

East Rockhill Township Board of Supervisors
June 20, 2017
Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on June 20, 2017 in the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	David Nyman	Chairperson
	Gary Volovnik	Vice-Chairperson
	Jim Nietupski	Member
	Marianne Morano	Township Manager
	Patrick Armstrong, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director

The meeting was called to order at 7:00p.m. by Mr. Nyman with the Pledge of Allegiance.

Mr. Nyman announced an executive session was held on June 1, 2017 to discuss the Pennridge Airport Conditional Use Adjudication.

Public Comment #1

There was none.

Approval of Minutes from May 16, 2017 Conditional Use Hearing and Regular Meeting

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' May 16, 2017 Conditional Use Hearing and Regular Meeting. With no additional discussion, all present voted in favor.

Payment of the Bills

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of 2017 Bills List dated June 16, 2017 with General Fund totaling \$120,286.89; Fire Fund totaling \$105.99; Open Space Fund totaling \$2,567.59; Sewer Fund totaling \$9,447.64; Park & Recreation Fund totaling \$1,937.22; Street Light Fund totaling \$1,710.18; Police Headquarter Debt Fund totaling \$5,797.22; State Aid (Liquid Fuel) Fund totaling \$17,246.71 and Escrow Fund totaling \$22,099.92 for a grand total of \$181,199.36. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Stormwater Operation and Maintenance Agreement and Access Easement: An Agreement for 1041 Route 313, Bucks County Tax Map Parcel 12-009-254-0011 was presented to the Board for consideration in regards to Stormwater Management Facilities and Access Easement. It was noted Frederick Hirth executed a waiver of conflict with Grim, Biehn & Thatcher.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Chairperson executing a waiver of conflict with Grim, Biehn & Thatcher, as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Stormwater Operation and Maintenance Agreement and Access Easement for Tax Parcel 12-009-254-001 as presented. With no additional discussion, all present voted in favor.

Playground Replacement: The 2017 budget allocated funds for the replacement of an existing stand-alone play structure for the Pines of Pennridge Development off of Fifth Street. Park and Recreation Board recommended a smaller playset and placement of a play structure at the Iron Bridge Park. Mrs. Fenley, Park and Recreation member, noted she was not in favor of current location.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the George Ely Associates, Inc. proposal for a Challengers Play Structure totaling \$20,671.00 excluding unloading and installation to replace an existing Pines of Pennridge playground structure. With no additional discussion, all present voted in favor.

Resident Roadway Sign Request Procedure: Mrs. Morano requested consideration of a procedure for responding to resident roadway sign requests. It was the consensus of the Board to have the request submitted in writing with photographs for staff to evaluate. A sign recommended is to be approved by the Supervisors. A sign denial dispute can be appealed to the Supervisors for a final decision. The approved sign and post, if needed, are to be paid for by the resident prior to the sign being ordered. Should the sign be damaged the replacement cost is the requesting resident's responsibility.

Destruction of Record: The Board reviewed a draft resolution authorizing the destruction of specific list of Township records as set forth in the Municipal Records Manual.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt Resolution 2017-11 approving the destruction of specific Township records as presented. With no additional discussion, all present voted in favor.

Notification of Zoning Map Amendment and Comprehensive Plan: The Board received correspondence from Schetter Environmental on behalf of Naceville Materials/H&K Group who have submitted an application to West Rockhill Township to amend the Zoning Map and Comprehensive Plan to change the designation of TMP 52-003-046-001 and TMP 52-003-036 from residential conservation to extraction to expand quarry operations. The Board thanked West Rockhill for providing this information.

Bucks County Conservation District Low Volume Grant Application for West Rock Road: A hold harmless agreement has been executed with all property owners with access to the private road off of West Rock Road for stormwater improvements with a \$200 per property owner contribution. Engineering design work has begun for the grant application.

BC Tour of Honor: A donation request has been received for veteran's to travel to Washington DC. June 5, 2017 is for Vietnam War veterans and October 2 for World War II and Korean War veterans. The consensus of the Board was to contribute \$250.00.

Park Improvements:

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the removal of the dilapidated barn on the annex to the Markey Park known as the Moore property and to in-house pave the Markey Park front parking lot. With no additional discussion, all present voted in favor.

Mrs. Morano requested an Executive Session to discuss real estate acquisition.

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 in May 2017. Of note, the donation of two additional dog waste stations was received to be placed at the Iron Bridge Park and Markey Park. The report is on file.

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

Planning Commission: Anne Fenley

The Planning Commission June 8, 2017 agenda and draft minutes were in the Board packets. The Pennridge Airport Business Park land development for stormwater improvements was reviewed. Preliminary approval was recommended contingent on compliance with the C. Robert Wynn letter dated June 6, 2017. No waivers were requested. Also reviewed was the Pennridge Airport Hangar land development. Preliminary approval was recommended subject to the installation of a fence around the basin and compliance with the C. Robert Wynn letter dated June 6, 2017. Waiver requests were deferred to the Board of Supervisors.

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

PWTA Report: John Cressman

The May 22, 2017 Pennridge Wastewater Treatment Authority draft minutes and April 2017 flow reports are on file.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Pennridge Wastewater Treatment Authority minutes and flow reports. With no additional discussion, all present voted in favor.

PACC Report: David Nyman

Mr. Nyman reviewed the May 25, 2017 PACC notes. Of note, Mr. Volovnik attended the meeting and Act 172 information was discussed. The meeting notes are on file. The next meeting will be held September 28, 2017

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

Police Commission Report: Gary Volovnik

Mr. Volovnik shared the May 2017 Pennridge Regional Police activity report. The report is on file.

Mr. Nyman noted East Rockhill was fortunate to have a the Regional Police Department and recognized the quality job they do.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to approve the Police Commission Report. With no additional discussion, all present voted in favor.

Solicitor Report: Patrick Armstrong, Esq.

Penridge Airport Conditional Use Adjudication: Mr. Armstrong read the conditions in the Penridge Airport Conditional Use Adjudication.

- Rob Gundlach, attorney for the applicant, noted he had requested, but did not receive a copy of the adjudication prior to the meeting. He stated the conditions were too restrictive when all they were proposing was taking planes currently housed outside and housing them inside buildings.
- Tom Horan, 1498 Tunnel Road, asked if the document would be public record. Mrs. Morano stated that the approved Adjudication would be posted on the Township website.
- Anne Fenley, 1500 Branch Road, asked why restrict any further buildings.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Pennridge Airport Conditional Use Adjudication as presented. With no additional discussion, all present voted in favor.

Realty Transfer Tax Correspondence: Haycock Township sent correspondence advising a portion of their realty transfer tax from the recently sold Girl Scout camp was inadvertently sent to East Rockhill Township due to parcels 14-006-017 and 14-006-020 totaling 106.42 acres being excluded. The consensus of the Board was to refund the realty transfer tax for parcels 14-006-017 and 14-006-020 minus Bucks County's 2% collection to Haycock Township. The amount of the refund will total \$4,298.28.

Pennridge Airport – Markey Park Tree Line: Correspondence was received on behalf of Pennridge Airport to remove and/or trim the trees on the Township property in the flight pattern, install new evergreen buffer, pay the Township \$15,540 against any recreation fee due for future project at the Airport. The Board was amenable to the request. Mr. Gundlach withdrew the proposal until he could speak to his client.

Mr. Armstrong requested an Executive Session to discuss pending Zoning Hearing Appeal litigation and Mager Mandamus.

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

Engineer Report: Steve Baluh, P.E.

Pennridge Airport Business Park Land Development, 1100 North Ridge Road: The proposed application has been reviewed and recommended by the Planning Commission for preliminary land development approval. Keith Ottles and Rob Gundlach were present to review the plan on behalf of the applicant Pennridge Airport.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to grant preliminary land development approval to the Pennridge Airport Business Park land development plan to construct stormwater management facilities conditioned and subject to compliance with the C. Robert Wynn review letter dated June 6, 2017 and contingent on the completion of a traffic study. With no additional discussion, all present voted in favor.

Pennridge Airport Corporate Hangars Land Development, 1100 North Ridge Road: The proposed application has been reviewed and recommended by the Planning Commission for preliminary land development approval. Keith Ottles and Rob Gundlach were present to review the plan on behalf of the applicant Pennridge Airport. It was noted there were no lot consolidations over municipal boundaries and taxes will not change. Waiver requests were reviewed and it was noted the storm sewer design waiver request was withdrawn by the applicant.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to grant preliminary/final land development approval to the Pennridge Airport Corporate Hangar land development plan to construct two hangars conditioned and subject to compliance with the C. Robert Wynn review letter dated June 6, 2017, compliance with the Conditional Use Adjudication, installation of a fence around the basin, granting waiver of a traffic impact study contingent on a full traffic study with the Pennridge Airport Business Park, granting of a waiver of the requirement of the curbing along internal parking/paved areas, granting of a waiver of the requirement of sidewalks along the frontage of Schoolhouse Road contingent on a fee-in-lieu of if no fee was received with the prior hangar land development plan and acceptance of a fee in-lieu-

of land dedication pursuant to Subdivision Ordinance and current Township fee schedule. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status. Review dated June 6, 2017 is in the Board's packets. No action is necessary.

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

Department and Emergency Services Reports

Department and Services Reports listed on the agenda were noted as received. Copies are on file.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to acknowledge receipt of the Department and Service Reports. With no additional discussion, all present voted in favor.

New or Other Business – Supervisor Items

There was none.

Public Comment #2:

- Tom Horan, 1498 Tunnel Road, asked for clarification of airport expansion and expressed concern about the proposed Airport Business Park land development Tunnel Road exit. Formal plans have not been submitted showing a Tunnel Road exit and the Board shares that concern.
- Ross DiMario, 412 Three Mile Run Road, asked which parking lot in Markey Park was being paved. The first parking lot on the right-hand side.

Adjournment

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 8:15p.m.

Respectfully submitted,

Marianne Morano
Township Manager