

East Rockhill Township Board of Supervisors

March 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 March 22, 2022, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, 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 7:00p.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 potential real estate preservation and potential litigation.

Public Comment #1:

- Tina O'Rourke, 1819 Old Bethlehem Pike, stated she did not finish reading the February 22, 2022 minutes but did not see mention of Old Bethlehem Pike sewer extension. Mr. Oetinger stated he had not reviewed the minutes but it is in the action letter and he would email her the letter.

Approval of Minutes and Bills Payable:

Approval of Minutes from February 22, 2022, Regular Meeting.

Mr. Nietupski stated he did not see his comment that he is not in favor of allowing EDU reservation fees for the McClennen Tract.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt the meeting minutes from the Board of Supervisors' February 22, 2022, Regular Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills dated March 18, 2022, in the amount of \$259,937.35.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve payment of the Bills List dated March 18, 2022, for a total amount of \$259,937.35 as presented. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Conservation Easement. Jonathan Rufe was present to review the request to place a septic system in an existing conservation easement at 1900 N. Fifth Street, Perkasie Bucks County Tax Map Parcel 12-009-225 to serve an existing residential dwelling and a pending approval farm unit located on the second level of a new accessory building. Mr. Rufe noted there are two potential locations and the final location will be

determined according to soil quality. Mrs. Morano noted Heritage Conservancy reviewed the request and did not have any concerns.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve a septic system in the conservation easement at 1900 North 5th Street, Perkasio, PA Bucks County Tax Map Parcel 12-009-225 as presented. With no additional discussion, all present voted in favor.

Overlay Bridgeview Drive Bid Results. Bid proposals with prevailing wage 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. Nyman, seconded by Mr. Nietupski, to award to Bray Brothers, Inc. in the amount of \$109,000.00 for an overlay on Bridgeview Drive per the submitted bid documents. With no additional discussion, all present voted in favor.

Bid for 1404 Schwenkmill Road Trailer. Public Works has begun to dismantle the modular trailer.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the request for withdrawal of the bid to Kreshnik Blakaj in the amount of \$1.00 for the 24' x 60' modular home, as presented. With no additional discussion, all present voted in favor.

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 March 18, 2022. Of note, Mr. Scholl and Mrs. Morano will determine if salt should be ordered under the current contract for the 2022-2023 season and four (4) reed beds at the treatment plant are scheduled to have sludge removed. 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 Discussion of round-about detour plan and planning module submission. A detour plan and detour timeline provided by the Township Traffic engineer was presented. Roundabout under detour is expected to take 6-7 weeks to complete versus keeping the intersection open taking 10-11 weeks to complete. Consensus of the Board was to share the plan with Pennridge School District Transportation and thereafter submit to PennDOT for approval.

- Lou DiTonno, 1 Boulder Drive, stated residents in his development will not follow the detour route. The Township understands locals will know a different route and additional signage can be reviewed.
- Vicki Sellers, 505 E. Callowhill Street, stated she is not in favor of traffic from Tunnel Road onto Ridge Road for safety concerns. The Traffic Engineer can review for site visibility per PennDOT specifications and if not sufficient the detour to Schoolhouse Road can be considered.

As stated in the February 22, 2022 minutes, Mr. Baluh has discussed planning module submission to extend public sewer on Old Bethlehem Pike with DEP. DEP has stated the McClennen tract needs to amend their planning module submission which is underway and the amendment to the Township's Act 537 plan cannot be approved until the McClennen applicant receives planning module approval. To serve East

Rockhill and West Rockhill Townships there is to be one planning module submission as a joint application and therefore a formal request needs to be addressed to West Rockhill. Mrs. Morano is to send a letter to West Rockhill Township seeking their approval to submit a joint application. Should West Rockhill not have interest in public sewer, East Rockhill will make application for their residents as a single applicant.

- Tina O'Rourke, 1819 Old Bethlehem Pike, asked if sewer construction will take place with the road closure. It is unknown at this time.
- Lou DiTonno, 1 Boulder Drive, asked who would be responsible for truck traffic detour damage. The developer is responsible for 18 months after completion of all improvements.

On motion by Mr. Volovnik, 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.
Scholl Car Wash Land Development Agreements.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize signatures on plans for recordation and Chairperson execution of Development Agreement, Holding Tank Agreement, Roadway Improvement Agreement and Well Depletion Agreement for 2301 N. Fifth Street as presented. With no additional discussion, all present voted in favor.

Penridge High School Parking Improvements. Mr. Oetinger received a request earlier in the day from Penridge School District to amend their agreements.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to table execution of Development Agreement and Stormwater Management Operation and Maintenance Agreement for 1200 N. Fifth Street. With no additional discussion, all present voted in favor.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Township Solicitors' report. 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 February 2022 Penridge Regional Police activity report. The report is on file.

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

Penridge Wastewater Treatment Authority: Dave Nyman

Mr. Nyman shared the February 28, 2022, meeting report. The February 2022 minutes and flow reports were provided to the Board.

On motion by Mr. Nietupski, 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

Meeting notes dated February 24, 2022 were provided to the Board. There was discussion of a delegation attending a Penridge School District meeting to request increased efforts at the High School and the technical school to provide education to encourage students to get involved with volunteer firefighting. **On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to accept 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:

- Mr. Nietupski requested the agenda be modified to add old business noting he followed up on Mr. Gottshall’s February 22, 2022 public comment and DEP will provide a list of officials at the monthly Rock Hill Quarry calls in addition to Stone Edge culvert update. Consensus New or Other Business – Supervisors’ Items already allowed that. It was noted the requested list of officials was not received until after the Township placed a summary of the call on the Rock Hill Quarry webpage.

Public Comment #2:

- Lou DiTonno, 1 Boulder Drive, asked for information on discussions with the property owner to acquire easements to improve Stone Edge Road culvert. A meeting was held and discussions with both property owners are ongoing.

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 7:50p.m.

Respectfully submitted,

Marianne Morano
Township Manager