

**East Rockhill Township Board of Supervisors**

**September 27, 2022**

**2023 Preliminary Draft Budget Meeting Minutes**

The special budget meeting of the East Rockhill Township Board of Supervisors was held at 6:15 p.m. on September 27, 2022 in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	Gary Volovnik	Chairperson
	David Nyman	Vice-Chairperson
	Jim Nietupski	Member
	Marianne Morano	Township Manager
	Jeff Scholl	Public Works Director

The meeting was called to order at 6:16p.m. by Mr. Volovnik.

Mrs. Morano stated no increases were proposed to the real estate milage, sewer usage, street light assessment or property rent.

**2023 Draft Fee Schedule:**

Proposed fee schedule changes and clarifications were reviewed.

**American Rescue Funds:**

The Board reviewed proposed allocations for the American Rescue Funds. Mr. Nyman recommended Iron Bridge Park parking lot expansion be expended from the Open Space Maintenance Fund. No formal action was taken by the Board.

**2023 Budget Highlights:**

The Board reviewed proposed infrastructure improvements, equipment and technology improvements. No formal action was taken by the Board.

Mrs. Morano was directed to transfer funds from General Fund to Building Debt Fund to pay off the 2019 municipal office note in anticipation of the public works complex improvement.

**Adjournment**

The budget work session to adjourned at 6:47p.m.

Respectfully submitted,

**DRAFT**  
Marianne Morano  
Township Manager

**East Rockhill Township Board of Supervisors**

**September 27, 2022**

**Regular Business Meeting Minutes**



The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on September 27, 2022, following the 2023 Preliminary Budget review 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 6:59p.m. by Mr. Volovnik with the Pledge of Allegiance.

Members of the public were present.

**Announcements or Presentations:**

An Executive Session will follow the meeting for real estate potential preservation and potential litigation.

**Perkasie Regional Authority**

Mr. Pete Anderson P.E. and Mr. David Watt were present to discuss Well #14 location along Blooming Glen Road and consider authorizing a letter supporting grant application for public water service along Old Bethlehem Pike.

- Mr. Anderson reviewed well #14 concept for a well house and approximately 35 feet x 35 feet treatment building. Impact to existing parking and trail is not anticipated and all regulations would be adhered to. Consensus of the Board was no issue with the concept.
- Pennvest grant application opportunity to provide public water on Old Bethlehem Pike to Forrest Road providing water service to impacted PFAS properties. At this time the grant does not cover road overlay expense. Mrs. Morano will write a letter of support for the grant submission.

**Public Comment #1:**

- Roy Moyer, 236 W. Schwenkmill Road, asked for the Township to improve the ditch on his property adjacent to his driveway which he believed was impacted when a road pipe was replaced in kind over 15 years ago. Mr. Baluh has been to the site noting historically there is an existing water source leading from across the street through an existing road pipe to a waterway and provided alternatives for the property owner to improve the ditch. Mr. Oetinger stated Township cannot perform work on private property and the Township insurance company would not cover any work for being out of the scope of Township responsibilities. Mr. Nietupski was in support of buying materials with Township funds to improve their private property and would consider improving private properties on an as reviewed basis. Township will not do work on private property per their legal counsel's recommendation or set a precedence.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from August 23, 2022, Regular Meeting and September 12, 2022, Conditional Use Hearing.**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve the meeting minutes from the Board of Supervisors' August 23, 2022, Regular Meeting and September 12, 2022, Conditional Use Hearing, as presented. With no additional discussion, all present voted in favor.

**Payment of Unpaid Bills dated September 22, 2022, in the amount of \$237,236.85.**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to approve payment of the Bills List dated September 22, 2022, for a total amount of \$237,236.85 as presented. With no additional discussion, all present voted in favor.

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

**Zoning Hearing Application for 2419 Ridge Road.** Mr. and Mrs. Appleton were not present. Applicant is seeking a variance for an addition to increase the nonconforming setback and rear yard setback of 83.2' where 100' is permitted in the Agricultural Preservation District.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to take a neutral position on the application. With no additional discussion, all present voted in favor.

**Conditional Use Hearing Application for 1917 Old Bethlehem Pike**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize the Township Solicitor to advertise a Conditional Use Hearing for October 25, 2022, as presented. With no additional discussion, all present voted in favor.

**2021 Draft Financial Report**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to approve the 2021 financial report and reaffirm Chairperson execution of representation letter to the appointed auditor as presented. With no additional discussion, all present voted in favor.

**Presentation of Minimum Municipal Obligation (MMO) to the Township Pension Plans**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to acknowledge receipt of the 2023 Minimum Municipal Obligation. With no additional discussion, all present voted in favor.

**Penridge Wastewater Treatment Authority Correspondence.** Perkasie Regional Authority's request to purchase 100 EDUs (Equivalent Dwelling Units) was declined.

**Bucks County Water and Sewer Authority Assets to AQUA Pennsylvania**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2022-11** opposing the sale of Bucks County Water and Sewer Authority to AQUA Pennsylvania as presented. With no additional discussion, all present voted in favor.

**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:**

Mr. Scholl updated the Board on Public Works activities as of September 22, 2022. The report is on file.

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

**Township Engineer Report: Steve Baluh, P.E.**

**Sewage Facilities Planning Module McClennen Tract**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2022-09** for the McClennen Tract Sewage Facilities Planning Module as presented. With no additional discussion, all present voted in favor.

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

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

**Zoning Map Amendment on Behalf of Renew Bible Church**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to authorize Draft Ordinance to Bucks County Planning Commission and East Rockhill Planning Commission as presented. With no additional discussion, all present voted in favor.

**Code of Ordinance Chapter 26 Ordinance.** A public hearing was advertised and posted to act on an Ordinance to authorize an amendment and restatement of Chapter 26, Part 3. No public comment was received.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Ordinance 299** amending and restating Chapter 26, Part 3 Stormwater Management to comply with the requirements of the Township's NPDES permit for stormwater discharges as presented. With no additional discussion, all present voted in favor.

**Elected Tax Collector Waiver of Additional Charges in Compliance with Act 57 of 2022**

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to adopt **Resolution 2020-10** in compliance with Act 57 of 2022 as presented. With no additional discussion, all present voted in favor.

**On-Lot Sewage Maintenance Agreement**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to authorize Chairperson execution of an On-Lot Sewage Maintenance Agreement at Tax Map Parcel 12-009-121 also known as 1800 Three Mile Run Road previously owned by Robert Rapkin and sold to Vincent Grimm and Donna Duffy-Bell as presented. 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**

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

The Chief shared the August 2022 Pennridge Regional Police activity report and stated three arrests were made for the fire that took place at Rock Hill Quarry. The report is on file.

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

#### **Planning Commission: Anne Fenley**

Mrs. Fenley noted a second review of 809 Three Mile Run Road Conditional Use Hearing proposal was reviewed and recommendations sent to the Board. The September 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.

#### **Pennridge Wastewater Treatment Authority: Dave Nyman**

The July 2022 minutes and flow reports were provided to the Board. Mr. Nyman noted DEP has approved an increase to the treatment plant re-rating.

**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: Gary Volovnik**

The September 22, 2022, notes were reviewed and are on file.

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

### **Department and Emergency Services Reports**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, 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:**

There was none.

### **Public Comment #2:**

- Anne Fenley, 1500 Branch Road, was saddened to hear of the unexpected passing of newspaper reporter Bob Keeler.

### **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.

**East Rockhill Township Board of Supervisors**

**October 17, 2022**

**Special Business Meeting Minutes**

The special business meeting of the East Rockhill Township Board of Supervisors to conduct a conditional use hearing was held at 7:00p.m. on October 17, 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

The meeting was called to order at 7:00p.m. by Mr. Volovnik with the Pledge of Allegiance.

An executive session will follow the hearing for potential real estate acquisition.

**Public Comment on Non-Agenda:**

There was none.

**Stenographic Record:** A stenographic record of the Conditional Use Hearing for the Pennington Property Group, LLC was taken and will provide a record of the proceedings. A request can be made to Karasch & Associates 610-696-8010. Transcripts are stored for five years.

**Conditional Use Hearing.** *Legal Notice: The Conditional Use Application for the construction of 46 townhomes as a B-3 Performance Standard Development upon the property located at 809 and 901 Three Mile Run Road, Perkasio, PA 18944, more particularly described at Tax Map Parcels No. 12-008-125, 12-008-126, 12-008-126-001, and 12-009-126, which is located in the S- Suburban Zoning District. The Applicant, in accordance with Sections 27-701 and 27-304 of Chapter 27 of the East Rockhill Township Code of Ordinances, filed a Conditional Use Application and requested approval for the proposed Performance Development Use on the property.*

The hearing was continued from September 12, 2022.

Mr. Oetinger entered Board exhibit 8 which was an extension granted by the applicant until November 3, 2022.

**On motion** by Mr. Nyman, seconded by Mr. Nietupski, to continue the Hearing until November 3, 2022 as presented. With no additional discussion, all present voted in favor.

**Adjournment:**

**On motion** by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the Hearing into executive session and reconvene November 3, 2022. With no additional discussion, the Hearing was adjourned at 7:02p.m.

Respectfully submitted,  
**DRAFT**  
Marianne Morano  
Township Manager

East Rockhill Township  
Unpaid Bills List

October 20, 2022

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 185,944.24
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 107,807.74
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 747.91
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 170,380.73
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations &amp; contributions. Expenses for driving range and park maintenance.</i>	\$ 11,488.50
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,612.87
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>	\$ 159,970.87
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ 5,556.58
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 2,118.46
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 5,983.95
<b>Unpaid Bills Total</b>		<b>\$ 651,611.85</b>

East Rockhill Township  
Unpaid Bills List

**October 20, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
Arlo Eby	Zoning Hearing Board	25.00
Billows Electric Supply Company, Inc	Supplies	192.00
BIU	8/2022 Code Services	2,268.00
BIU	9/2022 Code Services	1,543.50
Chase Credit Card	Office Supplies	270.94
Clemens Uniform	Uniforms	188.96
Costco	Annual Renewal	180.00
Crown Castle	Tower Alteration SA Fee	1,000.00 *
Crown Castle	Tower Alteration Site Inspection Fee	1,500.00 *
Davis Feed	Supplies	33.00
DCED	July - Sept Permits	139.50
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,735.08
DunlapSLK	2021 Audit	1,000.00
Emerald Garden	Lawn Maintenance	1,633.00
Grim, Biehn & Thatcher	Township Solicitor General	1,573.40
Grim, Biehn & Thatcher	Township Solicitor Litigation	165.00
Grim, Biehn & Thatcher	Township Solicitor Pennington	152.00
Grim, Biehn & Thatcher	Township Solicitor 400 Branch Road	152.00
Grim, Biehn & Thatcher	Township Solicitor Appleton	57.00
Home Depot	Supplies	105.24
IPFone	Phone Service	278.00
IT Business Solutions	Monthly Service	459.00
Jeff Scholl	2022 Boot Stipend	130.00
John Fenley	Zoning Hearing Board	25.00
Keystone Collections Group	EIT Commission	1,126.20 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	1,092.34 *
Keystone Collections Group	EIT Taxpayer Refunds	242.85 *
Keystone Collections Group	LST Commission	3.43 *
Kirby Richards	2022 Boot Stipend	130.00
Latrell Belfield	2022 Boot Stipend	130.00
LocalIQ (GateHouse Media)	Advertising	1,410.29
Manko Gold Katcher Fox	8/2022 Township Environmental Solicitor	1,070.00
Manko Gold Katcher Fox	9/2022 Township Environmental Solicitor	330.00
Neat & Clean	Township Office	280.00
Northampton Township	Verizon Franchise Negotiations	26.30
Patricia McAnally	Zoning Hearing Board	25.00



East Rockhill Township  
Unpaid Bills List

**October 20, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Paul Behr	2022 Boot Stipend	130.00
PP&L Electric	Emergency Aux Bldg. + Break Room	103.14
PP&L Electric	Parking Lot Lights	167.26
PP&L Electric	Municipal Office	169.93
PP&L Electric	Garage/Shop	68.10
Pennridge Regional Police	Police Service	83,114.33
Phillips & Donovan Architects LLC	Public Works Complex	3,620.00
PMRS	2022 MMO & Admin Fee	63,076.50
Principal Financial Group	Insurance Premium	381.32
Raifsnider's Exterminating	Quarterly Pest Control	95.00
Ready Refresh	Rent/Prepay	50.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,585.00
Ricoh	Prepay Copier Rental	132.23
Riggins	Diesel Fuel	396.01 *
Riggins	Diesel Fuel	364.03
Riggins	Unleaded Fuel	206.93
Safety-Kleen	Supplies	349.97
Shadywood Communications	Enews	215.00
Sprint	Cell Phone Service	132.75
Verizon	FIOS service	109.00
Wynn Associates	Township Engineer Tohickon Campground	146.50
Wynn Associates	Township Engineer Rockhill Quarry	62.00
Wynn Associates	Township Engineer Pennington	848.87
Wynn Associates	Township Engineer General	377.27
Wynn Associates	Township Engineer Twp Maint Complex	278.07
Wynn Associates	Township Engineer MS-4	62.00
Wynn Associates	Township Engineer Zoning	31.00
<i>General Fund</i>		<u>\$ 185,944.24</u>

**Fire Fund - 03**

Perkasie Vol Fire Relief Association	2022 State Aid Contribution	30,464.75
Perkasie Fire Company	2022 Fire Tax Ditrubution	39,361.64
Quakertown Vol Fire Relief Association	2022 State Aid Contribution	6,720.16
Quakertown Fire Company	2022 Fire Tax Ditrubution	11,083.59
Sellersville Vol Fire Relief Association	2022 State Aid Contribution	3,584.09
Sellersville Fire Company	2022 Fire Tax Ditrubution	5,911.25

East Rockhill Township  
Unpaid Bills List

**October 20, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Haycock Vol Fire Relief Association	2022 State Aid Contribution	2,912.07
Haycock Fire Company	2022 Fire Tax Distribution	4,802.89
Dublin Vol Fire Relief Association	2022 State Aid Contribution	1,120.03
Dublin Fire Company	2022 Fire Tax Distribution	1,847.27
	<i>Fire Fund</i>	<u><b>\$ 107,807.74</b></u>
<b>Open Space Fund - 05</b>		
Grim, Biehn & Thatcher	Township Solicitor Land Preservation	64.00
Keystone Collections Group	EIT Commission	562.48 *
Keystone Collections Group	Taxpayer Refunds	121.43 *
	<i>Open Space Fund</i>	<u><b>\$ 747.91</b></u>
<b>Sewer Fund - 08</b>		
Almeida & Hudak Contractors LLC	Construction Pump Station	16,700.00
Anchor Pump	Pump Repair	18,130.16
Bullseye	Pump Station Alarm Service	141.16
CKS Engineers	Engineering Pump Station	1,859.04
Comcast	Treatment Plant Phone Service	86.55
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,705.39
Emerald Garden	Lawn Maintenance	400.00
G&G Electrical Construction LLC	Treatment Plant	17,750.63
Grim Biehn & Thatcher	Township Solicitor Sewer	100.50
Kevin Franks	Treatment Plant	1,850.00
LRM Inc	Treatment Plant	480.00
MJ Reider Associates	Lab Analysis	569.90
PA One Call	Monthly Activity	24.42
PA Rural Water Association	Training	220.00
PMRS	2022 MMO	63,036.50
PP&L Electric	Pump Station	435.49
PP&L Electric	Treatment Plant	1,995.35
Principal Financial Group	Insurance Premium	294.54
PWTA - Capital Fund	Quarterly Billing	5,633.00
PWTA - Operating Fund	Quarterly Billing	36,305.00
Sprint	Cell Phone Service	88.53
US Postal Service	10/2022 Sewer Billing	481.57 *
Wynn Associates Inc	Township Engineer Sewer	93.00
	<i>Sewer Fund</i>	<u><b>\$ 170,380.73</b></u>

East Rockhill Township  
Unpaid Bills List

**October 20, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>Park &amp; Recreation / Driving Range Fund -09</b>		
Auto Plus	Supplies	182.10
Computer Cabling Systems	Security Cameras	8,000.00 *
Emerald Garden	Lawn Maintenance	755.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
PP&L Electric	Markey Centennial Park Sign	27.25
PP&L Electric	Markey Centennial Park Buildings	48.40
Range Servant	Driving Range	1,715.60
Trumbauers	Mower Parts	600.15
	<i>Park &amp; Rec / Driving Range Fund</i>	<u><u>\$ 11,488.50</u></u>
<b>Street Light Fund - 13</b>		
PP&L Electric	Street Lights	1,612.87
	<i>Street Light Fund</i>	<u><u>\$ 1,612.87</u></u>
<b>Capital Improvement Fund - 19</b>		
	<i>Capital Improvement Fund</i>	<u><u>\$ -</u></u>
<b>Building Debt Fund - 22</b>		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
Quakertown National Bank	2019 Note Payoff	154,173.65 *
	<i>Building Debt Fund</i>	<u><u>\$ 159,970.87</u></u>
<b>Capital Reserve Fund - 30</b>		
Chase Card Services	East Rock Road BCCD Grant	32.98
Davis Feed of Bucks County	East Rock Road BCCD Grant	13.05
Monarch Precast Concrete	East Rock Road BCCD Grant	5,350.00
Naceville Materials	East Rock Road BCCD Grant	160.55
	<i>Capital Reserve Fund</i>	<u><u>\$ 5,556.58</u></u>
<b>State Aid (Liquid Fuel) Fund - 35</b>		
Armour & Sons Electric Inc	Traffic Signal	474.19
B R Scholl Sales & Service Inc	Truck Repair	686.62
Chase Credit Card	Lowe's	13.02
Hart Mechanical	Road Mower Repair	240.00
Hart Mechanical	Backhoe Repair	404.00

East Rockhill Township  
Unpaid Bills List

**October 20, 2022**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Nyco Corporation	Supplies	90.40
PP&L Electric	Signal 313 & 5th	29.42
PP&L Electric	Flasher 5th Street	25.05
PP&L Electric	Signal Campus & 5th	35.01
PP&L Electric	Signal 313 & 563	29.73
PP&L Electric	Flasher Schwenkmill Road	25.48
PP&L Electric	Signal 313 & Mountain View	40.59
PP&L Electric	Flasher Mountain View	24.95
<i>State Aid Fund</i>		<u>\$ 2,118.46</u>

**Escrow Fund - 90**

Grim, Biehn & Thatcher	Township Solicitor Select McClennan	114.00
Grim, Biehn & Thatcher	Township Solicitor Penridge SD	95.00
Grim, Biehn & Thatcher	Township Solicitor Pennington	1,007.00
Grim, Biehn & Thatcher	Township Solicitor Rapkin	545.50
Grim, Biehn & Thatcher	Township Solicitor RENEW Bible Church	380.00
Grim, Biehn & Thatcher	Township Solicitor Hollenbach	304.00
Wynn Associates	Township Engineer Penridge SD	258.54
Wynn Associates	Township Engineer Penridge SD	37.20
Wynn Associates	Township Engineer McClennan	940.17
Wynn Associates	Township Engineer Mager	74.40
Wynn Associates	Township Engineer Scholl	92.07
Wynn Associates	Township Engineer Pennington	1,457.00
Wynn Associates	Township Engineer Lynn Builders	98.27
Wynn Associates	Township Engineer Bowman	258.10
Wynn Associates	Township Engineer Andolina	285.50
Wynn Associates	Township Engineer Rapkin	37.20
<i>Escrow fund</i>		<u>\$ 5,983.95</u>

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**Total Unpaid Bills \$ 651,611.85**

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*\*denotes already paid*

East Rockhill Township Trash District Bid 2023 - 2026 with 2 option years

Extended Price Analysis

Reference Number	Description	Type	UOM	Qty	Republic Services of Pennsylvania, LLC	J. P. Mascaro & Sons	
	Bid Price Ratio				100%	92.19%	
	Total Extended				\$1,174.32	\$1,273.78	
Option 1 & 1A	<b>Option #1 Weekly Trash &amp; Recycling Tote Collection; Quarterly Yard Waste Collection; Monthly Bulk Collection with notice to hauler</b>						
	Year 1	2023 in trash district	Base	per dwelling / per month	1	\$27.00	\$58.92
	Year 2	2024 in trash district	Base	per dwelling / per month	1	\$28.35	\$61.29
	Year 3	2025 in trash district	Base	per dwelling / per month	1	\$29.77	\$63.97
	Year 4	2026 in trash district	Base	per dwelling / per month	1	\$31.26	\$66.94
	Year 5, Township Option	2027 in trash district	Base	per dwelling / per month	1	\$32.82	\$70.95
	Year 6, Township Option	2028 in trash district	Base	per dwelling / per month	1	\$34.46	\$75.57
	<b>Option #1A Weekly Trash &amp; Recycling Tote Collection; Quarterly Yard Waste Collection; Monthly Bulk Collection with notice to hauler</b>						
	Year 1	2023 outside of trash	Base	per dwelling / per month	1	\$27.00	\$0.00
	Year 2	2024 outside of trash	Base	per dwelling / per month	1	\$28.35	\$0.00
	Year 3	2025 outside of trash	Base	per dwelling / per month	1	\$29.77	\$0.00
	Year 4	2026 outside of trash	Base	per dwelling / per month	1	\$31.26	\$0.00
	Year 5, Township Option	2027 outside of trash	Base	per dwelling / per month	1	\$32.82	\$0.00
	Year 6, Township Option	2028 outside of trash	Base	per dwelling / per month	1	\$34.46	\$0.00
Option 2 & 2A	<b>Option #2 Weekly Trash Tote Collection; Every other Week Recycling Tote Collection; Quarterly Yard Waste Collection; Monthly Bulk Collection with notice to hauler</b>						
	Year 1	2023 in trash district	Base	per dwelling / per month	1	\$27.00	\$58.92
	Year 2	2024 in trash district	Base	per dwelling / per month	1	\$28.35	\$61.29
	Year 3	2025 in trash district	Base	per dwelling / per month	1	\$29.77	\$63.97
	Year 4	2026 in trash district	Base	per dwelling / per month	1	\$31.26	\$66.94
	Year 5, Township Option	2027 in trash district	Base	per dwelling / per month	1	\$32.82	\$70.95
	Year 6, Township Option	2028 in trash district	Base	per dwelling / per month	1	\$34.46	\$75.57
	<b>Option #2A Weekly Trash Tote Collection; Every other Week Recycling Tote Collection; Quarterly Yard Waste Collection; Monthly Bulk Collection with notice to hauler</b>						
	Year 1	2023 outside of trash	Base	per dwelling / per month	1	\$27.00	\$0.00
	Year 2	2024 outside of trash	Base	per dwelling / per month	1	\$28.35	\$0.00
	Year 3	2025 outside of trash	Base	per dwelling / per month	1	\$29.77	\$0.00
	Year 4	2026 outside of trash	Base	per dwelling / per month	1	\$31.26	\$0.00
	Year 5, Township Option	2027 outside of trash	Base	per dwelling / per month	1	\$32.82	\$0.00
	Year 6, Township Option	2028 outside of trash	Base	per dwelling / per month	1	\$34.46	\$0.00
Option 3 & 3A	<b>Option #3 Weekly Trash Tote Collection; Every other Week Recycling Tote Collection; Quarterly Yard Waste Collection; Monthly Bulk Collection with notice to hauler</b>						
	Year 1	2023 in trash district	Base	per dwelling / per month	1	\$27.00	\$58.92
	Year 2	2024 in trash district	Base	per dwelling / per month	1	\$28.35	\$61.29
	Year 3	2025 in trash district	Base	per dwelling / per month	1	\$29.77	\$63.97
	Year 4	2026 in trash district	Base	per dwelling / per month	1	\$31.26	\$66.94
	Year 5	2027 in trash district	Base	per dwelling / per month	1	\$32.82	\$70.95
	Year 6, Township Option	2028 in trash district	Base	per dwelling / per month	1	\$34.46	\$75.57
	Year 7, Township Option	2029 in trash district	Base	per dwelling / per month	1	\$36.18	\$80.86
	<b>Option #3A Weekly Trash Tote Collection; Every other Week Recycling Tote Collection; Quarterly Yard Waste Collection; Monthly Bulk Collection with notice to hauler</b>						
	Year 1	2023 outside of trash	Base	per dwelling / per month	1	\$27.00	\$0.00
	Year 2	2024 outside of trash	Base	per dwelling / per month	1	\$28.35	\$0.00
	Year 3	2025 outside of trash	Base	per dwelling / per month	1	\$29.77	\$0.00
	Year 4	2026 outside of trash	Base	per dwelling / per month	1	\$31.26	\$0.00
	Year 5	2027 outside of trash	Base	per dwelling / per month	1	\$32.82	\$0.00
Year 6, Township Option	2028 outside of trash	Base	per dwelling / per month	1	\$34.46	\$0.00	
Year 7, Township Option	2029 outside of trash	Base	per dwelling / per month	1	\$36.18	\$0.00	

**NOT APPROVED**

**RESOLUTION AUTHORIZING THE BOARD OF SUPERVISORS OF EAST ROCKHILL TOWNSHIP TO SELECT AND APPROPRIATE EITHER AMICABLY OR BY EMINENT DOMAIN A FEE SIMPLE INTEREST IN CERTAIN REAL ESTATE IN EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AND AN EASEMENT OVER CERTAIN REAL ESTATE IN EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA FOR CONSTRUCTION OF PUBLIC ROADWAY IMPROVEMENTS, PUBLIC SAFETY IMPROVEMENTS, AND/OR OTHER AUTHORIZED PUBLIC USES; AUTHORIZING THE INSTITUTION OF EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION THEREOF; PROVIDING FOR THE FURNISHING OF SECURITY FOR THE PAYMENT OF DAMAGES IN ACCORDANCE WITH THE LAW; AND AUTHORIZING CERTAIN OFFICERS OF EAST ROCKHILL TOWNSHIP TO ACT FOR IT IN ALL PROCEDURES AND ACTIONS REQUIRED BY THE EMINENT DOMAIN CODE.**

*WHEREAS*, the East Rockhill Township (“Township”) through its governing body, the East Rockhill Township Board of Supervisors, desires to provide for the construction of a roundabout at the intersection of Park Avenue and Three Mile Run Road in East Rockhill Township to serve as traffic calming and to enhance the safety of the traveling public; and

*WHEREAS*, the Township desires to acquire certain portions of property near the intersection of Park Avenue and Three Mile Run Road, located at 1631 Park Avenue, East Rockhill Township, Bucks County, Pennsylvania, more particularly described at Bucks County Tax Map Parcel No. 12-008-098 (“Property”), in fee simple interest for construction of the roundabout and as an easement to protect sight lines approaching the roundabout; and

*WHEREAS*, the Second Class Township Code, 53 P.S. §67312, and the Eminent Domain Code, 53 P.S. §68401, *et seq.*, authorize the Township to acquire land for public purposes including for the protection and safety of the traveling public; and

*WHEREAS*, in order to carry out the foregoing-described purposes, it is necessary that the Township acquire title to portions of the Property in fee simple and as an easement in land suitably located within the Township.

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

1. That the Township authorizes the condemnation, selection, and appropriation of portions of the property located at 1631 Park Avenue, East Rockhill Township, Bucks County, Pennsylvania, more particularly described at Bucks County Tax Map Parcel No. 12-008-098 as set forth in Sheet 6 of 7 of the plan prepared by Traffic Planning and Design, Inc., dated June 15, 2022, entitled “CANTRES RIGHT-OF-WAY/EASEMENT PLAN,” (“Plan”). The Plan is attached hereto and incorporated herein as *Exhibit “A”*.

2. That for construction of a Township road, the Township authorizes the condemnation in absolute or fee simple title, including all easements, rights-of-way, and real property interests of whatever nature of the portion of the Property consisting of 1,608.041 square feet (.037 acres) denoted on the Plan as “REQUIRED RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP.”
3. That for clear sight lines for a township road, the Township authorizes the condemnation of an easement to the exclusion of all other inconsistent easements, rights-of-way, and real property interests of whatever nature of the portion of the Property consisting of 1,251.022 square feet (.029 acres) denoted on the Plan as “PROPOSED SIGHT LINE EASEMENT.”
4. That the Township Solicitor and the proper officers of the Township are hereby authorized to attempt to acquire said property by amicable agreement, however, if said property cannot be amicably acquired, the Township Solicitor and Township officers are hereby authorized to file a Declaration of Taking and such other action to carry out the purpose of this Resolution.
5. That the institution of such proceedings, and any other damages which may be agreed upon or awarded to any party in interest, including the owner or owners of said property, shall be secured by the taxing power of East Rockhill Township.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

EAST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Gary W. Volovnik, Chair

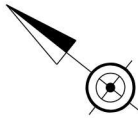
**NOT APPROVED**

\_\_\_\_\_  
James C. Nietupski, Member

ATTEST:

\_\_\_\_\_  
Marianne Morano  
Township Manager

0 75 150 FEET



DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	BUCKS	-	-	6 OF 7
EAST ROCKHILL TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	

N/F  
DAVID BROWN  
T. M. P. 12-008-028

TOWNSHIP ULTIMATE  
RIGHT-OF-WAY  
TEMPORARY CONSTRUCTION EASEMENT

N/F  
JAY D & DOLORES I WELER  
T. M. P. 12-008-009

TOWNSHIP ULTIMATE  
RIGHT-OF-WAY

PROPOSED SIGHT LINE EASEMENT

REQUIRED RIGHT-OF-WAY TO BE  
DEDICATED TO THE TOWNSHIP

EXISTING DRAINAGE EASEMENT

REQUIRED RIGHT-OF-WAY TO BE  
DEDICATED TO THE TOWNSHIP

TOWNSHIP ULTIMATE  
RIGHT-OF-WAY

EXISTING DRAINAGE EASEMENT

N/F  
PA POWER & LIGHT CO.  
T. M. P. 12-008-029

TEMPORARY CONSTRUCTION EASEMENT

TOWNSHIP LEGAL  
RIGHT-OF-WAY

TEMPORARY CONSTRUCTION EASEMENT

PROPOSED SIGHT LINE EASEMENT

PROPOSED SIGHT LINE EASEMENT  
AREA=1,251.022 SF (0.029 ACRES)

N/F  
NATASHA  
CANTRES  
T. M. P. 12-008-098

247

248

249

251

252

253

PARK AVENUE (T-467)  
POSTED SPEED LIMIT 35 MPH

REQUIRED RIGHT-OF-WAY TO BE  
DEDICATED TO THE TOWNSHIP  
AREA=1,608.041 SF (0.037 ACRES)

PROPOSED SIGHT LINE EASEMENT

N/F  
YOCUM  
T. M. P. 12-008-087-002

N/F  
JAMES & RACHEL DIGIUGNO  
T. M. P. 12-008-087-003

N/F  
JAMES L FRITZ, JR  
T. M. P. 12-008-087-004

OLD BETHLEHEM PIKE (T-346)  
POSTED SPEED LIMIT 35 MPH

N/F  
CHARLES P STOCK, JR  
T. M. P. 12-008-077

THREE MILE RUN  
ROAD (T-468)  
POSTED SPEED  
LIMIT 35 MPH

TOWNSHIP ULTIMATE  
RIGHT-OF-WAY

TOWNSHIP LEGAL  
RIGHT-OF-WAY

Exhibit "A"

- TOWNSHIP LEGAL RIGHT-OF-WAY
- TOWNSHIP ULTIMATE RIGHT-OF-WAY
- REQUIRED RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP  
AREA=1,608.041 SF (0.037 ACRES)
- PROPOSED SIGHT LINE EASEMENT  
AREA=1,251.022 SF (0.029 ACRES)

Est. 1989  
**TPD**  
TRAFFIC PLANNING AND DESIGN, INC.  
www.TrafficPD.com | 610.326.3100 | TPD@TrafficPD.com

DATE: 06/15/22	PROJECT DESIGNER: FGF	JOB NO: ERT0.00004
CANTRES RIGHT-OF-WAY/EASEMENT PLAN		
THIS IS A COPY. THE ORIGINAL DRAWING IS ON FILE WITH TRAFFIC PLANNING AND DESIGN, INC. ANY AND ALL LIABILITY IS LIMITED TO THE ORIGINAL, UP TO AND INCLUDING THE LAST REVISIONS.		

DRN BY: CMS

pw:\ipd-pw-ben\11ey.com\TPD\Project\wise\Documents\Active\ERTO.00004 - McClennen Tract\CADD (HOP InRoads SS2) ROW Exhibit\12-06-15 ROW Shading Plans\2022-06-15 Cantres Right-of-Way Plan.dgn  
 6/15/2022 9:22:26 PM 11:15 csnook