

East Rockhill Township
Planning Commission Minutes
May 11, 2023

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on May 11, 2023 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Joe Chellew, Planning Commission Chairperson
Anne Fenley, Planning Commission Vice-Chairperson
Richard Kelly, Planning Commission Member
Blake Eisenhart, Planning Commission Member
Aaron Teel, Planning Commission Member
Steve Baluh P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Mr. Chellew.

Approval of January 12, 2023 Minutes:

Mr. Chellew read a statement recognizing Anne Fenley's years of service he requested to have inserted into the draft minutes.

On motion by Mr. Eisenhart, seconded by Mr. Kelly, to amend the meeting minutes from the January 12, 2023 Planning Commission regular meeting contingent on inserting the prepared statement as read. With no additional discussion, all present voted in favor.

2022 Bucks County Annual Planning Commission Report. The report was acknowledged as received.

Act 537 Special Sewage Planning Study: Mr. Baluh stated East and West Rockhill Township were cooperatively preparing an Act 537 Special Sewage Planning Study for an area along Old Bethlehem Pike and Tabor Roads which was facilitated by the recently approved McClennen Tract subdivision.

The East Rockhill portion includes 11 residential properties with 1 served by a small flow treatment facility and 2 identified by Bucks County Health Department as being served by alternate systems for a total of 11 EDU's (equivalent dwelling unit). A total of 21 EDU's are proposed in West Rockhill. The sewer will be part of the East Rockhill sewer system with East Rockhill properties becoming Township customers and West Rockhill properties becoming Perkasie Regional Authority (PRA) customers under a pending sewer flow agreement. Both will seek grant funding to minimize cost to residents. At this time a mandatory connection is not proposed except for properties with a current sewage operation and maintenance agreement which requires connection to public sewer when available. Connection for properties identified with a failed septic system or at the time of property sale will require public sewer connection.

Mrs. Morano provided the Commission Comprehensive Plan excerpts for public sewer along Old Bethlehem Pike.

On motion by Mr. Kelly, seconded by Mrs. Fenley to authorize the Township Manager to send correspondence supporting the project and confirming the proposed project is consistent with the Township Comprehensive Plan as presented. With no additional discussion, all present voted in favor.

Mr. Baluh noted the McClennen Tract will be advertised as Park Hill Estates.

Public Comment:

There was none.

Adjournment: On motion by Mr. Eisenhart, seconded by Mr. Teel, the meeting adjourned at 7:17pm.

Respectfully Submitted,

Marianne Morano
Township Manager