

HILL ROAD

NOTE:
 INFORMATION REGARDING 80' FUTURE
 ROAD RIGHT-OF-WAY TAKEN FROM BELLS
 MOTOR SUBDIVISION PLAN RECORDED IN
 PLAN BOOK 230, PAGE 70.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS

ON THE _____ DAY OF _____ 20____
 THE GENERAL PARTNER OF GENERAL ENTERPRISES, LP, COUNTY OF EAST ROCKFORD, ILLINOIS, DO HEREBY RECORD THIS PLAN TO BE RECORDED ACCORDING TO LAW.

WITNES MY HAND AND SEAL
 (DICTIONARY SIGNATURE)

MY COMMISSION EXPIRES _____
 I, DAVID BROWN HAVE Laid OUT AND PLACED THE SEVERAL LOTS AND STREETS ACCORDING TO LAW.

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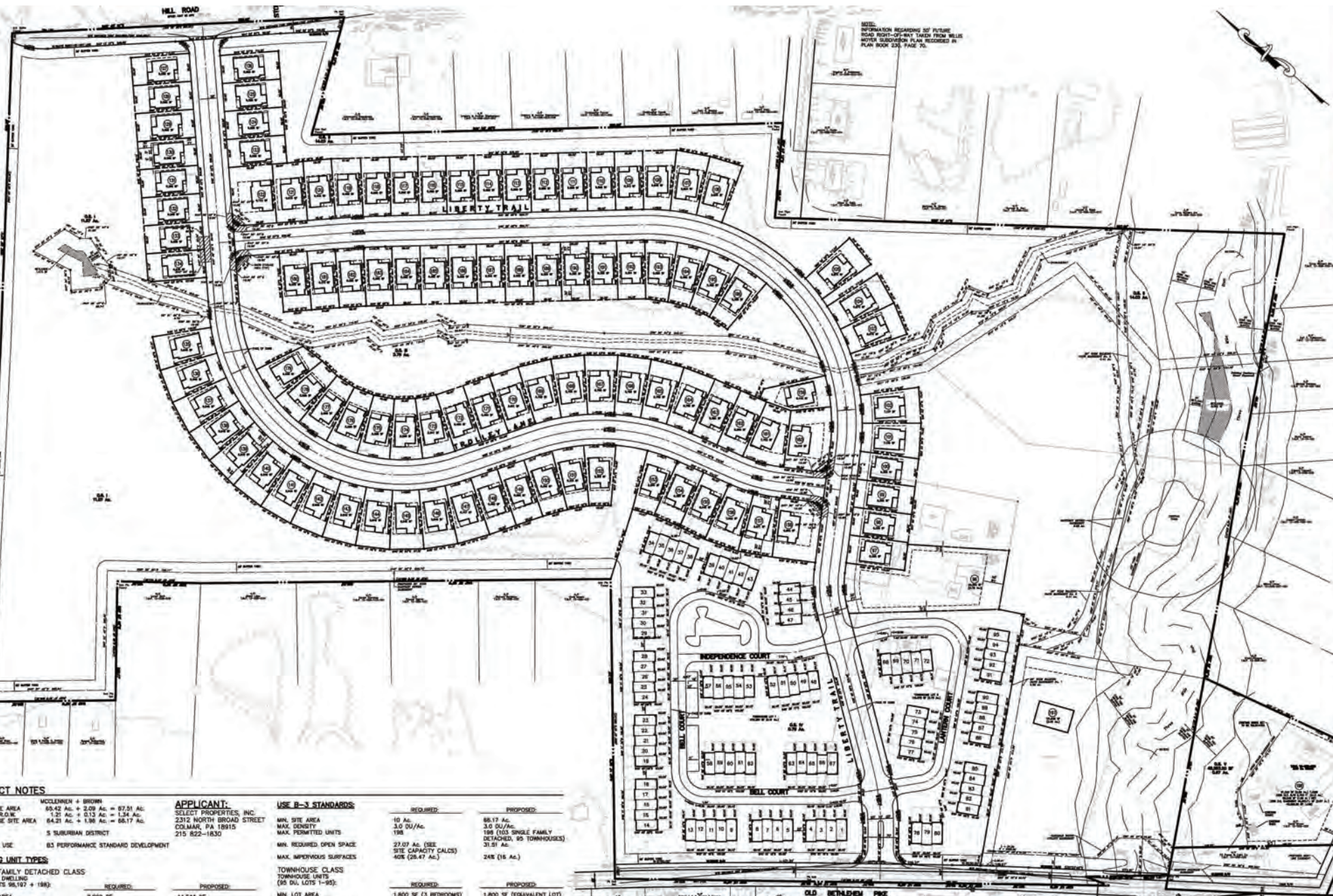
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PROJECT NOTES

COLLIERIEH + BROWN
 CROSS SITE AREA 65.42 AC. + 2.09 AC. = 67.51 AC.
 TOTAL SITE AREA 1.21 AC. + 0.13 AC. = 1.34 AC.
 TOTAL BASE SITE AREA 64.21 AC. + 1.38 AC. = 65.59 AC.
 ZONING S SUBURBAN DISTRICT
 PROPOSED USE RS PERFORMANCE STANDARD DEVELOPMENT

APPLICANT:
 SELECT PROPERTIES, INC.
 2312 NORTH BROAD STREET
 COLMAR, PA 18915
 215 822-1830

USE R-3 STANDARDS:

MIN. SITE AREA 10 AC.
 MAX. DENSITY 3.0 DU/AC.
 MAX. PERMITTED UNITS 198 (103 SINGLE FAMILY DETACHED, 95 TOWNHOUSES)
 MIN. REQUIRED OPEN SPACE 27.07 AC. (SEE SITE CAPACITY CALC.)
 MAX. IMPERVIOUS SURFACES 40% (25.47 AC.)

TOWNHOUSE CLASS:
 TOWNHOUSE UNITS (95 DU, LOTS 1-95)

REQUIRED	PROPOSED
MIN. LOT AREA	1,800 SF (3 BEDROOMS)
MIN. LOT WIDTH AT SETBACK	20'
MAX. BUILDING COVERAGE	32%
MAX. IMPERVIOUS	80%
MIN. BUILDING SETBACKS:	
STREET	25'
PARKING AREA	10'
PEDESTRIAN WALKWAY	5'
MIN. REAR YARD	5'
MIN. BUILDING SPACING:	
BACK TO BACK	30'
SIDE TO BACK	30'
SIDE TO FRONT	30'
SIDE TO SIDE	25'

SELLING UNIT TYPES:
 SINGLE FAMILY DETACHED CLASS
 ATTACHED DWELLING
 DU, LOTS 96,197 + 198:

REQUIRED	PROPOSED
LOT AREA	8,000 SF
LOT WIDTH AT SETBACK	30'
MAX. BUILDING COVERAGE	30%
MAX. IMPERVIOUS	40%
DRY YARD	30'
E YARD	10'
RR YARD	40'

CLASS HOUSE
 DU, LOTS 97-196:

REQUIRED	PROPOSED
LOT AREA	8,200 SF (4 BEDROOMS)
LOT WIDTH AT SETBACK	30'
MAX. BUILDING COVERAGE	30%
MAX. IMPERVIOUS	40%
DRY YARD	15' (GARAGE 25')
E YARD	5'
RR YARD	30'

OPEN SPACE NOTES

REQUIRED OPEN SPACE (PER SECTION 27-1901.B)	27.07 AC.
PROPOSED OPEN SPACE	31.00 AC.
STORMWATER IN OPEN SPACE (EXS. MAXIMUM ALLOWED)	8.47 AC. (21%)

OPEN SPACE SUMMARY:
 OPEN SPACE PROPOSED

PROPERTY/OWNER INFORMATION:

TMP 12-008-022 REAL PRO ENTERPRISES, LP 2312 NORTH BROAD STREET COLMAR, PA 18915 59.7509 AC.	TMP 12-008-022-002 REAL PRO ENTERPRISES, LP 2312 NORTH BROAD STREET COLMAR, PA 18915 1.2282 AC.	TMP 12-008-030 GENERAL HANCOCK PARTNERSHIP ENTERPRISES, LP 2312 NORTH BROAD STREET COLMAR, PA 18915 2.9451 AC., DB 5932, PG 1516
TMP 12-008-001 REAL PRO ENTERPRISES, LP 2312 NORTH BROAD STREET	TMP 12-008-028 DAVID BROWN 116 THREE MILE RUN ROAD	

11063-A

BPCF NO.

East Rockhill Township Board of Supervisors

December 19, 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 December 19, 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

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

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, Perkasie, 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, October 17, 2022 and November 3, 2022.

Mr. Oetinger entered Board exhibit 10 which was an extension granted by the applicant until the end of January 2023.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to continue the Hearing. With no additional discussion, all present voted in favor.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, with no additional discussion, the Hearing was adjourned at 7:02p.m.

Respectfully submitted,

Marianne Morano
Township Manager

DRAFT

East Rockhill Township Board of Supervisors

December 20, 2022

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on December 20, 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	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 were present.

Announcements or Presentations:

- The next meetings will be held January 3, 2023, 5:00pm for reorganization and January 24, 2023 7:00pm for Regular Meeting
- An Executive Session will follow the meeting for potential real estate preservation.

Public Comment #1:

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes from November 22, 2022, Regular Meeting

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

Payment of Unpaid Bills dated December 15, 2022, in the amount of \$156,848.61.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated December 15, 2022, for a total amount of \$156,848.61 as presented. With no additional discussion, all present voted in favor.

Board and Commission Reports

Pennridge Regional Police Department: Chief Dickinson

The Chief shared the November 2022 Pennridge Regional Police activity report. The report is on file. Chief Dickinson presented East Rockhill Township with a 30th anniversary badge plaque.

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.

Penridge Wastewater Treatment Authority: Jim Nietupski

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

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

Township Manager's Report: Marianne Morano

There was none.

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:

Mr. Scholl updated the Board on Public Works activities as of December 15, 2022. 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: Steve Baluh, P.E.

McClennen Tract. Mr. Brian Grant and Mr. Michael Kracht, Esq. were present. All outside agency permits have been obtained except for DEP septic permit which is in the final review stage. Of note, after Supervisor final approval development agreements, HOA and any other agreements will be prepared for execution; optional patio and optional porch will be included in residential disclosure statement; proposed playfield will not be constructed but will remain in its current natural state with a cost estimate provided for Township review; easements for roundabout have been prepared; the detour will entail a road closure for shorter construction time and be according to PennDOT comments; Applicant will send correspondence to West Rockhill requesting the detour which includes Forrest Road; sewer EDU's will be paid 50% at plan recordation and 50% within 18 months of plan recordation; project is anticipated to be completed in 2 years; Perkasie Regional Water Authority has applied for a grant for public water to address PFAS contamination that must be constructed in 2023 which could impact what the developer needs to construct; Hill Road was required to have an overlay which was already done by the Township and therefore an amount will be provided to the Township for improvements to be determined.

Mr. Volovnik asked if the applicant was willing to consider a contribution payable directly to Penridge Regional Police Department in recognition of the services that will be required adding 198 units. A recess from 8:11pm to 8:15pm took place.

The applicant requested the final approval be tabled to the January Supervisor meeting.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept an extension to January 31, 2023, for the McClennen Tract. With no additional discussion, all present voted in favor.

- Jennifer Wright, 400 Three Mile Run Road, asked about PFAS contamination; soil testing and stormwater. The development is on public water; PFAS is under DEP review; the state NPDES permit has been approved and stormwater for the development plus supplemental locations were completed as part of the development review which occurred over the past two years.
- Tina O'Rourke, 1819 Old Bethlehem Pike, reiterated her interest in public sewer connection to her property which is the 4th house from the townhouses. DEP submission cannot take place until the development receives approval. Once there is a connection cost letters will go to property owners to gauge interest in public sewer connection which will impact property owner cost.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Township Engineers' report. With no additional discussion, all present voted in favor.

Township Solicitor Report: Will Oetinger, Esq.

Public Hearing Zoning Map Amendment. A public hearing was advertised and posted to act on an Ordinance to authorize a zoning map amendment on behalf of Renew Bible Church at parcel 12-014-004 from RR Rural Residential to CE Cultural Educational. It was noted Bucks County Planning Commission and East Rockhill Planning Commission reviewed the application and the property owner was notified in writing.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve **Ordinance 300** as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to accept the Township Solicitors' 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 presented voted in favor.

New or Other Business – Supervisors' Items:

- Mr. Nietupski suggested the Board utilize electronic meeting packet reducing waste and staff time. Mr. Nyman prefers a paper copy; Mr. Volovnik will take it into consideration and Mr. Nietupski will utilize his iPad or laptop at the next meeting.

Public Comment #2:

There was none.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the regular meeting into executive session. With no additional discussion, the meeting was adjourned at 8:52p.m.

Respectfully submitted,

DRAFT
Marianne Morano
Township Manager

East Rockhill Township Board of Supervisors

January 3, 2023

Re-Organization Business Meeting Minutes

The re-organization business meeting of the East Rockhill Township Board of Supervisors was held at 5:00p.m. on January 3, 2023 in the meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present:	Gary Volovnik	Supervisor
	David Nyman	Supervisor
	Jim Nietupski	Supervisor
	Marianne Morano	Township Manager
	Jeff Scholl	Public Works Director

The meeting was called to order at 5:00p.m. by temporary Chairperson Mr. Volovnik.

Election of Officers

Township Manager Marianne Morano served as Temporary Chairperson.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to appoint Mr. David Nyman as Chairperson. The nomination passed 2-1 with Mr. Nietupski voting in opposition.

Mrs. Morano turned the meeting over to Mr. Nyman.

On motion by Mr. Nyman, seconded by Mr. Volovnik, to appoint Mr. Gary Volovnik as Vice Chairperson. The nomination passed 2-1 with Mr. Nietupski voting in opposition.

Resolution 2023-01 Reorganization. The Articles were approved as follows:

ARTICLE II. Board Appointments.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Board Appointments as presented. With no additional discussion, all present voted in favor.

ARTICLE III. Staff Positions.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Staff Positions as presented. With no additional discussion, all present voted in favor. Mr. Volovnik abstained from the Township Solicitor appointment.

ARTICLE IV. Financial Institutions and News Publications.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the financial institutions and news publications as read. With no additional discussion, all present voted in favor.

ARTICLE V. Planning Commission Appointments.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the reappointment of Anne Fenley to the Planning Commission. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nyman, to accept the reappointment of Dave Nyman to the Planning Commission. The motion passed 2-1 with Mr. Nietupski voting in opposition having a Board of Supervisor serve on an advisory board that reports to the Board of Supervisors.

ARTICLE VI. Zoning Hearing Board Appointments.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the reappointment of David Chlebda to the Zoning Hearing Board. With no additional discussion, all present voted in favor.

ARTICLE VII. Park and Recreation Board Appointments.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the reappointment of Stefanie Brzezicki to the Park and Recreation Board. With no additional discussion, all present voted in favor.

ARTICLE VIII. Joint UCC Appeals Board Appointments.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the reappointment of James Kopchak, Robert Smith, Kevin Toothman to the Joint UCC Appeal Board. With no additional discussion, all present voted in favor.

ARTICLE IX. Tax and Assessments.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to reaffirm the tax and assessments as presented. With no additional discussion, all present voted in favor.

ARTICLE X. Real Estate Tax Exemption.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the real estate tax exemption for the Township properties at 1920 Ridge Road, 1802 Ridge Road and 426 Three Mile Run Road. With no additional discussion, all present voted in favor.

ARTICLE XI. Treasurer's Bond.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve establishing the Treasurer's Bond in the amount of \$500,000. With no additional discussion, all present voted in favor.

ARTICLE XII. Employee Wages and Benefits.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the employee wages, adjustments and benefits to not exceed as approved in the 2023 Budget. With no additional discussion, all present voted in favor.

ARTICLE XIII. 2023 Township Meeting Schedule and Hours of Operation.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve delineating and reaffirming all Township meeting schedules and Township office hours. With no additional discussion, all present voted in favor.

Resolution 2023-01. Reorganization.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to re-affirm **Resolution 2023-01** as a whole. With no additional discussion, all present voted in favor.

Resolution 2023-02. Resolution appointing the Tax Collection Committee (TCC) Delegate.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve **Resolution 2023-02** naming Marianne Morano as Primary Voting Delegate, Bonnie Schorr and Samantha Salemno as Alternate Voting Delegates for the TCC. With no additional discussion, all present voted in favor.

Resolution 2023-03. Resolution authorizing payment of bills.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve **Resolution 2023-03** authorizing interim payment of specified bills. With no additional discussion, all present voted in favor.

Other Business of the Board

There was none.

Public Comment

There was none.

Adjournment

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the meeting. With no additional discussion, the meeting was adjourned at 5:13p.m.

Respectfully submitted,

DRAFT
Marianne Morano
Township Manager

East Rockhill Township
Unpaid 2022 Bills List

January 20, 2023

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 29,632.14
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ -
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 4,951.53
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 7,755.84
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ -
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 139.90
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>	\$ -
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>	\$ -
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 8,045.74
Unpaid Bills Total		\$ 50,525.15

East Rockhill Township
Unpaid 2022 Bills List

January 20, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
BIU	Code Services	1,291.50
Bucks County Court Reporters	Zoning Hearing Board	307.50
Clemens Uniform	Uniforms	141.72
Clemons Richter & Reiss	Pennridge SD	649.42
Clemons Richter & Reiss	Chapman	561.92
Clemons Richter & Reiss	Pennington	437.50
Clemons Richter & Reiss	Wedman	666.92
Davis Feed	Supplies	67.80
DCED	October - December permits	76.50
Grim, Biehn & Thatcher	Township Solicitor General Matters	1,312.00
Grim, Biehn & Thatcher	Township Solicitor Litigation	165.00
Grim, Biehn & Thatcher	Township Solicitor Pennington	190.00
Grim, Biehn & Thatcher	Township Solicitor 427 Eagle LP	165.00
J&J Arbor Care	Tree Removal	3,050.00
Keystone Collections Group	EIT Commission	737.30 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	833.23 *
Keystone Collections Group	LST Commission	1.03 *
Manko Gold Katcher Fox	Township Environmental Solicitor 11/2022	1,080.00
Manko Gold Katcher Fox	Township Environmental Solicitor 12/2022	1,140.00
Neat & Clean	Township Office 12/2022	280.00
Phillips & Donovan Architects	Public Works Complex	5,829.50
Pitney Bowes	Postage	800.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,585.00
Traffic Planning & Design	809 Three Mile Run Rd	6,037.50
Wynn Associates	Township Engineer Rockhill Quarry	24.80
Wynn Associates	Township Engineer Pennington	124.00
Wynn Associates	Township Engineer General	413.40
Wynn Associates	Township Engineer Twp Maint Complex	517.10
Wynn Associates	Township Engineer MS-4	146.50
	<i>General Fund</i>	<u>\$ 29,632.14</u>

Fire Fund - 03

Fire Fund \$ -

East Rockhill Township
Unpaid 2022 Bills List

January 20, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Open Space Fund - 05		
A James Scanzillo	Appraisals	2,750.00
Grim, Biehn & Thatcher	Township Solicitor Land Preservation	720.00
Keystone Collections Group	EIT Commission	368.43 *
Wynn Associates	Township Engineer Kater	1,113.10
	<i>Open Space Fund</i>	<u><u>\$ 4,951.53</u></u>
Sewer Fund - 08		
Auto Plus	Parts	276.27
Diversified Technology	Billing Forms	537.14
Emergency Generator Repair	Annual Service Maintenance	475.00
Grim, Biehn & Thatcher	Township Solicitor Sewer Matters	113.00
Kevin Franks	Treatment Plant	1,850.00
PA One Call	Monthly Activity	17.73
TS Hess & Sons	Excavation Services	4,185.00
Wynn Associates	Township Engineer Act 537	202.50
Wynn Associates	Township Engineer Sewer	99.20
	<i>Sewer Fund</i>	<u><u>\$ 7,755.84</u></u>
Park & Recreation / Driving Range Fund -09		
	<i>Park & Rec / Driving Range Fund</i>	<u><u>\$ -</u></u>
Street Light Fund - 13		
Diversified Technology	Billing Forms	139.90
	<i>Street Light Fund</i>	<u><u>\$ 139.90</u></u>
Capital Improvement Fund - 19		
	<i>Capital Improvement Fund</i>	<u><u>\$ -</u></u>
Building Debt Fund - 22		
	<i>Building Debt Fund</i>	<u><u>\$ -</u></u>
Capital Reserve Fund - 30		
	<i>Capital Reserve Fund</i>	<u><u>\$ -</u></u>

East Rockhill Township
Unpaid 2022 Bills List

January 20, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
State Aid (Liquid Fuel) Fund - 35		
	<i>State Aid Fund</i>	<u>\$ -</u>
Escrow Fund - 90		
Grim, Biehn & Thatcher	Township Solicitor Select McClennan	1,311.00
Grim, Biehn & Thatcher	Township Solicitor Pennridge SD	475.00
Grim, Biehn & Thatcher	Township Solicitor RENEW Bible Church	133.00
Grim, Biehn & Thatcher	Township Solicitor Xtreme Flippers	80.00
Grim, Biehn & Thatcher	Township Solicitor Dam	64.00
LocaliQ	RENEW Bible Church	219.10
Traffic Planning & Design	Pennridge Airport	765.00
Traffic Planning & Design	McClennan	1,825.00
Wynn Associates	Township Engineer Pennridge SD	74.40
Wynn Associates	Township Engineer McClennan	2,706.60
Wynn Associates	Township Engineer Weidner	37.20
Wynn Associates	Township Engineer Scholl	116.87
Wynn Associates	Township Engineer Green Ridge West	74.40
Wynn Associates	Township Engineer Boice	164.17
	<i>Escrow fund</i>	<u>\$ 8,045.74</u>
Total Unpaid Bills		\$ 50,525.15

**denotes already paid*

East Rockhill Township
Unpaid 2023 Bills List

January 20, 2023

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 158,645.61
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ -
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 250.00
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 83,668.28
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 281.54
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,661.38
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>	\$ 125,500.00
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 21,172.71
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 10,045.48
Unpaid Bills Total		\$ 407,022.22

East Rockhill Township
Unpaid 2023 Bills List

January 20, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
Amerigas	Propane Fuel Substation	1,078.52
Amerigas	Propane Fuel	681.44
Auto Plus	Parts	22.34
Bucks County Consortium	2023 Membership	175.00 *
Bucks County TMA	2023 Membership	519.90 *
Chase Credit Card	PSATS - 2023 Conference	925.00
Chase Credit Card	PSATS - 2023 PAZZO Seminar	125.00
Chase Credit Card	Lowes	241.06
Chase Credit Card	Amazon	138.25
Chase Credit Card	Zoom	158.89
Clemens Uniform	Uniforms	141.72
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,451.55
Delaware Valley Property/Liability (DVPLT)	Insurance Premium	15,944.50
Delaware Valley Workers Comp (D VWCT)	Insurance Premium	13,564.00
Dunlap SLK	2022 Audit	1,500.00
Eagle Power & Equipment	Trailer	7,500.00 *
Eagle Power & Equipment	Parts	935.57
Home Depot	Tools	99.00
Hough Associates	Recycling Data	3,920.00
IPFone	Phone Service	274.70
IT Business Solutions	Scanner Equipment	4,589.98 *
IT Business Solutions	Monthly service	459.00
Land Mobile	Quarterly Service	675.00
Lapps Landscape	Supplies	168.00
Lawson	Supplies	217.38
Lorco	Service	175.00
News Herald	Subscription	49.00
Pennridge Regional Police	Police Service	86,255.33
Perkiomen Watershed	2023 Membership	500.00
PP&L Electric	Emergency Aux Bldg. + Break Room	176.32
PP&L Electric	Parking Lot Lights	175.53
PP&L Electric	Municipal Office	354.83
PP&L Electric	Garage/Shop	92.26
PP&L Electric	House	120.26
Principal Financial Group	Insurance Premium 1/2023	539.78 *
Principal Financial Group	Insurance Premium 2/2023	539.78
PSATS	2023 Membership	1,801.00

East Rockhill Township
Unpaid 2023 Bills List

January 20, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Ricoh	Prepay Copier Rental	132.23 *
Ricoh	Prepay Copier Rental	132.23
Shadywood Communications	E-news	215.00
Sprint	Cell Phone Service 1/2023	132.60
Staples Credit Plan	Supplies	270.66
Verizon	FIOS service	109.00 *
Verizon	FIOS service	109.00
Wilcox Recycling	Tire Disposal	260.00 *
<i>General Fund</i>		<u><u>\$ 158,645.61</u></u>

Fire Fund - 03

Fire Fund \$ -

Open Space Fund - 05

George Sengpiel & Associates	Appraisals	250.00
<i>Open Space Fund</i>		<u><u>\$ 250.00</u></u>

Sewer Fund - 08

Bullseye	Pumping Station Alarm Service	142.45
Chase Credit Card	Sprint	300.00
Comcast	Treatment Plant Phone Service 1/2023	106.57 *
Comcast	Treatment Plant Phone Service 2/2023	110.42
Delaware Valley Health Insurance (DVHT)	Insurance Premium	793.64
Delaware Valley Property/Liability (DVPLT)	Insurance Premium	28,923.50
MJ Reider Associates	Lab Analysis	569.90
ORE	Equipment Rental	296.80
PA DEP	Storage Tank Annual Registration	50.00 *
PP&L Electric	Pump Station	505.42
PP&L Electric	Treatment Plant	2,439.46
Principal Financial Group	Insurance Premium 1/2023	136.08 *
Principal Financial Group	Insurance Premium 2/2023	136.08
PWTA - Capital Fund	Quarterly Billing	6,658.00
PWTA - Operating Fund	Quarterly Billing	40,326.00
Riggins	Unleaded Fuel	252.59
Riggins	Diesel Fuel	1,627.66
Sprint	Cell Phone Service 1/2023	88.43
USA Blue Book	Treatment Plant	205.28
<i>Sewer Fund</i>		<u><u>\$ 83,668.28</u></u>

East Rockhill Township
Unpaid 2023 Bills List

January 20, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Park & Recreation / Driving Range Fund -09		
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Chase Credit Card	Geese Auto Salvage	50.00
PP&L Electric	Markey Centennial Park Sign	29.35
PP&L Electric	Markey Centennial Park Buildings	42.19
<i>Park & Rec / Driving Range Fund</i>		<u><u>\$ 281.54</u></u>
Street Light Fund - 13		
PP&L Electric	Street Lights	1,661.38
<i>Street Light Fund</i>		<u><u>\$ 1,661.38</u></u>
Capital Improvement Fund - 19		
<i>Capital Improvement Fund</i>		<u><u>\$ -</u></u>
Building Debt Fund - 22		
Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
<i>Building Debt Fund</i>		<u><u>\$ 5,797.22</u></u>
Capital Reserve Fund - 30		
Pennridge Regional Police	American Rescue Distribution	43,000.00 *
Dublin Fire Company	American Rescue Distribution	10,000.00
Grandview Hospital Ambulance	American Rescue Distribution	10,000.00
Haycock Fire Company	American Rescue Distribution	10,000.00
Pennridge Community Center	American Rescue Distribution	7,500.00
Pennridge FISH	American Rescue Distribution	5,000.00
Perkasie Fire Company	American Rescue Distribution	10,000.00
Quakertown Fire Company	American Rescue Distribution	10,000.00
Sellersville Fire Company	American Rescue Distribution	10,000.00
St Lukes Hospital Ambulance	American Rescue Distribution	10,000.00
<i>Capital Reserve Fund</i>		<u><u>\$ 125,500.00</u></u>
State Aid (Liquid Fuel) Fund - 35		
Auto Plus	Supplies	77.10
Bergey's	Parts	1,328.92
BR Scholl	Service	8,250.00
Chase Credit Card	Ciocca Ford	1,022.01
Chase Credit Card	Lowe's	34.98
Cotterino Supply	Equipment	666.94

East Rockhill Township
Unpaid 2023 Bills List

January 20, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Established Traffic Control	Signs	947.95
Ezra Garges	Repair	346.47
Groff Tractor & Equipment	Parts	163.44
H&K Materials	Supplies	558.60
Miller Bros	Traffic Signals	1,014.35
Miller Tire & Auto	Parts	563.80
Morton Salt	Supplies	5,025.08
Naceville Materials	Supplies	350.90
Nyco	Supplies	108.36
Plasterer Equipment	Parts	88.31
PP&L Electric	Signal 313 & 5th	30.75
PP&L Electric	Flasher 5th Street	26.07
PP&L Electric	Signal Campus & 5th	36.42
PP&L Electric	Signal 313 & 563	30.93
PP&L Electric	Flasher Schwenkmill Road	26.56
PP&L Electric	Signal 313 & Mountain View	49.22
PP&L Electric	Flasher Mountain View	25.89
Warehouse Battery Outlet	Parts	399.66
	<i>State Aid Fund</i>	<u><u>\$ 21,172.71</u></u>

Escrow Fund - 90

Chase Credit Card	Giant	159.06
Hollenbach	Escrow Closure	365.68
Marr	Escrow Closure	9,520.74
	<i>Escrow fund</i>	<u><u>\$ 10,045.48</u></u>

Total Unpaid Bills \$ 407,022.22

**denotes already paid*

Planning Commission Annual Report
2022

Project & Location	Submission	Action
1917 Old Bethlehem Pike	Conditional Use Application Residential Conversion	Recommended to Board of Supervisors 10/13/2022 with conditions
809 & 901 Three Mile Run Road	Conditional Use Application B3 Performance Development	Recommended to Board of Supervisors 9/8/2022 with conditions
McClennen Tract 1731 Old Bethlehem Pike	Major Subdivison 198 Units	Final approval recommended to Board of Supervisors 10/13/2022 contingent on compliance with Wynn Associates 8/8/2022 review letter
Pennridge School District 1303 N. Fifth Street	Land Development Accessory Building	Preliminary / Final approval recommended to Board of Supervisors 8/11/2022 with conditions Plan Recordation Pending
Pennridge School District 1506 N. Fifth Street	Land Development Waiver Permanent Salt Shed	Waiver recommended to Board of Supervisors 7/14/2022
Perkasie Regional Authority	Grant Application Public Water Old Bethlehem Pike	Authorize a support letter 10/13/2022 for Pennvest grant application
Resutek 1710, 1712, 1720 SR313	Lot Line Adjustment	Preliminary / Final approval recommended to Board of Supervisors 2/10/2022 Plan recorded 6/10/2022
Robert B. Deibler Elementary School 1122 W. Schwenkmill Road	Land Development Waiver Outdoor Pavilion	Waiver recommended to Board of Supervisors 7/14/2022
Zoning Map Amendment Requested by Renew Church	RR Rural Residential to C-E Cultural Educational	Recommended to Board of Supervisors 10/13/2022

2023 Budgeted Items for Final Approval

	<u>Estimated Cost</u>
➤ <u>Road Work In-House</u>	
○ Ridge Run Road overlay, portion of	State Aid\$ 35,000
○ Patch paving, locations to be determined	State Aid\$ 16,000
➤ <u>Fleet</u>	
○ 10-ton truck to replace 2005	General Fund\$ 240,000
○ Used asphalt roller	General Fund\$ 25,000
○ Used equipment trailer to replace 1987	General Fund\$ 15,000
➤ <u>Stormwater</u>	
○ Three Mile Run Road at Nockamixon Park House	Capital Reserve BC Conservation Grant\$ 70,000
○ Private Basin for MS4 Permit compliance to be determined	Capital Reserve stormwater allocation\$ 10,000
➤ <u>Parks</u>	
○ Willard H. Markey Centennial Park	
▪ Path paved, remaining portion	General Fund\$ 24,000
▪ Playset replaced	Open Space Maintenance\$ 175,000
○ Iron Bridge / Moods Bridge Parks	
▪ Path stormwater improvements	Open Space Maintenance\$ 15,000
▪ 12 parking spaces added	Open Space Maintenance\$ 30,000
○ Open Space	
▪ Modular dwelling removed & shed moved 1401 Schwenkmill Road	Open Space Maintenance\$ 10,000
▪ Dead trees removed, locations to be determined	General Fund\$ 25,000

➤ Operations

- Public Works complex building replacement site work
- Public Works complex building replacement consultant time
- Permit software
- Scanners
- Update to 1987 Zoning Ordinance by Staff
- Act 537 Update per DEP by Staff
- Rock Hill Quarry Litigation

Permanent Capital Improvement	\$	58,060
General Fund		approved after budget approval
General Fund	\$	18,000
General Fund	\$	5,000
General Fund	\$	10,000
General Fund	\$	35,000
General Fund	\$	100,000

➤ American Rescue Funds Partial Allocation

- Pennridge Regional Police body cameras & computers for patrol cars
- Fire Companies that service East Rockhill Township
- Grandview and St. Luke's Ambulance
- Pennridge Community Center
- Pennridge FISH
- Township public meeting room sound system

Capital Reserve	\$	43,000
Capital Reserve	\$	50,000
Capital Reserve	\$	20,000
Capital Reserve	\$	7,500
Capital Reserve	\$	5,000
Capital Reserve	\$	30,000

January:

- ◆ Reorganization held with Election Certificates presented to:
 - Jim Nietupski, Supervisor 6-year term
 - Kathleen Percetti, Tax Collector 4-year term
 - Thaddeus Brzezicki, Elected Auditor 6-year term
 - Vicki Sellers, Elected Auditor, 4-year term
 - Judy McFadden, Elected Auditor, 2-year term
 - Ryan Gottshall, Constable 6-year term
- ◆ Elected Auditor meeting held
- ◆ Final approval of 2022 projects as budgeted
- ◆ Proposal for remote access to HVAC system in public space accepted

February:

- ◆ Snow Emergency declared January 28 at 6:00pm to January 29, 2022 6:00pm
- ◆ 2022 and 2023 lawn maintenance proposals accepted
- ◆ Bids for Old Bethlehem Pike, portion of, and Crest Drive ultra-thin bonded wearing course accepted
- ◆ Proposal for acoustic panels in public meeting room accepted
- ◆ McClennen Tract located at 1731 Old Bethlehem Pike preliminary approval granted
- ◆ Resutek Lot Line Adjustment located on Route 313 preliminary / final approval granted

March:

- ◆ Conservation Easement amendment granted at 1900 North 5th Street for a septic system
- ◆ Bridgeview Drive overlay bid accepted
- ◆ Discussion of round-a-bout design at Old Bethlehem Pike and Three Mile Run Road
- ◆ Scholl Land Development Agreements and plans for recordation authorized for execution

April:

- ◆ Zoning Hearing Board application at 1900 N. Fifth Street for farm unit maximum density variance
- ◆ Proposal for architectural services to review public works maintenance building replacement feasibility study accepted
- ◆ Resutek Lot Line Adjustment plans for recordation authorized for execution
- ◆ Pennridge High School Parking Improvement Land Development Agreements and Plans for Recordation Authorized for execution

May:

- ◆ Zoning Hearing application for 410 Three Mile Run Road for accessory building in buffer yard variance
- ◆ Improvements to Iron Bridge – Branch Creek walking trail unbudgeted expenses authorized
- ◆ Kooker Avenue, private road, new house numbers authorized and issued per property owner's request

June:

- ◆ Bids accepted for fuel 2022-2023
- ◆ Conservation Easement purchase authorized totaling 22.302 acres at 1800 Three Mile Run Road

July:

- ◆ Zoning Hearing application at 25 Firethorn Drive for a swimming pool rear yard setback variance
- ◆ Conditional Use Hearing at 809 Three Mile Run Road authorized for advertisement

- ◆ Proposal from eCode260 authorized
- ◆ Trash district bid options considered prior to bid placement
- ◆ Wood's Edge development maintenance period completed
- ◆ Pennridge School District land development waiver granted for a permanent salt shed at 1506 N. 5th Street
- ◆ Pennridge School District land development waiver granted for an outdoor pavilion at 1122 W. Schwenkmill Road
- ◆ Stormwater Operation and Maintenance Agreement authorized for execution on Parcel 12-020-008, Hill Road

August:

- ◆ Zoning map amendment requested granted on behalf of Renew Church for 3.1429 acres from RR Rural Residential to C-E Cultural Education
- ◆ Tree trimming authorized at Willard H. Markey Centennial Park for aviation compliance
- ◆ Bid accepted for Salt 2022-2023
- ◆ Conservation Easement amendment granted at 1800 Three Mile Run Road for a septic system
- ◆ Purchase of 426 Three Mile Run Road authorized

September:

- ◆ Zoning Hearing Application for 2419 Ridge Road for rear yard setback and nonconforming extension variance request
- ◆ Conditional Use Hearing Application for 1917 Old Bethlehem Pike public hearing authorized for advertisement
- ◆ 2021 Draft Financial Report presented
- ◆ Minimum Municipal Obligation (MMO) to the Township Pension Plans presented
- ◆ 2023 preliminary budget review begins
- ◆ Ordinance 299 adopted amending Chapter 26, Part 3 Stormwater

October:

- ◆ 2023 preliminary budget approved for public comment.
- ◆ Zoning Hearing application at 1303 N. 5th Street for a special exception, appeal of Zoning Officer's decision and variance request
- ◆ Zoning Hearing application at 8066 Covered Bridge Road for a front yard variance request
- ◆ Zoning Hearing application at 1516 West Park Avenue for an impervious surface variance request
- ◆ Bids accepted for the trash district 2023-2026 plus 2 option years
- ◆ Pennridge School District land development preliminary / final approval granted at 1303 N. 5th Street

November:

- ◆ 2023 budget approved
- ◆ Driving range closed for season
- ◆ Presentation of Public Works maintenance building replacement
- ◆ Conditional Use adjudication authorized for 1917 Old Bethlehem Pike

December:

- ◆ Ordinance 300 adopted for a zoning map change from RR Rural Residential to C-E Cultural Educational