



**WEST ROCKHILL TOWNSHIP  
BOARD OF SUPERVISORS  
Meeting Agenda  
October 17, 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. September 19, 2018 Minutes
  2. Wynn Plan Review Status & Escrow Release
  3. Emergency Services Report
  4. Building/Zoning & Building Permit Report
  5. Public Works Report
- 4. Confirmed Appointments**
  - Dennis Fox
- 5. Committee Reports**
  - Planning Commission: Chris Derstine
  - Park & Recreation Report: Bob Strobel
  - Conservation Committee: Michael Schrameyer
  - Comprehensive Plan Committee: Don Duvall
- 6. Commission Reports**
  - Police Report: Chief Rod Blake
  - Joint Recreation Authority: Jim Miller  
- Articles of Incorporation
- 7. Tax Collector's Report:** Suzanne Clarke
- 8. Engineer's Report:** Steve Baluh, P.E.
  - LD 608 Penn Foundation Parking Lot Expansion
  - LD 596 Nyce Land Development
- 9. Solicitor's Report:** Mary Eberle, Esq.
  - Resolution 2018- LD 604 Gavin Minor Subdivision
  - Agreement of Sale for Conservation Easement
  - Resolution 2018- To Authorize Signing of Documents and Expenditure of Funds
  - Intergovernmental Cooperation Agreement
  - Intergovernmental Cooperation Agreement Ordinance
- 10. Township Manager's Report:** Greg Lippincott
  - Treasurers Report/ Payment of Bills
  - Fire Contracts 2019
  - Emergency Manager Coordinator
  - UCC Volunteer
  - RFP Auditing Services
- 11. Old Business**
  - Zoning Hearing Board / Park and Rec Member
- 12. New Business**
- 13. Public Comment** - *Please state name & address*

**Adjournment**

**PLEASE SILENCE CELL PHONES DURING THE MEETING**

**West Rockhill Township  
Board of Supervisors Meeting Minutes  
October 17, 2018**

**Call to Order**

The meeting was called to order at 7:02 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**

David Collingwood, Michael Schrameyer and Karina Rilling of the Conservation Committee, John Sweriduk of the Comprehensive Plan Committee, Alex Ulmer of the Planning Commission, Frank Szymendera of Allentown Road, Penny Markley of Hafler Road, Ed McGann of Ridge Road, Anthony Boegner of Clymer Avenue, Dennis & Shirley Fox of Bardsley Road, Regina Schrameyer of Sterners Road, Rose Merrigan & Tom Cuce of Rich Hill Road, Michelle Schetter of Thousand Acre Road, Deborah Dayton of Barndt Road. Jim & Jane Strohm of Tower Road, Marilyn Vogel, Jerry Guretse 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. September 19, 2018 Minutes
2. Wynn Plan Review Status & Escrow Release
3. Emergency Services Report
4. Building/Zoning & Building Permit Report
5. Public Works Report
6. Comprehensive Plan Committee Report

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

**Confirmed Appointment****Dennis Fox**

Mr. Fox presented a series of photos of flooding of his property during a recent severe rainstorm. He requested that the ditch on Bardsley Road be enlarged and improved. Mr. Baluh reported that he inspected the ditch was inspected and will be cleaned and the berm extended. The culvert will be improved upon approval of LD 604 Gavin Minor Subdivision as part of the Agreements.

**Committee Reports****Planning Commission:** Alex Ulmer

Mr. Ulmer reported that there was one application: LD 608 Penn Foundation Parking Lot Expansion. They propose to expand an existing parking lot at their main campus to create 35 parking spaces to be connected by a stairway and crosswalk to a recently purchased building at 711 Lawn Avenue. PC recommended Preliminary/Final Approval. They also signed the plans for LD 551 Greentop Management. **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 that although attendance was down, SeptemberFest had nice weather and was a success. P&R has chosen two additional pieces of playground equipment at a cost of \$8343 for purchase in 2009. Seven benches have been restored with 9 remaining at a cost of \$750 for wood and hardware for those. P&R recommended Maggie Oliver for the vacancy. **Mr. Miller made a motion seconded by Mr. Keyser and carried to appoint Maggie Oliver to the Park & Recreation Committee. Mr. Keyser made a motion seconded by Mr. Duvall and carried to approve the Park & Recreation Committee Report.**

Conservation Committee: Michael Schrameyer

Mr. Schrameyer reported on the September 20 meeting. CC updated the Preserved Properties database and ordered 5 more Open Space signs. CC is seeking an organization to add 3<sup>rd</sup> party protection to Township owned open space properties. **Mr. Keyser made a motion seconded by Mr. Miller and carried to approve the Conservation Committee Report.**

Pennridge Regional Police Department (PRPD) Report: Chief Rod Blake

Chief Blake gave the PRPD report. Public comment about crime in WRT was taken and addressed by Chief Blake. **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 MillerArticles of Incorporation – 50-year Renewal

Mr. Miller reported that the JRA added a member from Sellersville and now has 3 members from each municipality. Mrs. Eberle reported that every authority has to renew the Articles of Incorporation periodically. **Mr. Keyser made a motion seconded by Mr. Miller and carried to take all action necessary to renew the existence of the Joint Recreation Authority.** Mr. Miller stated he would bring the document for signatures to the next meeting. **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. Duvall made a motion seconded by Mr. Keyser and carried to approve the Tax Collector's Report.**

Engineer's Report: Steve Baluh, P.E.LD 608 Penn Foundation Parking Lot Expansion

Susan Rice, S.T.A. Engineering, presented the proposal for the extra parking for Penn Foundation as presented to and recommended by the PC. Architect Phillip Lederach and Penn Foundation CEO Wayne Mugrauer were also present. Following discussion, they requested expedited approval to allow them to pave this year. The Engineer & Solicitor agreed that with no building permit required, they might proceed when the Engineer was satisfied and the PSA fully funded. All agreed that they could proceed with the project. **Mr. Keyser made a motion seconded by Mr. Duvall and carried directing the Solicitor to prepare a Resolution of approval for LD 608 for the next meeting.**

LD 596 Nyce Land Development

Mike Russek, MSR Engineering, explained the project as a pole barn built on the site of a demolished house granted ZHB relief for setbacks and buffers. There will be a recorded shared driveway agreement. The applicant requested a waiver of curbs & sidewalks. Following discussion, Mr. Nyce agreed to install the road improvements himself. The Engineer asked that the plan be amended to show the improvements prior to approval. **Tabled.**

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

Solicitor's Report: Mary Eberle, Esq.LD 551 Greentop Management – Signing of Plans

The Solicitor advised the Board that all is in compliance and required documents for are ready for signatures. Mrs. Eberle announced that a resolution of approval was reviewed by the applicant and is ready to sign. **Mr. Duvall made a motion seconded by Mr. Keyser and carried to sign the Development Agreement, the Memorandum of Development, the Stormwater Facilities Maintenance Agreement and the Final Plans for LD 551 Greentop Management LLC.**

Resolution 2018-07 LD 604 Gavin Minor Subdivision

Mrs. Eberle announced that a resolution of approval was reviewed by the applicant and is ready to sign. **Mr. Miller made a motion seconded by Mr. Keyser and carried to sign Resolution 2018-07 Conditional Preliminary/Final Approval for LD 604 Gavin Minor Subdivision.**

Agreement of Sale for McGann Conservation Easement

The Solicitor requested a motion to sign the agreement as part of LD 608 for the purchase of a conservation easement on both parcels minus the areas of the dwellings. **Mr. Keyser made a motion seconded by Mr. Miller and carried to approve the Agreement of Sale for the McGann Conservation Easement.**

Resolution 2018-08 To Authorize Signing of Documents and Expenditure of Funds

Mrs. Eberle requested a motion to authorize the Manager to sign documents relating the McGann easement. **Mr. Miller made a motion seconded by Mr. Keyser and carried to approve Resolution 2018-08.**

Uniform Construction Code (UCC) Intergovernmental Cooperation Agreement & Ordinance

Mrs. Eberle explained that an amendment was necessary to this Agreement and Ordinance to reduce the number of UCC Board members from 5 to 3 to commence a hearing. **Mr. Miller made a motion seconded by Mr. Duvall and carried to enter into the Uniform Construction Code Intergovernmental Cooperation Agreement. Mr. Miller made a motion seconded by Mr. Duvall and carried to advertise the Uniform Construction Code Agreement Ordinance.**

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

Manager's Report: Greg LippincottTreasurer'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 September 30, 2018, and to pay the bills as reported for September 13 through October 10, 2018, subject to Audit.**

Fire Contracts 2019

**Mr. Keyser made a motion seconded by Mr. Duvall and carried to sign the Fire Contracts for 2019.**

Emergency Management Coordinator

The Manager announced that he had a volunteer from the Fire Department to take the Emergency Management Coordinator position. **Tabled** pending an interview with Mr. Duvall.

Uniform Construction Code (UCC) Volunteers

Mr. Lippincott received one application to fill the vacancy on the UCC Board. **Mr. Miller made a motion seconded by Mr. Keyser and carried to appoint Rocco Stumpo to the Uniform Construction Code Board.**

RFP Auditing Services

Mr. Lippincott announced that two proposals were received: One from Dunlap & Associates for \$9,900-11,000 over the next 3 years and the second from Zelenkofske Axelrod LLC for \$6,000 over the next 3 years. **Mr. Miller made a motion seconded by Mr. Duvall and carried to retain Zelenkofske Axelrod LLC for Auditing Services.**

2019 Draft Budget

The Manager informed BOS that the draft budget was in their packet.

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

Old BusinessZoning Hearing Board Vacancy

In September, BOS asked Mr. Lippincott to contact the ZHB members and Alternates; Fred Diserod agreed to become a Member from Alternate. **Mr. Miller made a motion seconded by Mr. Keyser and carried to appoint Fred Diserod as a Member of the Zoning Hearing Board.**

New Business: none

**Public Comment**

Penny Markley complained about the poor condition of Hafler Road. The Manager responded that it is on the Draft Budget list to be considered in 2019.

David Collingwood stated that the BOS approved \$8,000 to repair the James Barn in November of 2015 and the additional work still needs completion. He submitted photos of Black Vultures roosting at the Barn.

Judy Menninger asked if WRT looked at the FEMA safety booklet she suggested at the last meeting. Mrs. Eberle responded that she did and that WRT could consider updates to the Emergency Management Ordinance.

Rose Merrigan expressed her opposition to the Adelphia Quakertown Compressor Station and asked if WRT had any communication with them. The Manager responded that a safety meeting was been proposed with the Trumbauersville Fire Department. Also, DEP has contacted WRT to set up an air quality meeting with a tentative date of December 4, 2018, at the Township building.

Marilyn Vogel asked for an update on the signage for Finland Road. Mr. Miller reported that Penn DOT will install signage, guardrail, road marking and a high friction surface. **At the Manager's request, Mr. Miller made a motion seconded by Mr. Duvall and carried to recommend that Penn DOT add improvements to the intersections of Allentown Road & Schukraft Road and Allentown & Sterners Road.**

Tom Cuce expressed his opposition to the Adelphia Compressor Station and his frustration. He was asked to leave the meeting and complied after becoming disruptive and making accusations.

**There being no further business, a motion for adjournment was made by Mr. Keyser seconded by Mr. Duvall and carried at 8:40 p.m.**

Respectfully Submitted,



Judith E. Decker  
Secretary