

**East Rockhill Township Board of Supervisors**

**February 22, 2022**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on February 22, 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
	C. Robert Wynn, 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.

A snow emergency was declared starting Friday, January 28, 2022 at 6:00pm and ending Saturday, January 29, 2022 at 6:00pm.

**Public Comment #1:**

- Tina O'Rourke, 1819 Old Bethlehem Pike, asked if comments would be accepted during McClennen Tract review. Yes.
- Larry Wheatley, 5 Boulder Drive, asked if the Stone Edge culvert had a weight limit. No it was designed for legal weight limits.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from January 25, 2022, Regular Meeting.**

Mr. Nietupski, stated Mr. Nyman's comment that he caused an increase to the municipal project cost was erroneous due to Mr. Volovnik and Mr. Nyman supported the project. Mr. Nyman stated Mr. Nietupski opposed moving forward which caused delays.

**On motion** by Mr. Nyman, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' January 25, 2022, Regular Meeting as presented. With no additional discussion, the motion passed 2-1 with Mr. Nietupski voting in opposition.

**Payment of Unpaid Bills dated February 18, 2022, in the amount of \$221,162.60.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated February 18, 2022, contingent on removal of the payment to KC Mechanical in the amount of \$44,743.70 until action is taken on the agenda item, for a total amount of \$176,418.90 as presented. With no additional discussion, all present voted in favor.

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

**Lawn Maintenance Proposals for 2022 and 2023.** Requests for Proposals as advertised were provided to the Board for grass mowing and maintenance services for the 2022 and 2023 seasons on specific open space.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to approve Emerald Garden for the 2022 and 2023 seasons as presented. With no additional discussion, all present voted in favor.

**Overlay Bridgeview Drive Bid Results.** Bid proposals were provided to the Board for an overlay on Bridgeview Drive per the approved 2022 budget. Line striping will be done separately.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to reject the bids as presented and re-bid with prevailing wage for compliance with the bid amount in excess of \$100,000.00. With no additional discussion, all present voted in favor.

**Ultra-Thin Bonded Wearing Course Application Bid Results.** Bid proposal was provided to the Board for ultra-thin bonded wearing course on a portion of Old Bethlehem Pike and all of Crest Drive per the approved 2022 budget.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to award to Asphalt Maintenance Solutions in the amount of \$109,671.00 for the application of an ultra-thin bonded wearing course on Old Bethlehem Pike from Horse Restaurant to Three Mile Run Road and all of Crest Drive per the submitted bid documents. With no additional discussion, all present voted in favor.

**Municipal Office Addition and Renovation.** KC Mechanical change order #2 in the amount of \$18,250.00 and change order #3 in the amount of \$10,775.00 for a final amount due in the amount of \$44,734.70 were provided.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve change orders and final payment to KC Mechanical as presented. With no additional discussion, all present voted in favor.

**Acoustic Proposals.** Proposal for spray foam installation on the ceiling in the meeting room and lobby and proposal for sound board installation according to the acoustic report were provided to the Board.

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to accept the proposal from Spectrum Building Products in the amount of \$16,100.00 contingent on Mrs. Morano performing site visits at locations to see the sound panels as presented. With no additional discussion, all present voted in favor.

- Kirk Clauss, Schlosser & Clauss, stated his Church has acoustic panels and recommends them as a solution.

**Truck Purchases.** Mrs. Morano updated the Board that the Auditors were agreeable to forwarding 2022 budget funds allocated towards truck purchases to 2023. Available 2023 inventory will be known April 2022.

**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 February 16, 2022. Of note, Branch Road basins were mowed. The report is on file.

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

**Township Engineer Report: C. Robert Wynn, P.E.**

**McClennen Tract.** Mr. Michael Kracht, Esq; Mr. Brian Grant, Select Properties, Mr. Kirk Clauss, PE, Schlosser & Clauss were present to review the McClennen Tract. Outstanding items were reviewed from the Wynn Associates February 9, 2022 correspondence and all items were reviewed from Grim, Biehn & Thatcher February 22, 2022 memorandum. Applicant stated all items not mentioned are will comply.

- Select 6-lot subdivision plan recordation is pending.
- *Raised crosswalks are required to be installed at all intersections per the CU approval/agreement, subject to review during land development approval process. As discussed with the Planning Commission, the design engineer determined that proper drainage along the curblin could not be maintained. In the alternate, the design engineer has proposed installation of raised speed tables as traffic calming measures along Roads A and B. However, due to the small lot frontages and numerous driveways, there are only limited areas where speed tables may be located (one each on Road A and B). Based on the length of these streets, it is the opinion of this office that the single speed tables will not be an effective traffic calming measure. Enhanced pavement markings and signage at crosswalks was recommended to improve traffic calming. Township traffic consultant is reviewing additional signs and crosswalk design and locations.*
- *The location of the site access along old Bethlehem Pike was established with the CU plan. A left turn lane is required at the site access as shown on the plan. The CU approval/agreement also required curb and storm sewer along the site frontage, subject to land development plan review. Plan and profile drawings of Old Bethlehem Pike improvements are not fully detailed/dimensioned in the plan submission. Additional plan details including typical cross sections are required to determine the full extent of improvements necessary along the site frontage. Correspondence dated September 17, 2021, prepared by TPD includes comments related to configuration of left turn lane and site entrance. Subsequently, traffic counts/speeds have been obtained near the site entrance. Currently under review by the Township traffic consultant.*
- *The developer is required to acquire rights-of-way, as necessary, to design and construct a roundabout pursuant to PennDOT design guidelines at the intersection of Three Mile Run Road and Park Avenue. Roundabout and detour plan is under review by the Township traffic consultant. Select Properties will provide estimated timing of the road closure. Water main installation will also be constructed during road closure.*
- *Stormwater narrative summary should specifically indicate the maximum per lot impervious surface utilized in the calculations. All impervious surface which includes options homeowners may not construct are accounted for in stormwater calculations which account for the maximum impervious surface.*
- **A basin fence waiver request has been removed.**
- *All stormwater basin emergency spillways discharging over embankment fill require lining with reinforced concrete checker blocks to protect the berm against erosion. The checker block lining*

*should extend to the toe of the fill slope on the outside of the berm and shall extend to an elevation three feet below the spillway crest on the inside of the berm. Reinforced concrete checker blocks should be shown and labeled on the plan and a detail should be provided. **Will comply with Township Engineer determination.***

- *Township contacted the applicant with respect to modifying sanitary sewer to provide a suitable location to extend sanitary sewer service north along Old Bethlehem Pike. Additional design information should be provided by applicant for Township review. **Will comply.***
- *Street trees are proposed throughout the single-family area; however, limited trees are proposed in the townhouse area. Additional trees and/or alternate plantings such as shrubs should be considered to be installed along the townhouse area overflow parking spaces and open space area. The plan should also address individual lot energy conservation trees required pursuant to Section 22-504.L of the Subdivision Ordinance. Alternate planting locations and/or contribution of a fee in-lieu-of plantings should be considered if required plantings waiver is granted by the Township. Total number of plantings requested to be waived should be determined by the design engineer. **Will comply with fee-in-lieu of.***
- *Street lighting, the Planning Commission indicated general agreement with the limited streetlight locations proposed. The Township standard Acorn luminaire on a Boulevard pole is recommended. Additional information for PPL options for full cutoff LED fixtures has been requested. **Applicant is in discussion with PP&L for fixtures and tone of lighting. It was noted properties will be added to the Township Street Light District.***
- *Specific disclosure form delineating all easements, conditions, restrictions and/or assessments for presentation to each lot owner prior to the sale of any individual lots/townhouse units, should be prepared in a manner satisfactory to the Township Solicitor. **Disclosure agreement to be signed by all property owners. The disclosure is to include options not purchased by the property owner such as a front porch.***
- The Settlement requires the Developer to overlay Hill Road, however the Township performed that overlay while the project was postponed. The estimated cost of overlay is \$41,759.00 with other improvements to be constructed on Hill Road such as widening and/or stormwater improvements.
- Old Bethlehem Pike will receive a full width overlay.
- Old Bethlehem Pike Left Turn Lane into Development is currently under review by the Township traffic consultant.
- Left Turn Lane for Residential Driveway with revised striping rather than a full left-turn lane is currently under review by the Township traffic consultant and applicant will comply.
- Developer will not have the requisite right-of-way for the roundabout before preliminary approval and therefore language will be included in the written approval letter. The Township is willing to entertain a detour to allow the construction of the roundabout, but needs to see from the traffic consultant the route and any potential traffic hazards presented by an alternate route during detour. Applicant will comply.
- Township wants a sanitary sewer connection made to Old Bethlehem Pike. EDU Payments of either a reservation fee or purchase of the EDU will be in a manner acceptable to the Township prior to final plan approval.

- Instead of a second tot lot, there will be one larger playground and a fee-in-lieu of for the 25,000 square feet level play field not being constructed, the applicant will comply.
- Applicant will comply to have each bus stop sheltered.
- Applicant has met with Perkasio Regional Authority regarding the water line extension and is submitting revised plans, however the location will not change from the plans submitted to the Township and location of the mains is acceptable.
- Basin fencing waiver has been removed.
- Crosswalk design is under review by the Township traffic consultant.
- A revised waiver request list was provided to the board with a date of February 22, 2022. Waivers included to move location of street trees behind sidewalk; individual lot energy conservation trees due to insufficient space; partial waiver to allow HDPE storm sewer pipe outside of public streets; and partial waiver to allow an alternate erosion control feature for basin berm protection between forebay 2 and 3 and the detention basin.

Mr. Volovnik noted residents in the vicinity have concerns the proposed development will add water problems to their properties and the Stone Edge culvert located off of Three Mile Run Road. Applicant stated the data has been reanalyzed at the Township's request in particular looking at the Stone Edge culvert with all available current stormwater guidelines and all water from this site will be directed to the basins allowing for more water to the basin and release at a slower rate and therefore there will be no negative impact to adjoining properties. It was noted the applicant Engineer, Township Engineer and DEP, with an NPDES permit, review and approve stormwater calculations.

Consensus of the Board was for the Township Engineer to make application for planning module approval for coordination between the Township and applicant to allow for sewer infrastructure construction on a portion of Old Bethlehem Pike.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to grant preliminary subdivision approval to the McClennen Tract subject to compliance with Wynn Associates February 9, 2022 correspondence; Grim, Biehn & Thatcher February 22, 2022 memorandum; timing of sewer EDU payments resolved prior to final plan approval; coordination of construction sewer activities with the Township; and acceptance of waivers for street trees behind sidewalks; individual lot energy conservation trees fee-in-lieu of; partial waiver for HDPE storm sewer pipe outside of public streets; and partial waiver for alternate erosion control in basin. With no additional discussion, all present voted in favor.

**Resutek Lot Line Adjustment.** Mr. Tyler Freed, PE and all parcel property owners were present to review the Resutek Lot Line Adjustment. Lot line adjustment subdivision proposes to convey portions of TMP 12-9-116 (Yates) to adjoining TMP 12-9-117-10 (Resutek) and TMP 12-9-117 (Laurita), 1.341 acres and 0.198 acres respectively. TMP 12-9-116 will be reduced to 2.854 acres (net). The lot line adjustment is intended to provide access to Three Mile Run (waterway) to the receiving properties. All properties contain an existing single-family dwelling and are served by onsite sewage disposal and wells. TMP #12-9-117 & 117-10 are part of the Courtney Subdivision approved in 2017. TMP 12-9-116 is currently vacant and undergoing renovation. No new construction is proposed related to the lot line adjustment. Site is located within the Resource Protection (RP) Zoning District

- Mike Bibic, 117 Three Mile Run Road, stated he has enjoyed going down the stream in a tube.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to grant preliminary/final approval to the Resutek Lot Line adjustment subject to compliance with Wynn Associates January 19, 2022 correspondence and granting waivers per Mease Engineering February 3, 2022 correspondence as presented. With no additional discussion, all present voted in favor.

**Subdivision Plan Review Status Memo.** Review dated February 8, 2022 with a revision dated February 11, 2022 in in the Board's packets.

**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 January 2022 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 February 10, 2022 report. The Agenda and draft minutes were provided to the Board.

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

**Penridge Wastewater Treatment Authority: Dave Nyman**

Next meeting is February 28, 2022.

**Penridge Area Coordinating Committee: Dave Nyman**

Meeting notes dated January 27, 2022 were provided to the Board.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt of the Penridge Area Coordinating report. 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 presented voted in favor.

**New or Other Business – Supervisors' Items and Public Comment #2:**

- Lou Ditonno, 1 Boulder Drive, asked for the status of Stone Edge Road culvert.
- Mr. Nietupski, stated he would like to solicit preliminary proposals from engineering firms for Stone Edge Road to be raised to the level of Three Mile Run Road.

- Mr. Volovnik stated before anything can happen right-of-way on both sides of the road needs to be acquired as mandated by DEP. He met with one property owner today and anticipated a meeting would be scheduled soon and the Township was in discussion with the second property owner. If the easement cannot be acquired tough decisions would need to be made.
- Larry Wheatley, 5 Boulder Drive, stated the squeaky wheel gets the grease.
- Mr. Nietupski, does not agree with the Township Engineer design briefing and believes Stone Edge Road can be raised to the level of Three Mile Run Road.
- Larry Wheatley, 5 Boulder Drive, asked about conversations with SEPTA regarding the railroad bridge. There have been none.
- Mr. Nietupski, reiterated he would like to solicit proposals from engineering firms to authorize a design.
- There was no consensus to solicit for engineering firms, when there cannot be a design without right-of-way and easements.
- Ryan Gottshall, 2201 N. Rockhill Road, stated the McClennen tract basins should be doubled. Mr. Nyman stated the design is for maximum impervious surface that can be constructed and Township did as much as possible within legal parameters. Mr. Gottshall stated summary's of officials meetings with DEP regarding the Rock Hill Quarry are posted to the website however he would like to know who is invited, who is attending, and what questions are being asked at those meetings. East Rockhill officials, State Representatives and Penridge School District attend and ask questions.
- Larry Wheatley, 5 Boulder Drive, stated the property across the street from his is putting leaves into the basin.

**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 9:00p.m.

Respectfully submitted,

Marianne Morano  
Township Manager