

East Rockhill Township Board of Supervisors
April 18, 2017
Regular Business Meeting Minutes
&
Pennridge Airport Conditional Use Hearing

A Conditional Use Hearing to review the Pennridge Airport Corporate Hangars located at 1100 Ridge Road and the regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on April 18, 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 that the Board held Executive Sessions March 22, 2017 to discuss the appeal of the Burkey land use Zoning Hearing Board decision and March 27, 2017 to discuss conditional use hearing options.

Approval of Minutes from March 21, 2017 Regular Meeting

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt the meeting minutes from the Board of Supervisors' March 21, 2017 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 April 12, 2017 totaling \$186,069.67. With no additional discussion, all present voted in favor.

Pennridge Airport Corporate Hangars Conditional Use Hearing: Patrick Armstrong, Esq.

The public hearing was continued from March 21, 2017. The public hearing was opened at 7:07pm which was advertised and held for the review of the applicant's conditional use application for the expansion of the Airport (G4) use which is permitted as a conditional use in the Industrial I Zoning District. The proposal is to construct two hangar buildings in the northeast portion of the property, adjacent to existing hangars, using the existing access to Schoolhouse Road, consisting of a 32,000sf building with five units constructed in the area of the existing airplane tie-down lot, which will be removed and a second 32,400sf building containing four units to be constructed to the rear (north) of the existing T hangar site. Transcripts of the Public Hearing can be requested to Veritext, 1801 Market Street, Suite 1801, Philadelphia, Pennsylvania phone number 215-446-8821, Assignment #2571153.

The public hearing was continued at 8:52 pm to the May 16, 2017 7:00pm Board of Supervisors meeting.

The regular meeting resumed at 8:55pm.

Public Comment #1

There was none.

Police Commission Report: Chief Blake

Chief Blake shared the March 2017 Pennridge Regional Police report. Of note, a drug take back is being held on April 29, 2017 10:00am to 2:00pm at headquarters and a K9 search was undertaken at Pennridge High School. The report is on file.

Township Manager's Report: Marianne Morano

Pennridge Airport Markey Park Tree Trimming Request. Received for several trees to be topped off to a height of 30 feet per PennDOT Bureau of Aviation compliance requirements. The trees are located along Markey Park property line adjacent to the airport and two trees to the right of the park entrance. A letter was received from Fox Rothschild on behalf of Pennridge Airport on April 18, 2017 informing the township the Airport would no longer incur the cost of topping the trees. The Board advised the Airport representatives that they had not budgeted funds for this purpose, but were amenable to the tree line being replaced if the existing berm height were increased to at least 6 feet and low growing trees planted to buffer the park from Airport operations. The Board agreed to consider options before the next meeting.

District Court 07-2-03 Potential Closing. Bucks County President Judge Jeffrey Finley has filed a petition with the PA State Supreme Court to potentially close the Perkasie District Court 07-2-03.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adopt Resolution 2017-08 opposing the closure of Perkasie District Court 07-2-03 and authorizing a copy transmitted to Bucks County President Judge Finley, Bucks County Commissioner Charles H. Martin and State Supreme Court Chief Justice Thomas G. Saylor. With no additional discussion, all present voted in favor.

Aviation Consultant. Mrs. Morano requested authorization to engage a professional consultant to provide a review of the proposed Conditional Use application to act as a supplement to the Township Engineer's review letter.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Township Manager engaging an aviation consultant to provide a supplemental review of the Pennridge Airport Conditional Use application. 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 March 2017. Of note, mowing has started, the fence is being repaired in Country Hunt near the tot lot with concrete posts and the small basin fence will be replaced in the Country Hunt development as approved in the budget. 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 April 13, 2017 Agenda was in the Board packets. The Foreman Farm land development was reviewed. The waivers and plans were recommended for preliminary / final approval contingent on compliance with the C. Robert Wynn Associates review letter dated April 7, 2017.

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

Mr. Cressman reviewed the March 27, 2017 Penridge Wastewater Treatment Authority draft minutes and February, 2017 flows. The PWTA minutes and flows are on file.

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

PACC Report: David Nyman

Mr. Nyman reviewed the March 23, 2017 PACC notes. Of note, municipalities are waiting on the State Fire Marshal decision for Act 172 providing tax credits to volunteer firefighters and the 2008-2009 Municipal Cooperative agreement was reviewed. The meeting notes are on file.

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

Engineer's Report: Steve Baluh, P.E.

Subdivision Plan Review Status. Review dated April 7, 2017 is in the Board's packets. A 60-day extension for the Foreman Farm land development was received April 13, 2017. No action is necessary.

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

Solicitor's Report: Patrick Armstrong, Esq.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to ratify the Township Manager's authorization of the Solicitor to attend two Perkasio Borough meetings in relation to the Penridge Airport Land Development proposal. With no additional discussion, all present voted in favor.

Mr. Armstrong requested an Executive Session to discuss the appeal of the Burkey land use Zoning Hearing Board decision.

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

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

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

New or Other Business – Supervisor Items

- Mr. Nietupski noted the two yard waste containers were emptied on Thursday and by Saturday they were full.

Public Comment #2:

- Bob Cormack, 328 Harriet Drive, asked about the possibility of having PACC review regional transportation concerns related to the proposed Airport land development. Mr. Nyman stated

that PACC is an informal group and not all municipalities attend, especially Perkasio Borough. He suggested that the Bucks County Planning Commission, the Bucks County TMA and Bucks County Commissioner Loughery may be sources that could assist with regional transportation concerns.

Adjournment

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn into Executive Session. With no additional discussion, the meeting was adjourned at 9:31 p.m.

Respectfully submitted,

Marianne Morano
Township Manager