

**East Rockhill Township Board of Supervisors**

**January 25, 2022**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on January 25, 2022, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	Gary Volovnik	Supervisor Chairperson
	Dave Nyman	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 7:01p.m. by Mr. Volovnik 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 potential preservation.

**Public Comment #1:**

- Tom Reiss, 53 Stone Edge Road, stated he appreciated the clean up done from the edge of Stone Edge culvert and asked for an update contacting the property owner adjacent to the culvert. Clean up from the edge of the culvert was completed as permitted by the property owners. Mr. Scholl spoke to the property owner two times and stated the Township is requesting a formal meeting which is being pursued. Mr. Reiss asked if residents could clean up outside of the 50 feet area. Yes.
- Lou DiTonno, 1 Boulder Drive, stated he did not like how the creek bed was cleaned out. One property owner would not allow work on his property and therefore it was done in the right-of-way only.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked questions regarding public water and sewer connection to her residence as part of the McClennen Tract approval. Detail will be provided under the McClennen Tract agenda item review.
- Hal Schirmer, West Rockhill Township Supervisor, introduced himself as a newly elected Supervisor.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from December 21, 2021, Regular Meeting and January 3, 2022, Reorganization Meeting.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to adopt the meeting minutes from the Board of Supervisors' December 21, 2021, Regular Meeting and January 3, 2022, Reorganization meeting as presented. With no additional discussion, all present voted in favor.

**Payment 2021 Unpaid Bills dated January 21, 2022, in the amount of \$69,429.37 and 2022 Unpaid Bills dated January 21, 2022, in the amount of \$234,530.37.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to approve payment of the 2021 Bills List dated January 21, 2022, in the amount of \$69,429.37 as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the 2022 Bills List dated January 22, 2022, in the amount of \$234,530.37 as presented. With no additional discussion, all present voted in favor.

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

**Bid for 1404 Schwenkmill Road Trailer.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to award the bid to Kreshnik Blakaj in the amount of \$1.00 for the 24' x 60' modular home contingent on removal of the whole modular home from the site by May 30, 2022, as presented. With no additional discussion, all present voted in favor.

**Final Approval of 2022 Projects.** Due to shortages, vehicle replacements as budgeted cannot be ordered until August 2022 for 2023 inventory. Staff will have ordered as soon as possible. The 2022 projects were available on the website in the public packet.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to grant final approval of 2022 projects as presented. With no additional discussion, all present voted in favor.

**Architectural Proposals.** Per the approved 2021 budget staff met and reviewed the function of the public works complex to replace the 1983 public works maintenance building and 1972 garage with a building to accommodate current equipment and fleet in one location for improved function and response. A preliminary site rendering, photos of holes and structural concerns in the current building and two proposals for Architectural services, as approved in the 2022 budget, were provided to the Board.

Mr. Nietupski stated opposition expressing a bigger concern to minimize flooding to Stone Edge culvert. Mr. Nyman noted Mr. Nietupski delayed the office project which increased the cost and at that time Mr. Nietupski expressed a desire for the public works building to be replaced and opposition to the office addition.

Consensus of the Board was for staff to continue to look at the site for a conclusion by the end of 2022 as budgeted.

**Municipal Building HVAC Proposal.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to accept Energy Equipment Controls LLC quote in the amount of \$3,500.00 for remote access to the HVAC equipment in the new municipal office addition as presented. With no additional discussion, all present voted in favor.

**2021 Manger Overview.** Mrs. Morano cited her 2021 Overview which had been provided to the Board of Supervisors and in the public packets. The report is posted to the Township website.

Mr. Nyman thanked Mrs. Morano for her efforts through the year, especially during the renovation.

**On motion** by Mr. Nyman, 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 January 18, 2022. Of note, the treatment plant generator is in need of repair. 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.**

**McClennen Tract.** Mr. Baluh reiterated multiple conditional use hearings were held for the McClennen Tract which resulted in a 2013 Court Order Stipulation Agreement and in 2021 a plan was submitted for approval within the Agreement parameters. After multiple Planning commission meetings the plan has been recommended for preliminary approval, with conditions. Staff met with representatives and outstanding items for Supervisor's recommendation were reviewed.

Consensus of the Board was to have the Developer do improvements on Hill Road utilizing the overlay cost estimate noting there are deep ditches on the road which gives the perception of a narrow road and trees in the right-of-way both of which may impede improvements; Old Bethlehem Pike is to receive a full width overlay as required in the Ordinance and which is maintained by East Rockhill Township; left turn lane into the development on Old Bethlehem Pike shall be per Township Traffic Planning Consultant recommendation once speed information has been provided by Pennridge Regional Police; the left turn lane for the residential driveway across from the Old Bethlehem Pike entrance shall be per Township Traffic Engineer recommendation; applicant is moving forward with meeting with property owners for roundabout right-of-way acquisition; Board is agreeable to closing Park Avenue and Three Mile Run Road intersection for sewer, water and roundabout installation and would like recognition this will shorten the length of time for construction and requested applicant do additional improvements to Hill Road; sewer sanitary sewer connection at Township request to Old Bethlehem Pike has been provided and there is also an easement per the Stipulation Agreement behind properties which was to not have sewer infrastructure; EDU payments are historically received at one time but in response to applicants request to pay with permit submission staff can resolve a phased EDU payment and a phase with reservation fees, with savings credited to the Township; Township Engineer will determine cost of parking lot and playing field not to be constructed with monies put towards Hill Road improvements; all three bus stops locations as recommended by Pennridge School District shall have shelters; water main extension will be per Perkasio Regional Authority; basin fencing is to be installed where required by Ordinance; Township Traffic Engineer is to determine traffic calming crosswalk design pattern recognizing Township roads shall not have substantial maintenance cost; and Supervisors were in agreement with the Planning Commission waiver request recommendations.

Interjections from the public without stating name and address were responded to. The exit from the development to Hill Road was never approved as an emergency exit; large trucks traversing through and over roundabout will remain on their side of the street; traffic engineer will review the proposed detour to maintain traffic flows; the applicant reviewed stormwater and potential impact of water to Stone Edge culvert which confirmed the development will slow the speed of water during heavy rain events; the Stone

Edge culvert was not constructed incorrectly but was installed according to a DEP issued permit and according to the approved plan which was designed and approved to flood; the sanitary sewer connection installed to Old Bethlehem Pike will allow future connections but further detail is needed before design and cost to properties in the vicinity is known.

The McClennen Tract extension request to March 1, 2022, was acknowledged.

**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: Will Oetinger, Esq.**

There was none.

**Board and Commission Reports**

**Penridge Regional Police Department: Chief Paul Dickinson, Jr.**

The Chief shared the December 2021 and 2021 to 2020 Annual comparison Penridge Regional Police activity report. The report is on file.

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

**Planning Commission: Anne Fenley**

Mrs. Fenley shared the 2021 annual report. The report is on file.

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

**Penridge Wastewater Treatment Authority**

Mr. Nyman shared the January 24, 2022, meeting report. The December 2021 minutes and flow reports were provided to the Board.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the Penridge Wastewater Treatment Authority minutes and flows. With no additional discussion, all present voted in favor.

**Department and Emergency Services Reports**

On motion by Mr. Nyman, 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 appreciation for agenda executive session detail and reiterated his desire for Township Engineer Planning Commission review letters to be made public prior to Planning Commission review of the plan. The Board did not support making draft documents public, noting that documents remain draft until presented at a public meeting and it was not fair to the Planning Commission who are appointed to review and make recommendations on plans.

- Mr. Nyman met with Bucks County Covered Bridge Society over concerns with PennDOT owned Sheards Mill Covered Bridge roof replacement which is located in Haycock and East Rockhill Townships. Mr. Nyman is contacting state representatives for both municipalities for repairs and Buck's County representative to consider taking ownership.

**Public Comment #2:**

- Anne Fenley, 1500 Branch Road, is a member of the Bucks County Covered Bridge Society and thanked Mr. Nyman.

**Adjournment:**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adjourn the regular meeting into executive session. With no additional discussion, the meeting was adjourned at 9:07p.m.

Respectfully submitted,

Marianne Morano  
Township Manager