

**MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
AUGUST 26, 2009**

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:	Earl Richard Hendricks (absent) John Cornelius (arrived 8:10 pm) Barbara Faust Ross Gardner Nelson Hollenbach (absent) Eileen Bradley Richard Packard (absent)
Borough Manager:	Daniel P. Olpere
Borough Solicitor:	Josh Ganz
Borough Engineer:	Joe Nolan, CKS Engineers Brian McAdams, CKS Engineers
Bucks County Planning Commission Consultant:	Maureen Wheatley

Barbara Faust opened the meeting at 7:30PM. The Pledge of Allegiance was recited.

**PUBLIC FORUM**

None at this time.

**UNOFFICIAL MEETING**

After a brief pause waiting for a quorum, the Green Ridge Development Sketch Plan was introduced. In attendance representing the developer were Mark Giacomelli and Kurt Wiest, and Rod Chirumbolo representing Bolo Engineers. Mr. Chirumbolo reviewed the sketch plan for 28 North Ridge Road which is a 4.77 acre site. Their plan is to add 5 new houses to a development that already contains a single family home. They will be requesting preliminary/final plan review when formal plans are submitted. A number of comments were raised. Barb Faust stated that she had concerns with the road width and lack of sidewalks. Joe Nolan stated there would be a need for a waiver if they are not proposing to do any widening on North Ridge Road. Eileen Bradley noted that the footprint is small. The applicant stated they are aware of the buffer yard requirements and will comply. John Cornelius arrived at the meeting at 8:10 PM which then constituted a quorum.

**APPROVAL OF MINUTES**

Upon motion Gardner, seconded by Cornelius, the minutes of July 22, 2009 Planning Commission meeting were unanimously approved.

**OLD BUSINESS**

### Perkasie Square Shopping Center

Brad Clymer, Engineer, was present representing Perkasie Square Shopping Center. A number of comments were raised with regards to the layout especially on the parking lot area of the plan. There were a number of concerns raised regarding the elimination of the central boulevard that is there currently. The applicant noted that they wanted to soften or calm the traffic but other issues were then identified. Comments from the Bucks County Planning Commission and Borough Engineer were read and noted.

### Jelski Subdivision Plan

A preliminary plan for a minor 2-lot subdivision was introduced and accepted onto the record.

## **NEW BUSINESS**

### West Rockhill Comprehensive Plan

Barb Faust had noted that a letter had been received from the Borough Manager noting that comments were requested from East Rockhill Township for an update to their Comprehensive Plan. There were no comments by Planning Commission members.

Ross Gardner left at 9:10 PM resulting in a lack of a quorum. Commission member then adjourned to the conference room to discuss proposed zoning ordinance changes. Remaining for the post-meeting discussion was John Cornelius, Barb Faust, Eileen Bradley along with Josh Ganz, Maureen Wheatley and Dan Olpere.

## **ADJOURNMENT**

The meeting adjourned at 10:08 PM.

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Barbara Faust, Secretary