

East Rockhill Township Board of Supervisors

October 30, 2023

Special Business Meeting Minutes

The special business meeting of the East Rockhill Township Board of Supervisors to conduct a conditional use hearing, as continued from September 12, 2022, was held at 7:00p.m. on October 30, 2023, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Dave Nyman	Supervisor Chairperson (via telephone)
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Will Oetinger, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Gregg Adelman, Esq.	Applicant Representation

The meeting was called to order at 7:01p.m. by Mr. Volovnik with the Pledge of Allegiance.

Members of the public were present.

Public Comment on Non-Agenda:

There was none.

Stenographic Record: A stenographic record of the Conditional Use Hearing for the Pennington Property Group, LLC was taken and will provide a record of the proceedings. A request can be made to Jeannie Kauffman at bjeaniekauffman@gmail.com. Transcripts are stored for five years.

Conditional Use Hearing: *Legal Notice: The Conditional Use Application is for the construction of 46 townhomes as a B-3 Performance Standard Development upon the property located at 809 and 901 Three Mile Run Road, Perkasie, PA 18944, more particularly described at Tax Map Parcels No. 12-008-125, 12-008-126, 12-008-126-001, and 12-009-126, which is located in the S- Suburban Zoning District. The Applicant, in accordance with Sections 27-701 and 27-304 of Chapter 27 of the East Rockhill Township Code of Ordinances, filed a Conditional Use Application and requested approval for the proposed Performance Development Use on the property. A copy of the Conditional Use Application may be viewed at the Township Building during regular business hours. The public hearing on this Conditional Use Application shall take place at the above-referenced time and place before the Board of Supervisors of East Rockhill Township and all interested parties and the public are welcome to attend.*

Mr. Oetinger read the legal notice as advertised and announced the applicant pursued alternate layouts since the hearing conducted September 12, 2022. At tonight's hearing, testimony is anticipated to be concluded but a decision would not be rendered. The hearing would be conducted allowing party status property owners, Jessica (Patrick) McCauley, 711 Three Mile Run Road and Amanda Crouthamel, 913 Three Mile Run Road, time to ask questions of the applicant. Once the hearing was closed, all public comment would be received. Mr. Oetinger stated the Board of Supervisors was acting as a quasi-judicial board and therefore could not respond to questions or comments.

Mr. Oetinger entered Board exhibits.

Testimony: Was provided by Nicole Kline, P.E., PTOE, reviewing a Transportation Impact Assessment for 809 & 901 Three Mile Run Road prepared by McMahan, a Bowman Company, dated September, 2022, totaling 198 pages, conducted while Pennridge School District was in session which concluded that there was less than a 1% impact in traffic from the subject development. Testimony was completed.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept Applicant Exhibits A1 through A9 into the record as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to close the evidence portion of the Hearing. With no additional discussion, all present voted in favor.

Party Status Public Comment:

- Patrick McCauley, 711 Three Mile Run Road, stated concerns with the traffic impact study results, noting speeding, visibility with train tunnel, impact to Pennridge School District, impact to his well and public water and safety of the walking trail located across the street.
- Amanda Crouthamel, 913 Three Mile Run Road, stated concern for impact to Pennridge School District, speeding, impact of railroad bridge visibility and opposition to having this density by her property, stating Three Mile Run Road is a close knit community.

Public Comment on Agenda.

There was none.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the Hearing. With no additional discussion, the Hearing was adjourned at 7:49p.m.

Respectfully submitted,

Marianne Hart Morano
Township Manager