

East Rockhill Township Board of Supervisors

November 28, 2023

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on November 28, 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	Penridge 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 were present.

Announcements or Presentations:

- Next Board of Supervisors Meeting December 19, 2023 7:00pm
- Executive Session to take place following the meeting for potential real estate acquisition

Public Comment #1:

There was none.

Approval of Minutes and Bills Payable:

Approval of Minutes.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the meeting minutes from the Board of Supervisors October 24, 2023, 2024 Budget Work Session and Regular Meeting and the October 20, 2023 Conditional Use Hearing as presented. With no additional discussion, all present voted in favor.

Approval of Bills Payable.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated November 21, 2023, for a total amount of \$385,328.50 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 October 2023 Penridge Regional Police activity report. The report is on file.

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

Planning Commission: Dave Nyman

The November 9, 2023 meeting agenda and draft minutes were provided to the Board. The Green Ridge Estates West plan was recommended for preliminary/final approval after staff meets with the applicant. A revised Bartells lot line adjustment plan update was provided.

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

Pennridge Wastewater Treatment Authority: Dave Nyman

The October 2023 minutes and flow reports were provided to the Board. Mr. Nyman requested the Township Solicitor review the 1975 agreement for meter use requirements which PWTA board was not in favor of continuing to use.

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

Pennridge Area Coordinating Committee:

The October 26, 2023 meeting notes were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Pennridge Area Coordinating Committee report. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

2024 Preliminary Budget. Mrs. Morano presented the 2024 Budget and stating the preliminary budget was advertised and made available on the website for public review and comment. Her 2024 budget message providing an overview of the budget was provided to the board and posted on the website. No public comment was received. The Board thanked Mrs. Morano for her work on the budget.

Resolution 2023-11 Street Light Assessment.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2023-11**, setting the Street Light Assessment at \$45.00 per designated property for 2024. With no additional discussion, all present voted in favor.

Resolution 2023-12 Fixing the East Rockhill Township Fee Schedule for 2024.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2023-12**, setting the fees for 2024 as presented. With no additional discussion, all present voted in favor.

Resolution 2023-13 adopting a Final 2024 Budget.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2023-13** adopting the Final 2024 Budget in the amount of \$5,145,591.00 in revenue and \$5,145,591.00 in expenses for all funds. With no additional discussion, all present voted in favor.

Resolution 2023-14 Fixing the Real Estate Tax Rate for 2024.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt **Resolution 2023-14** fixing the Real Estate Tax Rate for 2024 at 8.725 mills for general purposes; 1.0 mill for Fire Protection; 1.26 mills for Building Debt Service; 1.25 mills for Capital Improvement. With no additional discussion, all present voted in favor.

Moods Bridge Park. Receipt of a daffodil planting donation at Moods Bridge Park along the tree line was acknowledged from Jeyna Rowe.

Live Street Tree Removal 38 Greenleaf Circle. Ms. Sandy Gordon, 34 Greenleaf Circle and Ms. Emily Dean, 38 Greenleaf Circle were present. It was noted the sidewalk at both properties needs to be replaced as a result of the live street tree located at 38 Greenleaf Circle.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize the removal of a live street tree at 38 Greenleaf Circle Bucks County Tax Map Parcel 12-029-144 contingent on \$1,500.00 escrow to guarantee sidewalk repair. With no additional discussion, all present voted in favor.

PennDOT Traffic Signal Maintenance Agreement.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2023-15** entering into a Traffic Signal Maintenance Agreement with PennDOT as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, 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 November 16, 2023. Of note, the treatment plant needs three (3) ballasts for the UV system. To date, 80 loads of leaves have been collected Township-wide. 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.

Bartell Lot Line Adjustment Revised Submission. Mr. Jake Bartell and Mrs. Kim Bartell were present to review a modification to the lot line adjustment plan as a result of one of the lots being sold and removed from the plan.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to grant revised preliminary / final approval to Bartell Lot Line Adjustment located at Callowhill Road in East Rockhill and Hilltown Townships with tax map parcels 12-013-014; 12-013-014-001; 12-013-014-002 and 15-11-101 located in East Rockhill Township Suburban Zoning District contingent on compliance with Mease Engineering plan with last revision date October 25, 2023 and compliance with Wynn Associates correspondence dated August 8, 2023 as presented. With no additional discussion, all present voted in favor.

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

Township Solicitor Report: Will Oetinger, Esq.

Draft Zoning Omnibus Ordinance. A memorandum, draft Ordinance and draft Use Chart were provided to the Board. Mr. Oetinger stated the draft Ordinance was a result of staff meetings that took place over a year's time to clarify and update the Zoning Ordinance. Planning Commission feedback received from members who were present at their monthly meeting has been incorporated into the draft however there was no quorum at that meeting. Once authorized for advertisement the draft will be sent to Bucks County Planning Commission and East Rockhill Planning Commission for comment. The Board consensus was to advertise a work session to further discuss the draft before consideration of authorizing for advertisement.

Conditional Use Adjudication at 809 and 901 Three Mile Run. Mr. Oetinger presented a draft Adjudication to deny a Conditional Use application for the construction of 46 townhomes as a B-3 Performance Standard Development at 809 and 901 Three Mile Run Road, Tax Map Parcels No. 12-008-125, 12-008-126, 12-008-126-001, and 12-009-126 located in the S- Suburban Zoning District. It was stated he never saw a denial that was not appealed to Bucks County Court of Common Pleas and therefore residents should not anticipate the development would not take place but it would go to another level seeking approval. An executed copy of the Adjudication will be available at the Township office.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to deny the Conditional Use Hearing application at 809 and 901 Three Mile Run Road and authorize execution of the Adjudication as presented. With no additional discussion, all present voted in favor.

Stormwater Operation and Maintenance Agreement and Access Easement High Point Circle.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize Chairperson execution of a Stormwater Operation and Maintenance Agreement and Access Easement for Judith Todd for a property located at High Point Circle and Ridge Run Road identified as Bucks County Tax Map Parcel 12-025-022 as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, 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 presented voted in favor.

New or Other Business Supervisors' Items:

There was none.

Public Comment #2:

- Ron Schulberger, 2386 Hill Road, asked for the status of the public meeting room sound system. It is ordered however not all parts have been received.
- Larry Wheatley, 5 Boulder Drive, asked for the status of the Stone Edge culvert replacement, if a property on Three Mile Run Road would be rented and if a property on West Rock Road was purchased by the Township. A Stone Edge culvert replacement review memo is forthcoming giving the Board of Supervisors options with estimated costs. Yes the property on Three Mile Run Road is to be rented. A conservation easement was purchased on a West Rock Road property.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked if the Township applied for a state-wide grant for Old Bethlehem Pike sewer extension. A grant application consideration is premature until DEP has approved the Act 537 amendment. The submission to DEP is underway.

Adjournment:

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Marianne Hart Morano
Township Manager