

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 it's 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. Ms. Wright stated she had documentation listing numerous residents have been diagnosed with cancer in the Ridge Run Development. Mr. Volovnik requested the documentation be sent to him. 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,

Marianne Morano
Township Manager