

## East Rockhill Township Board of Supervisors

August 22, 2023

### Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on August 22, 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 7:00p.m. by Mr. Nyman with the Pledge of Allegiance.

Members of the public and press were present.

#### Announcements or Presentations:

- Next Board of Supervisors Meeting September 26, 2023 7:00pm
- Executive session to take place following the meeting for potential real estate acquisition and potential litigation

#### Public Comment #1:

- Jim Snyder, 45 Stone Edge Road, asked for the status of Stone Edge culvert easements and roundabout construction timeline. Stone Edge culvert is under design and therefore easements are not determined yet and the roundabout is estimated to be completed in 8-10 weeks once construction starts.
- Larry Wheatley, 5 Boulder Drive, asked if the Rock Hill Quarry permits are issued by East Rockhill. It was noted that a Federal Court decision placed extraction under PA DEP jurisdiction.
- Ron Schulberger, 2386 Hill Road, stated that Old Bethlehem Pike should be reopened when construction is not taking place.
- Lou DiTonno, 1 Boulder Drive, asked if Rock Hill Quarry had dual ownership. It was noted that Hanson Materials has been under Heidelberg Materials corporate ownership.
- Jennifer Wright, 400 Three Mile Run Road, read her public comment from the July 2023 meeting minutes and stated Bucks County Conservation District advised her they did not have a record the Township reported her oil sheen concern on the Creek. Mr. Baluh stated that it was reported verbally. Ms. Wright stated Ms. Carlton could not be present at tonight's meeting but her wells are believed to be damaged by blasting and have not been tested for PFAS. Ms. Carlton has been communicating with Mrs. Morano through email, making the Township aware. Her well is under DEP investigation and DEP has scheduled PFAS testing.

**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' July 25, 2023 Regular Meeting as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated August 18, 2023, for a total amount of \$311,130.30 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 July 2023 Pennridge Regional Police activity report. The report is on file.

- Mr. Nietupski asked if business checks were still done. Yes.
- Chuck Weaver, 47 Ridge Run Road, stated a minor typographical correction was needed.

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

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

**Fence Deed Restriction.** Property owner David Greene, 18 Greenleaf Circle, was present to request deed restriction relief to install a Oklahoma with deluxe square lattice privacy style fence 6 feet high. Mr. Greene is requesting this style fence for his dog to minimize barking and so no one can reach over fence. The Board of Supervisors in the past have granted deed restriction relief for a 4 ½ feet high specrail S9 aluminum fence only. It was stated the address of 712 Campus Drive has a privacy fence.

The consensus of the Board was for Mrs. Morano to investigate the fence at 712 Campus Drive and to table further discussion until the September meeting.

**Pennridge Wastewater Treatment Authority Correspondence.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to decline the request to sell Hilltown Township 125 EDUs (Equivalent Dwelling Units).

**Salt Bids 2023-2024 Season.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to award the 2023-2024 salt bids to Silvi Concrete Products dba Riverside Construction through Bucks County Consortium at the rate of \$66.00 per ton delivered and \$65.85 per ton undelivered as presented. With no additional discussion, all present voted in favor.

**2024 Preliminary Draft Budget.**

**On motion** by Mr. Volovnik, seconded by Mr. Nietupski, to authorize advertising 2024 preliminary budget work session meetings for 6:15pm on September 26, 2023, and October 24, 2023. With no additional discussion, all present voted in favor.

**Traffic Planning and Design Agreement.**

**On motion** by Mr. Nietupski, and seconded by Mr. Volovnik, to authorize execution of an Agreement for a PennDOT permit update submission for license plate readers on three traffic signals from Township Traffic Consultant, Traffic Planning and Design, for a not to exceed amount of \$15,000.00 noting that a Pennridge Regional Grant will reimburse the expense. With no additional discussion, all present voted in favor.

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Manager's 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 August 18, 2023. The report is on file. Township third party tree service removed a tree on West Rock Road today.

**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.**

**Stone Edge Culvert.** Mr. Baluh noted design of culvert continues, however the culvert with design improvements indicates the culvert will still flood during frequent storms. Prior to next meeting he will contact DEP to see if they will provide a response if a design that will still flood can be approved. To raise Stone Edge Road more will result in Three Mile Run Road flooding.

**Old Bethlehem Pike Sewer Extension.** Letters were sent to 11 residents in East Rockhill Township and 21 residents in West Rockhill Township requesting public comment and that has now closed. East Rockhill Township received 2 written responses indicating interest in public sewer connection and West Rockhill Township received 1 written response and 1 verbal response indicating interest in public sewer connection. Response letters from neighboring Authorities and the Bucks County Planning Commission have not been received at this time.

**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.**

**On motion** by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the Township Manager execute a Unilateral Declaration of Restrictive Covenants at a property located on Hill Road owned by John and Nicole Holahan identified as tax map parcel 12-001-034-002 for a new single family dwelling contingent on no changes to the Agreement when received. 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. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the Department and Emergency Services reports. With no additional discussion, all present voted in favor.

**New or Other Business Supervisors' Items:**

- Mr. Nietupski asked for the status of a short term rental ordinance. The Township Solicitor, Engineer and Manager have been working on a comprehensive zoning amendment draft they hope to have before the Planning Commission at their October work session.
- Mr. Nyman reviewed the 5-year sewer treatment plant evaluation from the plant operator, however he believes a detailed Five Year Capital Reserve improvement plan should be prepared annually. Mrs. Morano will contact CKS Engineers for a proposal to provide a 5-year capital improvement budget plan.

**Public Comment #2:**

- Chuck Weaver, 47 Ridge Run Road, reiterated his request for signs directing walkers to walk with traffic instead of towards it. The information has been placed in Township communications. Mr. Weaver will contact AAA to see if temporary signs are available.
- Lou DiTonno, 1 Boulder Drive, stated there was activity at Rock Hill Quarry. He was encouraged to sign up for DEP email distribution list, noting they announce when there will be activity on the site.
- Mike Durham, 204 Three Mile Run Road, stated Pennridge School District transportation will not go down Crest Drive because they cannot get past detour signs.
- Larry Wheatley, 5 Boulder Drive, stated his development Facebook page posted there should be five supervisors not three.

**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 8:08p.m.

Respectfully submitted,

  
Marianne Hart Morano  
Township Manager

East Rockhill Township  
Unpaid Bills List

September 21, 2023

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 124,021.70
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 4,489.94
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 16,969.82
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations &amp; contributions. Expenses for driving range and park maintenance.</i>	\$ 2,620.19
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,742.03
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,797.22
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 9,068.21
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 15,506.43
<b>Unpaid Bills Total</b>		<b>\$ 180,215.54</b>

East Rockhill Township  
Unpaid Bills List

**September 21, 2023**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
<b>General Fund - 01</b>		
Anvil Signs & Graphics	Entry Door Signs	147.61
BIU	Code Services 6/2023	1,323.00
BIU	Code Services 7/2023	976.50
BIU	Code Services 8/2023	1,291.50
Chase Credit Card	Staples	40.99
Chase Credit Card	Municipipay	4.00
Chase Credit Card	Amazon	56.81
Chase Credit Card	Harbor Freight	81.97
Chase Credit Card	Tractor Supply	6.99
Clemens Uniform	Uniforms	190.72
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,660.04
Emerald Garden	Lawn Maintenance	1,740.00
Factory Motor Parts	Supplies	13.06
Grim, Biehn & Thatcher	Township Solicitor General	1,168.00
IPFone	Phone Service	272.35
IT Business Solutions	Monthly Service	471.00
IT Business Solutions	Printer & Monitors	827.50
J&J Arbor Care	Tree Removal	780.00
Keystone Collections Group	EIT Commission	1,941.02 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	2,267.82 *
Keystone Collections Group	EIT Taxpayer Refunds	502.28 *
Keystone Collections Group	LST Commission	126.31 *
Lawson	Supplies	325.38
LocaliQ	Advertising	158.83
Manko Gold Katcher Fox	Township Environmental Solicitor	595.00
Neat & Clean	Township Office	560.00
NAPA	Supplies	108.20
PP&L Electric	Emergency Aux Bldg. + Break Room	112.40
PP&L Electric	Parking Lot Lights	154.30
PP&L Electric	Municipal Office	117.42
PP&L Electric	Garage/Shop	106.18
PP&L Electric	426 Three Mile Run Rd	103.74
Pennridge Regional Police	Police Service	86,255.33
Principal Financial Group	Insurance Premium	469.54
Raifsnider's Exterminating	Quarterly Pest Control	100.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,610.00
Ricoh	Prepay Copier Rental	132.23

East Rockhill Township  
Unpaid Bills List

**September 21, 2023**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Riggins	Diesel Fuel	1,554.18
Riggins	Unleaded Fuel	1,017.18
Safety Kleen	Supplies	345.34
Shadywood Communications	Enews	230.00
Sprint	Cell Phone Service	132.72
Tilley Fire	Fire Extinguisher	45.77
TRAISSR LLC	Permit Software	905.00
Trumbauers Lawn & Garden	Parts	51.87
Verizon	FIOS service	119.00
Wynn Associates	Township Engineer Rock Hill Quarry	37.80
Wynn Associates	Township Engineer General	403.20
Wynn Associates	Township Engineer Twp Maint Complex	318.15
Wynn Associates	Township Engineer Stone Edge Rd	2,286.80
Wynn Associates	Township Engineer MS-4	776.67
<i>General Fund</i>		<b><u>\$ 124,021.70</u></b>

**Open Space Fund - 05**

A James Scanzillo	Appraisal Service	1,650.00
Grim, Biehn & Thatcher	Township Solicitor Land Preservation	527.00
Keystone Collections Group	EIT Commission	948.53 *
Keystone Collections Group	Taxpayer Refunds	251.15 *
Wynn Associates	Township Engineer Land Preservation	1,113.26
<i>Open Space Fund</i>		<b><u>\$ 4,489.94</u></b>

**Sewer Fund - 08**

Bullseye	Pumping Station Alarm Service	158.51
Chase Credit Card	Lowe's	62.34
Comcast	Treatment Plant Phone Service	111.03
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,585.15
Emerald Garden	Lawn Maintenance	400.00
G&G Electrical	Treatment Plant Repairs	2,093.95
Grim, Biehn & Thatcher	Township Solicitor Sewer	939.00
Kevin Franks	Treatment Plant	1,850.00
LB Water	Supplies	2,084.81
MJ Reider Associates	Lab Analysis	559.90
PA One Call	Monthly Activity	44.06
PP&L Electric	Pump Station	550.28
PP&L Electric	Treatment Plant	2,450.52
Principal Financial Group	Insurance Premium	509.58

East Rockhill Township  
Unpaid Bills List

**September 21, 2023**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Sprint	Cell Phone Service	88.50
Tilley Fire	Fire Extinguishers	181.88
USA Blue Book	Treatment Plant Supplies	124.71
Wynn Associates	Township Engineer Old Bethlehem Pike Sewer	75.60
Xylem	Treatment Plant Emergency Repair/Rollback	1,100.00
	<i>Sewer Fund</i>	<b><u>\$ 16,969.82</u></b>

**Park & Recreation / Driving Range Fund -09**

Chase Credit Card	Lowe's	491.72
Chase Credit Card	Doylestown Waste Recycling	67.59
Dog Waste Depot	Bags	399.96
Emerald Garden	Lawn Maintenance	850.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Miller Tire	Mower Parts	40.52
Nyce Crete	Sand	232.80
PP&L Electric	Markey Centennial Park Sign	26.49
PP&L Electric	Markey Centennial Park Buildings	53.59
Trumbauers Lawn & Garden	Mower Parts	195.19
Verizon	FIOS Service	102.33
	<i>Park &amp; Rec / Driving Range Fund</i>	<b><u>\$ 2,620.19</u></b>

**Street Light Fund - 13**

PP&L Electric	Street Lights	1,742.03
	<i>Street Light Fund</i>	<b><u>\$ 1,742.03</u></b>

**Building Debt Fund - 22**

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
	<i>Building Debt Fund</i>	<b><u>\$ 5,797.22</u></b>

**State Aid (Liquid Fuel) Fund - 35**

B R Scholl	Parts	162.08
Chase Credit Card	Lowe's	44.82
Chase Credit Card	Auto Zone	19.09
Coopersburg Materials	Supplies	279.48
Coopersburg Materials	Patch Paving	6,447.76
Factory Motor Parts	Truck Parts	45.40
Hart Mechanical	Road Mower	258.00
H&K Materials	Supplies	155.71
H&K Materials	Patch Paving	1,109.39
Naceville Materials	Supplies	323.46



East Rockhill Township  
Unpaid Bills List

**September 21, 2023**

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Signal 313 & 5th	31.61
PP&L Electric	Flasher 5th Street	25.03
PP&L Electric	Signal Campus & 5th	39.05
PP&L Electric	Signal 313 & 563	32.35
PP&L Electric	Flasher Schwenkmill Road	25.04
PP&L Electric	Signal 313 & Mountain View	44.19
PP&L Electric	Flasher Mountain View	25.75
	<i>State Aid Fund</i>	<u>\$ 9,068.21</u>
<b>Escrow Fund - 90</b>		
Grim, Biehn & Thatcher	Township Solicitor Pennridge SD	57.00
Grim, Biehn & Thatcher	Township Solicitor Park Hill Estates	1,066.97
Grim, Biehn & Thatcher	Township Solicitor Bartells	57.00
Grim, Biehn & Thatcher	Township Solicitor Hollahan	418.00
Lynn Builders	Escrow Closure	290.28
Wynn Associates	Township Engineer Park Hill Estates	13,175.50
Wynn Associates	Township Engineer JMD Group	137.80
Wynn Associates	Township Engineer Bartells	103.08
Wynn Associates	Township Engineer BARC	37.80
Wynn Associates	Township Engineer PRA	163.00
	<i>Escrow fund</i>	<u>\$ 15,506.43</u>
<b>Total Unpaid Bills</b>		<b>\$ 180,215.54</b>

*\*denotes already paid*

## 2023 ERT MAINTENANCE BUILDING CLEARING BID

### DESCRIPTION OF WORK:

1. Cutting of all vegetation within the limits. Limits will be marked by the Township.
2. All vegetation shall be cut near flush with grade.
3. Cut timber may be removed by contractor.
4. All remaining cut material shall be chipped and stockpiled on site at a location identified by the Township.
5. Chips shall also be used by the contractor to cover and earth disturbance resulting from clearing activities, as necessary.

Available in Capital Improvement Budget 409.376:	\$ 58,060.00
--	--------------

### BIDS RECEIVED:

<b>Daves Landscaping &amp; Tree Service</b>	<b>\$ 47,400.00</b>
---	---------------------

<b>J&amp;J Arbor Care</b>	<b>\$ 45,200.00</b>
---------------------------	---------------------

All bids opened 10:00am September 19, 2023

**This is for information only and does not constitute the issuance of an award.**

