

**East Rockhill Township Board of Supervisors**

**January 24, 2023**

**Regular Business Meeting Minutes**

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on January 24, 2023, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

|          |                     |                                      |
|----------|---------------------|--------------------------------------|
| Present: | Dave Nyman          | Supervisor Chairperson               |
|          | Gary Volovnik       | 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 6:59p.m. by Mr. Nyman with the Pledge of Allegiance.

Members of the public were present.

**Announcements or Presentations:**

- Next Board of Supervisors Meeting – Tuesday, February 28, 2023 7:00pm
- Next Conditional Use Hearing for 809 Three Mile Run Road – Monday, February 13, 2023 7:00pm
- Executive Session to take place following the meeting for potential real estate acquisition
- Consider motion to grant final subdivision approval to Select Properties for the McClennen Tract 198 dwelling units at 1731 Old Bethlehem Pike Bucks County Tax Map parcels 12-008-022, 12-008-022-001, 12-008-022-002 and 12-008-030 in the Suburban Zoning District

**McClennen Tract**

Mr. Brian Grant was present. Mr. Baluh reviewed his letter dated December 6, 2022 items 1-47. Of note, buyer's disclosure statement will include architectural feature with waiver of same and other site restrictions; roundabout easement documents have been finalized by Township Solicitor and will be acquired for roundabout construction at Three Mile Run Road and Park Avenue; applicant has satisfied all Township Traffic Planner comments; full road closure will be coordinated for roundabout construction, utilities and PRA public water project; fee-in-lieu of level play field, small parking area, energy conservation trees and paving of Hill Road have been accepted; and street light and trash district agreements will be executed by Developer.

Mr. Oetinger stated conditions of preliminary approval action remain and a final approval letter and Development Agreements will be legally binding.

- Lou DiTonno, 1 Boulder Drive, asked if roundabout and site work would take place at the same time, expressed concern for Stone Edge Road being used as a cut through, and questioned the maintenance period. Mr. Grant noted emergency services will be notified

and Township for website posting, amount of inconvenience will be lessened due to full road closure and confirmed all site work will be done at one time. Stone Edge Road was not anticipated to be used as a cut through, however it will be monitored and signs can be posted if it does occur, and all developments have a maintenance period of 18 months following acceptance of dedication.

- Jennifer Wright, 400 Three Mile Run Road, asked the developer how deep basement excavation would be; believes soil is contaminated; stated there is a cancer cluster in the Ridge Run development and requested her December 20, 2022 public comment be revised.
- Larry Wheatley, 5 Boulder Drive, asked if the development would have fire hydrants. Yes.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked if road closure would be coordinated with utilities and status of sewer extension. Township continues to explore sewer extension in coordination with DEP and West Rockhill Township. Full road closure is anticipated to occur May, 2023 with coordination of roundabout and utility installation.
- Andi Stephenson, 2228 Hill Road, lives adjacent to the development and asked how the buffer will be enhanced. Township Engineer oversees and will supplement plantings as necessary.
- Greg Stephenson, 2228 Hill Road, asked for status of Hill Road improvements. Remains intentions of Township to do improvements to the road utilizing funds from the developer.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked for an update to the December meeting requesting a contribution for the Police Department. Mr. Oetinger stated the Municipal Planning Code requires implementation of a fee prior to approval.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to grant final approval to the McClennen Tract subject to compliance with Wynn Associates December 6, 2022 correspondence and concurrence of all fees-in-lieu of as presented. With no additional discussion, all present voted in favor.

**Public Comment #1:**

There was none.

**Approval of Minutes and Bills Payable:**

**Approval of Minutes from December 19, 2022 Conditional Use Hearing; Minutes from December 20, 2022, Regular Meeting; Minutes from January 3, 2023 Reorganization Meeting.**

- Jennifer Wright, 400 Three Mile Run Road, requested her cancer comment be included in the December 20, 2022 draft minutes.
- Mr. Oetinger stated minutes are not required to be verbatim.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to approve the meeting minutes from the Board of Supervisors' December 20, 2022 Regular Meeting amending Jennifer Wright's public comment; December 19, 2022 Conditional Use Hearing as presented; and January 3, 2023 Reorganization meeting as presented. With no additional discussion, all present voted in favor.

**Payment of 2022 Unpaid Bills dated January 19, 2023, in the amount of \$50,525.15 and 2023 Unpaid Bills dated January 19, 2023, in the amount of \$407,022.22.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve payment of the 2022 Bills List dated January 19, 2023, for a total amount of \$50,525.15 and payment of the 2023 Bills List dated January 19, 2023, for a total amount of \$407,022.22 as presented. With no additional discussion, all present voted in favor.

**Board and Commission Reports**

**Penridge Regional Police Department: Chief Dickinson**

The Chief shared the December 2022 Penridge Regional Police activity report. The report is on file.

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

**Planning Commission: Dave Nyman**

The 2022 Annual Report, and January 12, 2023 agenda and draft minutes were provided to the Board. Mr. Nyman noted Joe Chellew was appointed Chairperson and Anne Fenley Vice Chairperson.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Planning Commission report. With no additional discussion, all present voted in favor.

**Penridge Wastewater Treatment Authority: Dave Nyman**

The December, 2022 minutes and flow reports were provided to the Board. Mr. Nyman noted the Board reorganized with the same Officers and a State Municipal Authority Act sets Authority members terms to five- years and historically East Rockhill sets the term to one-year.

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

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

**Zoning Hearing Board Application at 1153 N. Fifth Street.** Application of Giant at 1153 N. Fifth Street Tax Map Parcel 12-014-021-002 in the C-O Commercial Office zoning district. Applicant is seeking a variance to allow two new signs to be consistent with all store frontages. Matt Cart, Giant representative was present.

There was no objection to the signs from the public. Ms. Wright suggested more lighting.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to recommend approval of the application. With no additional discussion, all present voted in favor.

**Final Approval of 2023 Projects.** The 2023 projects were available on the website in the public packet.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to grant final approval of 2023 projects as presented. With no additional discussion, all present voted in favor.

**2022 Manger Overview.** The 2022 Overview was available on the website in the public packet.  
**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt. With no additional discussion, all present voted in favor.

**Public Works Maintenance Complex Update.** Mrs. Morano reported staff has met with the architects to reduce the scale of the building and are currently reviewing the location of the building for a cost reduction.

**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:**

Mr. Scholl updated the Board on Public Works activities as of January 19, 2023. The report is on file.

Consensus of the Board was for Mrs. Morano to contact CKS Engineers to provide a proposal to develop a Treatment Plant capital maintenance plan.

**On motion** by Mr. Volovnik, 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.**

**Stone Edge Culvert.** Calculations are underway and data will be presented to the Board, Spring, 2023.

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

Mr. Oetinger requested an Executive Session.

**Department and Emergency Services Reports**

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

There was none.

**Public Comment #2:**

- Jennifer Wright, 400 Three Mile Run Road, asked if Perkasio Regional Authority owns wells in Ridge Run Development. Yes, but they are not in use.
- Larry Wheatley, 5 Boulder Drive, stated PRA has for sale signs on well properties; suggested Markey Park skate park be converted to speed hockey; questioned a rail car parked on overpass; questioned his neighbor’s diesel truck parked in a driveway runs for an extended time waking him up; questioned landscapers parking on the street; questioned wires hanging down on Three Mile Run Road. PRA is selling two

decommissioned well sites; Park and Recreation Board can consider skate park request; East Penn can be contacted for rail car; police are to be notified when a possible parking or vehicle running violation is occurring; wires have already been reported to Verizon.

- Lou DiTonno, 1 Boulder Drive, asked for the status of Stone Edge culvert. Plan will be presented to the Board and then submitted to DEP and adjoining property owner.

**Adjournment:**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 8:51p.m.

Respectfully submitted,

Marianne Morano  
Township Manager