVER (REVISED)**
 East Rockhill Township, Bucks County, Pennsylvania

SCALE: 1" = 50'
 DATE: 22 Oct. '19
 OWNERS OF RECORD: First Baptist Church of Perkasie
 1600 N. 5th Street
 Perkasie, PA 18944

DRAWN BY: EN
 FILE: Rev.Waiver112721

Development Plan

SHEET 1 of 1



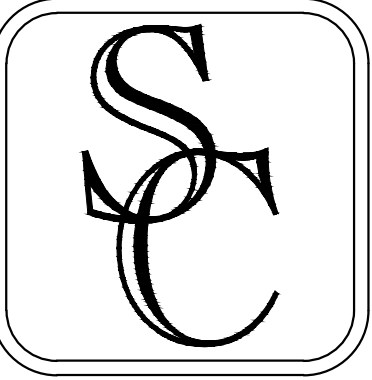
14'
18'

SENSITIVE HABITAT AREA
PLEASE KEEP OUT
NO MOWING

THIS "DRAINAGE FEATURE" MUST REMAIN IN ITS NATURAL STATE

COLOUR, LETTERS AND NUMBER SHALL BE UNALTERED
DRAWN BY: [unreadable] DATE: [unreadable]

SENSITIVE HABITAT SIGN DETAIL



SCHLOSSER & CLAUSS
CONSULTING ENGINEERS, INC.
21 EAST LINCOLN AVE., SUITE 200
HATFIELD, PA 19440-2540
PHONE: 215-855-3000 FAX: 215-855-3300
EMAIL: SCCE_INC@COMCAST.NET

**SELECT PROPERTIES
MCCLENNEN TRACT**
EAST ROCKHILL TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
1" = 60' 11-08-2021