

East Rockhill Township Board of Supervisors

April 18, 2023

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on April 18, 2023, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	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 7:01p.m. by Mr. Volovnik with the Pledge of Allegiance.

Members of the public and press were present.

Announcements or Presentations:

- Next Board of Supervisors Meeting May 23, 2023 7:00pm
- Executive Session to take place following the meeting for potential real estate acquisition

Public Comment #1:

- Kathleen Hart, 696 W. Schwenkmill Road, stated she and her neighbors are present regarding ReNew Church revised Zoning Hearing Board application.
- Bob Godshall, 698 W. Schwenkmill Road, no public comment.
- Nancy Croll, 694 W. Schwenkmill Road, no public comment.
- Greg Hart, 696 W. Schwenkmill Road, no public comment.
- Shirley Yoder, 610 Schwenkmill Road, no public comment.
- Jim Yoder, 610 Schwenkmill Road, no public comment.
- George Hawthorne, 690 W. Schwenkmill Road, no public comment.
- Sandy Hawthorne, 690 W. Schwenkmill Road, no public comment.
- Kathleen Hart, 696 W. Schwenkmill Road, stated opposition to ReNew Zoning Hearing Board revised application.
- Jennifer Wright, 400 Three Mile Run Road, asked about a tree limb on wires on Three Mile Run Road across from the walking path. The limb is outside of township right-of-way on Verizon wire who do not remove unless service is disrupted.

Approval of Minutes and Bills Payable:

Approval of Minutes Payment of Unpaid Bills.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the meeting minutes from the Board of Supervisors' March 28, 2023 Regular Meeting and to approve payment of the Bills List dated April 14, 2023, for a total amount of \$188,746.83 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 March 2023 Pennridge Regional Police activity report. The report is on file. Mr. Nietupski noted Pennridge Regional Police is part of the newly formed Upper Bucks Co-Responder Program sponsored by Bucks County.

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

Township Manager's Report: Marianne Morano

Zoning Hearing Application 1600 N. 5th Street, ReNew Bible Church. Mr. Greg Landis and Mr. Scott Mease P.E. were present. Mr. Landis noted as a result of a neighbor meeting on February 27, 2023 the Church became aware of concerns they had not known and therefore requested a Zoning Hearing continuance and revised the plan. Impervious surface variance has been reduced from 45.13% to 32.41% where 30% is allowed; parking variance for 1,134 required spaces was amended from 496 to 507 spaces; and request for woodland clearing variance has been removed. The existing stormwater basin has been enlarged and a second basin added to ensure no stormwater will leave this location. Additionally, parking and driveway improvements have been moved away from neighboring properties and lighting has been realigned and timers reset which they were advised on February 27, 2023 were impacting neighboring properties.

- George Hawthorne, 690 W. Schwenkmill Road, requested a fence due to vehicle lights going onto his property and has contacted Pennridge Regional Police when it occurs. It was noted Mr. Hawthorne's lights also shine into the Church parish dwelling but it is believed to be part of living in a community. Mr. Hawthorne was not satisfied and was advised by Chief Dickinson to give the Church an opportunity to address his concerns.
- Mr. Mease stated the Zoning Hearing Board application requesting variances for 2.41% over allowable impervious surface and reduction in parking requirement were currently before the Board and should a variance be approved land development would be submitted.

Consensus of the Board was to take a neutral position on the application.

Zoning Hearing Application 400 Branch Road, Shane Dam. Equitable Owner Shane Dam and Lawrence Byrne P.E. were present to review variance requests for a reduction in the required off-street parking; encroachment into front yard setback and wetland disturbance. It was noted an addition is proposed; the facility would be 24/7 eventually to accommodate patrons who do shift work such as medical and police; a day care would be in the facility while parents were using equipment and entrance would now be defined with an entrance added on Branch Road.

- Vicki Sellers, 505 E. Callowhill Street, asked if the triangle parcel on the corner would be disturbed which is currently owned by her. No.

Consensus of the Board was to take a neutral position on the application.

2022 Draft Financial Report.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the 2022 financial report and reaffirm Township Manager execution of representation letter to the appointed auditor as presented. With no additional discussion, all present voted in favor.

Use of Fire Police Personnel.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize fire police personnel for traffic control duties for triathlon bicycle events on May 21, 2023 and August 6, 2023 as presented. With no additional discussion, all present voted in favor.

Branch Road Path Unbudgeted Expense Repair and PA DEP Permit Submission.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize Township Engineer preparation of a Chapter 105 General Permit 3 application to PADEP for a not to exceed amount of \$5,500.00 in order to public works to relocate the walking path and do a stream bank repair as presented. With no additional discussion, all present voted in favor.

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

Public Works Report: Jeff Scholl

Mr. Scholl updated the Board on Public Works activities as of April 13, 2023. The report is on file. **On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Public Works report. With no additional discussion, all present voted in favor.

Township Engineer Report: Steve Baluh, P.E.

Public Works Complex Site Location. Three site locations for a new public works building to replace the 1983 pole barn building and relocating storage bins and salt shed were re-presented to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize location with Option C per Wynn Associates plan dated January 19, 2023 to the rear of the municipal office as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize the Township Engineer preparation of site plans; submission of waiver of land development; preparation of lot line adjustment; submission of erosion control plan to Bucks County Conservation District; submission of NPDES permit to PA DEP; coordination with project architect and preparation of bid specifications and estimates for site work for a not to exceed amount of \$40,000.00 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.

Declaration of Easements for Round-a-Bout at Park Avenue and Three Mile Run Road.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize Chairperson execution of Declaration of Easements for 1642 Park Avenue; 1631 Park Avenue and 117 Three Mile Run Road contingent on property owners receiving easement payment within five business days as presented. With no additional discussion, all present voted in favor.

Earth Moving Agreement Park Hill Estates (McClennen Tract).

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize execution of an Earth Moving Agreement contingent on Declaration of Easement payments to property owners within five business days; letter of credit and agreement to the satisfaction of the Township Solicitor and plans recorded within 30 days as presented. With no additional discussion, all present voted in favor.

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

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:

- Mr. Nietupski noted the annual financial report includes a Management discussion analysis prepared by Mrs. Morano that is very informative.
- Mr. Volovnik noted the Township news alert posting stated Callowhill Street bridge would be closed for rehabilitation.

Public Comment #2:

- Sandy Lehrmann, 1470 West Rock Road, asked for PFAS well testing information and was directed to the contact information on the sewer and water Township webpage.

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 8:22p.m.

Respectfully submitted,

Marianne Morano
Township Manager