

# Proposed Sketch Plan (Phase Two)



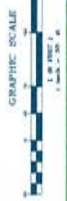
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Sketch Plan, Phase 2



**East Rockhill Township Board of Supervisors**  
**May 24, 2022**  
**Regular Business Meeting Minutes**

**DRAFT**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on May 24, 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
	Chief Dickinson, Jr.	Pennridge Regional Police Department

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:**

- **Grand View Hospital Emergency Services Presentation.** Mark Horne, Grand View Hospital COO; David Alderfer, Director of Development and Brad Eliff, Chief of Medic 151 were present to discuss medic 151 and the 24-7 services provided including treating level 2 traumas and being able to provide a higher level of service than volunteer EMS. Medic 151 has financial needs to meet the requirement of a 5G technology upgrade and noted transport service is to make beds available in the hospital. They do not believe there is an issue with service and a need for a sub-station by a different provider.

**Public Comment #1:**

- Ned Powell, 2747 Three Mile Run Road, thanked public works for performing storm clean-up in a timely manner.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked for the status of public water and public sewer connection as part of the McClennen Tract. It was stated East Rockhill and West Rockhill Townships would proceed with a joint Act 537 amended submission once the McClennen Tract received DEP approval and Perkasio Regional Authority will finalize McClennen Tract public water design prior to a meeting with DEP.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from April 19, 2022, Regular Meeting.**

**Payment of Unpaid Bills dated May 19, 2022, in the amount of \$341,695.87.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to adopt the meeting minutes from the Board of Supervisors' April 19, 2022, Regular Meeting and approve payment of the Bills List dated May 19, 2022, for a total amount of \$341,695.87 as presented. With no additional discussion, all present voted in favor.

**DRAFT**

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

**Zoning Hearing Board Application from Daniel and Florence Bowman for 410 Three Mile Run Road.** Mr. Bill Benner, Esq., Daniel and Florence Bowman were present to review the application seeking a variance at 410 Three Mile Run Road, Sellersville Bucks County Tax Map Parcel Number 12-008-060. This property is located in the S – Suburban Zoning District. The Applicant is seeking to construct a residential accessory building within a buffer yard area and is seeking a variance from Section 27-1905.b.(4) which prohibits structures from being located in a buffer area.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to not take a position on the application. With no additional discussion, all present voted in favor.

**Iron Bridge Park – Branch Creek Walking Path.** Staff presented a proposal with photographs that included Iron Bridge parking lot adding 12 spaces; between Iron Bridge parking and Blooming Glen Road near soccer field to fill in low area and install yard drain; between Iron Bridge parking and Blooming Glen Road area of the path closest to the creek to raise path and install a French drain; and past Blooming Glen Road behind Bucks County Community College to swale with perforated pipe for an estimated unbudgeted expense of \$19,0000.00.

Mr. Nyman stated the American Rescue Plan monies should be utilized.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to accept the proposal as presented. With no additional discussion, all present voted in favor.

Mr. Baluh followed up on dual culvert concern from the April meeting. During large flooding events, once the creek level reaches the top of the culvert water can back up no matter the size or number of culverts and an elliptical/arch pipe may be feasible. Consensus was to provide a recommendation and cost for Board consideration.

**Kooker Avenue Petition.** Mrs. Morano noted she sent a letter to all property owners advising them of their responsibility with the address change and received no response.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize renumbering house numbers on Kooker Avenue, a private road, for the community mailboxes as requested. With no additional discussion, all present voted in favor.

**Destruction of Specific Township Records.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2022-05** as presented. With no additional discussion, all present voted in favor.

**Electronic Access to PennDOT Systems Agreement.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2022-06** as presented. With no additional discussion, all present voted in favor.

**Request to Purchase Sewer EDU's.** Correspondence from Pennridge Wastewater Treatment Authority (PWTA) to all members was received to consider the sale of 50 sewer EDU's to Hilltown Township Water and Sewer Authority.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to decline the request for the sale of Equivalent Dwelling Units (EDUs). With no additional discussion, all present voted in favor.

**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 May 20, 2022. Of note, a contractor was needed at the Treatment Plant for a repair. DCNR would like outfall to Nockamixon Lake by Lake House Inn changed as part of our grant submission. 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.**

There was none.

**Township Solicitor Report: Will Oetinger, Esq.**

**Pennridge School District Concept Plan.** Brett Flower, Eckert Seamans; Andrew Cecere, Sitelogic; Kelly Harper, Pennridge School District were present to discuss a proposed Ordinance Amendment for the C-E district which encompasses Pennridge School District Administration, high school, north middle school, transportation and First Baptist Church property to increase allowable impervious surface from 30% which equates to 42 acres to 40% which equates to 56 acres. The existing basin can handle what is on the site at this time and nothing is anticipated in their 5-year plan. In addition to a proposed salt shed at the operation facility across the street, three additional proposed locations were provided at the transportation facility should be. Supervisors support the Zoning Amendment.

Consensus of the Board was to not support a zoning amendment for the C-E District due to the salt shed could be added under current zoning.

**St. Peter's Tohickon United Church of Christ**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize Chairperson execution of Septic Operation and Maintenance Agreement for 1050 Old Bethlehem Road as presented. With no additional discussion, all present voted in favor.

Mr. Oetinger stated the Lake House Inn appeal period has passed.

**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**

**Pennridge Regional Police Department: Chief Dickinson, Jr.**

The Chief shared the April 2022 Pennridge Regional Police activity report. The report is on file.

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

**Pennridge Wastewater Treatment Authority: Dave Nyman**

The March and April 2022 minutes and flow reports were provided to the Board.

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

**Pennridge Area Coordinating Committee: Dave Nyman**

Mr. Nyman shared highlights of the April 28, 2022, meeting. The notes were provided to the Board and are on file.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Pennridge Area Coordinating Committee 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 provided a document to amend the Zoning Ordinance farm unit density and family members.
- Mr. Nietupski stated he obtained proposals from two engineering firms to look at the Stone Edge Culvert. Mr. Nyman stated the Township Engineer is very familiar with the culvert and has been looking at it for the past year and did not see a need to engage an outside consultant. Mr. Volovnik opposed an outside consultant and reiterated easements need to be acquired before design can commence.

**Public Comment #2:**

- Larry Wheatley, 5 Boulder Drive, questioned open burning and noted the police did not write a ticket for neighbor burning recreationally. Mr. Oetinger will look at the current burning regulations to see if an update is needed. Mr. Wheatley questioned impervious surface and cited a neighbor did not need to obtain permits from the Township for a driveway expansion. Township Engineer and Public Works Director did a site visit of the driveway expansion upon notice by Mr. Wheatley and no Ordinances were violated and no permits are required for the work that took place.
- Ned Powell, 2747 Three Mile Run Road, expressed gratitude for the Township prevailing against the Lake House Inn zoning enforcement.
- Jeff Kneuppel, 2810 Creek Road, expressed gratitude for the Township prevailing against the Lake House Inn zoning enforcement and maintaining the rural neighborhood.
- Lou DiTonno, 1 Boulder Drive, noted the Stone Edge culvert flooded twice during recent heavy rain events, but the Hill Road bridge did not.

**Adjournment:**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 8:38p.m.

East Rockhill Township  
Unpaid Bills List

June 23, 2022

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 168,490.03
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 107.27
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 2,975.79
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 67,437.67
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations &amp; contributions. Expenses for driving range and park maintenance.</i>	\$ 2,900.49
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,592.89
Capital Improvement	<i>Revenue from Real Estate 1.25 mil. Expenses for capital projects as budgeted and approved by Board of Supervisors.</i>	\$ -
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,797.22
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ -
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 133,812.27
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 3,718.26
<b>Unpaid Bills Total</b>		<b>\$ 386,831.89</b>

East Rockhill Township  
Unpaid Bills List

June 23, 2022

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
21st Century Media	Advertising	126.71
AmeriGas	Propane Fuel	356.19
Arlo Eby	ZHB Bowman	25.00
Art SignWorks Inc	Municipal Seal	2,439.00
BIU	Code Services	1,764.00
Bucks County Court Reporters	ZHB Rufe	387.50
Chase Credit Card	Amazon	75.06 *
Chase Credit Card	PSATS Educational Conference	1,423.02 *
Chase Credit Card	PSATS Educational Conference	187.59 *
Chase Credit Card	Lowe's	130.56 *
Clemens Uniform	Uniforms	47.24 *
Clemens Uniform	Uniforms	189.84
Clemons Richter & Reiss	Rufe	1,015.00 *
Clemons Richter & Reiss	Bowman	385.00 *
Davis Feed	Supplies	79.00 *
Delaware Valley Health Insurance (DVHT)	Insurance Premium	11,468.49
Delaware Valley Prop & Liability (DVPLT)	Microsoft Training	25.00
Emerald Garden	Lawn Maintenance	1,961.00
IPFone	Phone Service	270.00 *
IT Business Solutions	Monthly Service	459.00
John Fenley	ZHB Bowman	25.00
Kathleen Hart	ZHB Bowman	25.00
Keystone Collections Group	EIT Commission	2,552.59 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	991.95 *
Keystone Collections Group	EIT Taxpayer Refunds	1,672.24 *
Keystone Collections Group	LST Commission	173.58 *
Keystone Collections Group	TCD Operational Fees	137.59 *
Manko Gold Katcher Fox	Township Environmental Solicitor	120.00
Marianne Morano	Mileage Reimb. Jan-Jun 2022	600.00
McCallion	Temporary Staffing	104.00 *
McCallion	Temporary Staffing	312.00
Neat & Clean	Township Office	280.00 *
Neat & Clean	Township Office	140.00
PAPCO	Unleaded Fuel	719.22
PAPCO	Diesel Fuel	1,233.64
PP&L Electric	Parking Lot Lights	171.24
PP&L Electric	Municipal Office	134.02

East Rockhill Township  
Unpaid Bills List

**June 23, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Garage/Shop	61.92
Pennridge Regional Police	Police Service	83,114.33
Principal Financial Group	Insurance Premium	347.55
Raifsnider's Exterminating	Quarterly Pest Control	95.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,570.00
Ricoh	Copier Rental/Prepay	264.46 *
Ricoh-Images	Black & White/Color Copies	6.14 *
Safety-Kleen	Supplies	350.63
Star Buick GMC Cadillac	GMC Pickup Truck	46,022.00 *
Sprint	Cell Phone Service	132.69 *
Township of Northampton	Verizon Franchise Negotiations	208.74
Upper Bucks Chamber of Commerce	7/2022 - 6/2023 Membership	340.00
Verizon	FIOS service	109.00 *
Wehrung's	Railing Replacement	1,302.37 *
Wehrung's	Railing Replacement	83.59
Wynn Associates	Township Engineer Sander	188.60
Wynn Associates	Township Engineer Lake House Inn	74.40
Wynn Associates	Township Engineer General	279.67
Wynn Associates	Township Engineer Twp Maintenance Complex	240.87
Wynn Associates	Township Engineer Willard H Markey Park	491.80
	<i>General Fund</i>	<u><u>\$ 168,490.03</u></u>

**Fire Fund - 03**

PP&L Electric	Substation	107.27
	<i>Fire Fund</i>	<u><u>\$ 107.27</u></u>

**Open Space Fund - 05**

Keystone Collections Group	EIT Commission	1,221.66 *
Keystone Collections Group	Taxpayer Refunds	836.13 *
Wynn Associates	Township Engineer Rapkin	918.00
	<i>Open Space Fund</i>	<u><u>\$ 2,975.79</u></u>

**Sewer Fund - 08**

Brad S Nicholas	Pump Sludge	315.00
BSI Electric	Electrical Pump Station	46,687.75
Bullseye	Pumping Station Alarm Service	139.24 *
Bullseye	Pumping Station Alarm Service	190.68 *
CKS Engineers	Engineering Pump Station	7,761.03
Comcast	Treatment Plant Phone Service	97.98
Delaware Valley Health Insurance (DVHT)	Insurance Premium	928.41



East Rockhill Township  
Unpaid Bills List

**June 23, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Emerald Garden	Lawn Maintenance	500.00
G&G Electrical Construction	Treatment Plant Repair	2,434.02
Kevin Franks	Treatment Plant	1,850.00
Lawson	Supplies	177.32 *
Miller Tire & Auto	Parts	328.22
MJ Reider Associates	Lab Analysis	279.95 *
MJ Reider Associates	Lab Analysis	279.95
PAPCO	Diesel Fuel	636.18 *
PP&L Electric	Pump Station	930.60
PP&L Electric	Treatment Plant	2,010.03
Principal Financial Group	Premium	294.54
Sprint	Cell Phone Service	88.49 *
Univar	Aluminum Sulfate	1,508.28
	<i>Sewer Fund</i>	<u><u>\$ 67,437.67</u></u>

**Park & Recreation / Driving Range Fund -09**

Chase Credit Card	WalMart	19.97 *
Chase Credit Card	Lowe's	21.44 *
Davis Feed	Supplies	157.85 *
Emerald Garden	Lawn Maintenance	810.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Lapps Landscape Products	Topsoil	280.00
Little's	Parts	79.97
PP&L Electric	Markey Centennial Park Sign	27.52
PP&L Electric	Markey Centennial Park Buildings	45.15
PAPCO	Unleaded Fuel	615.25
Range Servant	Supplies	683.34
	<i>Park &amp; Rec / Driving Range Fund</i>	<u><u>\$ 2,900.49</u></u>

**Street Light Fund - 13**

PP&L Electric	Street Lights	1,592.89
	<i>Street Light Fund</i>	<u><u>\$ 1,592.89</u></u>

**Capital Improvement Fund - 19**

*Capital Improvement Fund* \$ -

**Building Debt Fund - 22**

East Rockhill Township  
Unpaid Bills List

**June 23, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
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**

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*Capital Reserve Fund* \$ -

**State Aid (Liquid Fuel) Fund - 35**

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A-1 Traffic Control Products	Line Painting	8,768.00
Asphalt Maintenance Solutions	Nova Chip Supplies	8,029.86 *
Asphalt Maintenance Solutions	Nova Chip Truck Rental	3,376.25 *
Asphalt Maintenance Solutions	Bonded Wearing Course	109,671.00
Asphalt Maintenance Solutions	Street Sweeper	1,480.00
BR Scholl	Repairs	2,272.15
PP&L Electric	Signal 313 & 5th	30.30
PP&L Electric	Flasher 5th Street	25.89
PP&L Electric	Signal Campus & 5th	35.83
PP&L Electric	Signal 313 & 563	30.55
PP&L Electric	Flasher Schwenkmill Road	26.41
PP&L Electric	Signal 313 & Mountain View	40.25
PP&L Electric	Flasher Mountain View	25.78
	<i>State Aid Fund</i>	<u>\$ 133,812.27</u>

**Escrow Fund - 90**

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Wynn Associates	Township Engineer Pennridge SD	328.90
Wynn Associates	Township Engineer Pennridge SD	1,741.05
Wynn Associates	Township Engineer McClennan Tract	575.67
Wynn Associates	Township Engineer Mager	99.20
Wynn Associates	Township Engineer JMD Group	245.70
Wynn Associates	Township Engineer Resutek	37.20
Wynn Associates	Township Engineer Lynn Builders	165.10
Wynn Associates	Township Engineer Ramos	264.74
Wynn Associates	Township Engineer Cacador	260.70
	<i>Escrow fund</i>	<u>\$ 3,718.26</u>

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**Total Unpaid Bills \$ 386,831.89**

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*\*denotes already paid*

Bucks County Consortium  
2022 Fuel Bid Summary

Product	Riggins, Inc	Mansfield Oil Co	Petroleum Traders Corp
5,999 or Less Gallons			
Unleaded Regular	\$0.0989	No Bid	No Bid
Premium Unleaded	\$0.0544	No Bid	No Bid
#2 Heating Oil	No Bid	No Bid	No Bid
Ultra-Low Sulfur Diesel	\$0.2540	No Bid	No Bid
Off-Road Ultra-Low Sulfur	No Bid	No Bid	No Bid
6000 Gallons or Greater			
Unleaded Regular	\$0.0280	\$0.0908	-\$0.0092
Premium Unleaded	-\$0.1349	-\$0.0371	-\$0.1174
#2 Heating Oil	\$0.0415	No Bid	\$0.0486
Ultra-Low Sulfur Diesel	\$0.0549	No Bid	\$0.0335
Off-Road Ultra-Low Sulfur	\$0.0590	No Bid	No Bid
Propane, 999 or Less Gallons			
Propane	No Bid	No Bid	No Bid
Propane, 1000 Gallons or Greater			
Propane	No Bid	No Bid	No Bid

Good Faith Estimated Quantities

2,500 gals. unleaded regular gasoline

6,200 gals. ultra-low sulfur diesel

Fuel Bids 2022-2023.

On motion by \_\_\_\_, seconded by \_\_\_\_, to award the **unleaded regular 87 octane bid amount of 0.0989 market value to Riggins, Inc. and to award the ultra-low sulfur diesel bid amount of 0.0335 market value to Petroleum Traders, Corp. for the 2022 - 2023 fuel bids covering the bid period of August 1, 2022 to July 31, 2023** as presented. With no additional discussion, all present voted in favor.

**RESOLUTION NO. 2022-07**

**A RESOLUTION AUTHORIZING THE EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS TO ACQUIRE A CONSERVATION EASEMENT IN CERTAIN REAL ESTATE IN EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AT A COST NOT TO EXCEED OF \$144,963.00 PLUS CLOSING COSTS.**

*WHEREAS*, the East Rockhill Township Board of Supervisors wishes to preserve in perpetuity a 24.75 acre tract of land owned by Robert Michael Rapkin, in accordance with the Township's Open Space Plan; and

*WHEREAS*, the Second Class Township Code, 53 P.S. 66503 permits the Township to acquire interests in real estate; and

*WHEREAS*, to carry out the foregoing-described purpose, it is necessary that the Township acquire a conservation easement on the parcel of property stated herein and provide authorization for execution of the documents necessary to acquire the easement.

***NOW THEREFORE, IT IS HEREBY RESOLVED:***

1. That East Rockhill Township shall purchase a conservation easement of approximately 22.302 acres on a certain parcel of property known as Bucks County Tax Map Parcel No. 12-009-121 from Robert Michael Rapkin.

2. That East Rockhill Township shall pay towards the purchase price of the conservation easement the amount not to exceed of \$144,963 plus closing costs.

3. That the documents necessary to complete this transaction shall be prepared to the satisfaction of the Township Solicitor. The Board of Supervisors authorizes the chairperson of the Board or the Township Manager to attend the closing and to execute all necessary documents, agreements, and settlement statements on behalf of the Township.

4. That the Deed conveying the Conservation Easement to the Township shall be recorded with the Bucks County Recorder of Deeds.

5. That by this Resolution, the Board of Supervisors hereby accepts the Grant of Conservation Easement.

***SO RESOLVED***, this 28th day of June, A.D. 2022.