



**WEST ROCKHILL TOWNSHIP
BOARD OF SUPERVISORS**

**Meeting Agenda
August 15, 2018**

Call to Order/Pledge of Allegiance

1. **Public Comments** on Agenda items – *Please state name & address*
2. **Announcements**
 - Executive Session to follow this evening's meeting
3. **Consent Agenda**
 1. July 18, 2018 Minutes
 2. Wynn Plan Review Status & Escrow Release
 3. Emergency Services Report
 4. Building/Zoning & Building Permit Report
 5. Public Works Report
 6. Conservation Committee
4. **Confirmed Appointments**
 - Tim Snyder
5. **Committee Reports**
 - Planning Commission: Chris Derstine
 - Park & Recreation Report
- Vacancy
 - Comprehensive Plan Committee
6. **Commission Reports**
 - Police Report: Chief Rod Blake
 - Joint Recreation Authority: Jim Miller
7. **Tax Collector's Report:** Suzanne Clarke
8. **Engineer's Report:** Steve Baluh, P.E.
9. **Solicitor's Report:** Mary Eberle, Esq.
 - LD 505 Butter Creek – Plan Amendment
 - LD 604 Gavin – Approval Resolution
 - Consideration of an Agreement of Sale for a Conservation Easement
10. **Township Manager's Report:** Greg Lippincott
 - Treasurers Report/ Payment of Bills
 - Resolution 2018- Committee Membership Rules
 - Authorization to Evict
 - RFP Auditing Services
 - PADEP / Ridge Run Response
 - Zoning Hearing Board resignation Dennis R Schlosser
11. **Old Business**
12. **New Business**
13. **Public Comment** - *Please state name & address*

Adjournment

Next Meeting: September 19, 2018, 7:00 p.m.

**West Rockhill Township
Board of Supervisors Meeting Minutes
August 15, 2018**

Call to Order

The meeting was called to order at 7:00 p.m. at the West Rockhill Township building by Chair Jim Miller, who led the Pledge of Allegiance.

Elected Officials *(Absentees noted with asterisk*)*

Chairman: Jim Miller
Vice Chairman: Don Duvall
Member: Jay Keyser
Tax Collector: Suzanne Clarke

Appointed Officials

| | | |
|----------------------|------------------|--|
| Township Manager: | Greg Lippincott | Conservation Committee (CC): Don Duvall |
| Township Solicitor: | Mary Eberle | Park and Recreation (P&R): Bob Strobel |
| Township Engineer: | Steve Baluh | Joint Recreation Authority (JRA): Jim Miller |
| PRPD: | Chief Rod Blake* | Township Secretary: Judith Decker |
| Planning Commission: | Chris Derstine | |

Visitors Registered

John Sweriduk of the Comprehensive Plan Committee, Deborah & Jim Orr, Amber Hickenberry, and Ella Harwick of Catch Basin Road, Shirley Mann, Rose Merrigan & Tom Cuce of Rich Hill Road, Frank Szymendera of Allentown Road, Harry Lawell of Thousand Acre Road, Sue Furlong and, D. Dayton of Barndt Road, Paul Roesener of Lawn Avenue, Anthony Boegner of Clymer Avenue, Regina & Michael Schrameyer of Sterners Road, Jim & Jane Strohm of Tower Road, Christine Shelly of Whaland Road, Jerry Gurestse of the Telford Fire Company, and Bob Keeler of the News Herald.

Public Comments on Agenda Items: none**Announcements**

Mr. Miller announced that there will be an Executive Session following the meeting to discuss Real Estate.

Consent Agenda

1. July 18, 2018 Minutes
2. Wynn Plan Review Status & Escrow Release
3. Emergency Services Report
4. Building/Zoning & Building Permit Report
5. Public Works Report
6. Conservation Committee

Mr. Duvall made a motion seconded by Mr. Miller and carried to approve the Consent Agenda.

Confirmed Appointment**Tim Snyder – PSA Fees and 4-lot subdivision/building permit**

Mr. Snyder complained about and detailed charges associated with his Professional Services Agreement (PSA). Mrs. Eberle and Mr. Lippincott explained that developers must post escrow to be self-sustaining so other taxpayers do not pay for their expenses and explained the process. Discussion ensued regarding a pending draft agreement with the Township and Mr. Snyder presented a new 4-lot subdivision sketch plan to the Board to replace an approved 2005 13-lot plan of the same parcels. He sought a building permit prior to land development. BOS advised him to apply for a new land development plan and revoke the old one. No decision was reached.

Committee Reports**Planning Commission (PC) Report:** Chris Derstine

Mr. Derstine reported that two applicants were at the August 14 meeting. LD 596, the Nyce pole barn, returned with changes to the plan. Mr. Keyser asked and Mr. Derstine confirmed that it was erected illegally. PC recommended Conditional Preliminary/Final approval of the amended plan and the waiver requests with BOS to determine the fees.

Penn Foundation came in with a request to waive land development for a 12' X 24' roof over a basement level stairwell at recently purchased Bldg #1, 711 Lawn Avenue, for an outpatient center. PC agreed with the waiver but requested a rain garden or drywell for stormwater runoff. Penn Foundation submitted a sketch plan to create additional parking spaces on the adjacent Penn Foundation campus with a staircase access to 711 Lawn Avenue. PC and the Engineer supported this plan, to be submitted at a later date. **Mr. Duvall made a motion seconded by Mr. Keyser and carried to approve the Planning Commission Report.**

Park & Recreation Committee Report: Bob Strobel

Mr. Strobel reported on the August 8 meeting. The new Tot Lot Equipment is installed with space for another piece. P&R sought appointment of Robbie Fischer to the vacancy. **Mr. Keyser made a motion seconded by Mr. Miller and carried to appoint Robert Fischer to the Park & Recreation Committee.** Options to repair four park benches were discussed. BOS directed Mr. Strobel to work with the Manager to complete this job before SeptemberFest. **Mr. Duvall made a motion seconded by Mr. Keyser and carried to approve the Park & Recreation Committee Report.**

Comprehensive Plan Committee Commission Report: Don Duvall

Mr. Duvall reported that they are reviewing the final draft and invited the public to attend.

Pennridge Regional Police Department (PRPD) Report: Officer Tim Maloney

Officer Maloney gave the PRPD report. **Mr. Duvall made a motion to accept the Police Report seconded by Mr. Keyser and carried.**

Joint Recreation Authority (JRA) Holiday House (HH) Pool: Jim Miller

Mr. Miller reported that the pool is making a profit this season and the bocce ball, ping pong and bean toss games have been popular this year, as well as bingo games with prizes donated by local businesses. **Mr. Duvall made a motion to accept the Joint Recreation Authority Report seconded by Mr. Keyser and carried.**

Tax Collector's Report: Suzanne Clarke

Mrs. Clarke presented the Tax Collectors report. **Mr. Keyser made a motion seconded by Mr. Duvall and carried to approve the Tax Collector's Report.**

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

Mr. Baluh reported that the paving of Whaland, Catch Basin, and Cedar Hollow Roads has been completed and that the oil & chip program will be underway by early September. **Mr. Keyser made a motion seconded by Mr. Miller and carried to approve the Engineer's Report.**

Solicitor's Report: Mary Eberle, Esq.

LD 505 Butter Creek – Amended Final Plan Agreement

Mrs. Eberle announced that the agreement had not been signed and was tabled. This project, a 53.77 acre parcel land development on Camp Rockhill & Butter Creek Roads, was conditionally approved (Resolution 2005-24) as a 13-lot subdivision, not recorded or completed. Mr. Snyder wants to amend it to a 4-lot subdivision. Public comment was taken from Mr. Snyder, who disputed the 180-day completion clause in the draft agreement. The Solicitor and BOS agreed that Mr. Snyder should revoke the 13-lot subdivision and start the land development process anew.

Resolution 2018- LD 604 Gavin Conditional Preliminary/Final Approval: tabled

Consideration of an Agreement of Sale for a Conservation Easement: tabled

Mr. Miller made a motion seconded by Mr. Keyser and carried to approve the Solicitor's Report.

Manager's Report: Greg Lippincott

Treasurer's Report/Payment of Bills

Mr. Lippincott presented the Treasurer's Report, which is on file. **Mr. Duvall made a motion seconded by Mr. Keyser and carried to approve the Treasurer's Report ending July 31, 2018, and to pay the bills as reported for July 12 through August 8, 2018, subject to Audit.**

Resolution 2018-06 Setting Mandates for Attendance by Volunteer Committee Members

The Manager read this resolution citing minimum attendance rules for all committees. BOS stated that they will rely on recommendations from the committees. **Mr. Miller made a motion to approve Resolution 2018-06 seconded by Mr. Duvall and carried.**

Authorization to Evict

The Manager sought authorization to evict two tenants for non-payment of rent. **Mr. Duvall made a motion seconded by Mr. Keyser to authorize the Manger to begin eviction proceedings.**

Request For Proposals Auditing Services

The Manager sought authorization to advertise for Auditing Services. **Mr. Keyser made a motion seconded by Mr. Duvall and carried to authorize the Manager to advertise for Auditing Services.**

PADEP Ridge Run Response

Mr. Lippincott reported that a hearing was held at the township building by PA DEP and attended by Perkasio Regional Authority regarding elevated levels of PFCs (perfluorinated compounds) in the well water of East Rockhill the WRT residents in the area of Old Bethlehem Pike. As comments are due to DEP by August 31, the Manager sought BOS recommendation whether residents should be given water filtration devices or provided with public water by PRA. BOS was in agreement that public water should be run to affected homes to be funded by PA DEP.

Zoning Hearing Board Resignation – Dennis R. Schlosser

Mr. Lippincott presented a letter of resignation from Dennis Schlosser. He advised that ZHB has two Alternate members. Mr. Duvall asked that this matter be **tabled** for further discussion.

Mr. Miller made a motion seconded by Mr. Duvall and carried to approve the Manager's Report.

Old BusinessPennridge Community Center

Mr. Miller tabled this item as BOS is awaiting information from the Center.

Mr. Keyser asked when Cathill Road would be repaired. Mr. Lippincott responded that no date had been set by Penn DOT. Mr. Miller reported that the curves on Finland Road caused 7 accidents in recent months, some not reported, and Penn DOT is looking into signage. Representative Staats has been contacted.

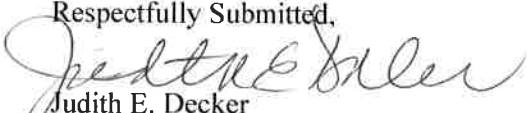
New Business: nonePublic Comment

Robert Linden asked if the Township was aware of the PA House bill regarding cell antennae. BOS responded that they were aware and that they are engaged in fighting the bill. Tom Cuce and Rose Merrigan were opposed to the proposed Adelphia Compressor Station and asked if the Township had received any environmental impact statements from DEP/EPA. Mr. Miller responded that the Township has been in communication with Adelphia, who stated they will cut the height of the building to 35' from 50'. They are supposed to be sending a letter to residents for meetings. The Federal Energy Regulatory Commission (FERC) asked Adelphia for a staging area not attached to wetlands. Mr. Cuce stated that all Township regulations are being violated. Harry Lawell complained about disruptive fireworks continuing on Thousand Acre Road. Mrs. Eberle responded that this is a region-wide problem since the state passed a law extending the definition of what constitutes personal fireworks and that the Township cannot regulate further. She suggested calling the police. Shirley Mann made a statement in objection to the proposed Adelphia Compressor Station. Mr. Lippincott stated they have agreed to meet with residents and send a letter. Judy Benninger stated her opposition to the proposed Adelphia Compressor Station.

Suzanne Clarke announced that the Doggie Dip at the Holiday House Pool on September 8.

There being no further business, a motion for adjournment was made by Mr. Miller seconded by Mr. Duvall and carried at 8:38 p.m.

Respectfully Submitted,


Judith E. Decker
Secretary