



# EAST ROCKHILL TOWNSHIP

## ZONING HEARING BOARD AGENDA

January 30, 2019

6:00pm

1. Meeting Convenes 6:00pm, Bucks County Community College Upper Bucks Campus, Common Area, One Hillendale Road, Perkasie, PA
  - a. Hearing is continued from December 10, 2018
  - b. Exhibits are available at [www.EastRockhillTownship.org](http://www.EastRockhillTownship.org)
2. Reorganization
  - a. Nomination – Appointment Zoning Hearing Board Chairperson
  - b. Nomination – Appointment Zoning Hearing Board Vice-Chairperson
  - c. Selection of Zoning Hearing Board Solicitor
3. **18-03: Richard E. Pierson Materials Corp – 2055 North Rockhill Road** concerning a property located at 2055 North Rockhill Road, East Rockhill Township, also known as Tax Map Parcel Number 12-009-102-000. This property is located in the E, Extraction zoning district. The Applicant appeals the Zoning Officer's denial of a zoning permit and request to cease the extractive operation use. The Applicant further appeals the zoning officer's determination that: (1) a special exception is required for the use, (2) the use is required to comply with the buffer requirements, (3) the use is required to comply with development and performance standards, (4) the use fails to comply with and is required to comply with requirements concerning sewage disposal, industrial waste disposal, water supply and storm drainage, (5) ) the use fails to comply with and is required to comply with requirements concerning noise, air pollution, smoke, fumes, water pollution, fire hazards and other safety hazards, (6) the use fails to comply with and is required to comply with the Township's Stormwater Management Ordinance, (7) construction activities have commenced without a permit, (8) zoning hearing board relief is required to operate an asphalt plant and (8) land development approval is required. Alternatively, the Applicant requests a special exception to permit an H12 Extractive Operation use, a special exception to permit an asphalt plant as an accessory use and any additional relief required to permit an asphalt plant to be operated as accessory to the H12 use.  
  
**18-04: Richard E. Pierson Materials Corp – 2055 North Rockhill Road** to consider the Application of Richard E. Pierson Materials Corp. concerning a property located at 2055 North Rockhill Road, East Rockhill Township, also known as Tax Map Parcel Number 12-009-102-000. This property is located in the E, Extraction zoning district. The Applicant appeals the Township's Notice of Violation dated March 23, 2018. Specifically, the Applicant appeals the determination (i) that an asphalt plant on the property violates or will violate the Zoning Ordinance (ii) that an asphalt plant on the property requires relief from the Zoning Hearing Board, and (iii) that land development approval from the Board of Supervisors is required to continue to operate an asphalt plant. Alternatively, the Applicant requests a special exception to permit an asphalt plant as an accessory use to the H12 Extractive Operation use.
4. Acceptance of December 10, 2018 Meeting Notes
5. Other Business
6. Adjournment

Additional Hearing Dates:

2019: February 25 — March 25 — April 29 — April 30  
Bucks County Community College Upper Bucks Campus Common Area