

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
NOVEMBER 9, 2011

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:	Earl Richard Hendricks
	John Cornelius
	Barbara Faust
	Ross Gardner
	Nelson Hollenbach
	Eileen Bradley (absent)
	Richard Packard
Code Enforcement Administrator:	Tracey Berry
Borough Solicitor:	Ann Weiss
Borough Engineer:	Brian McAdam
Bucks County Planning Commission Consultant:	Maureen Wheatley

Richard Hendricks called the meeting to order at 7:00-PM. The Pledge of Allegiance was recited.

**PUBLIC FORUM**

None

## APPROVAL OF MINUTES

Upon motion by Ross Gardner, seconded by Nelson Hollenbach, the minutes of the August 24, 2011 Planning Commission meeting were approved with one clarification about the agreement between the three parties in the Curry Subdivision. The clarification was to remove the condition to have the third party (the Triplets') from the agreement since they do not wish to sign the agreement.

With the correction, the minutes were approved unanimously.

## NEW BUSINESS

Transue/Polsinelli Minor Subdivision Sketch Plan: Vito Polsinelli, agent for the owner presented a sketch plan to the Commission for a two lot subdivision. Mr. Polsinelli explained that the applicant has received relief from the Zoning Hearing Board for lot width requirements, conditioned upon paving the alley in front of the proposed properties and have a signed agreement with the property owner at 631 S 8<sup>th</sup> Street to have the fence removed. Mr. Polsinelli explained that the new lots will enter from Bainbridge Street. Richard Packard explained that he lives near the properties in question and that there is a maintenance agreement between himself and the owner of 631 S 8<sup>th</sup> St for maintenance of the paper street. Mr. Packard advised Mr. Polsinelli that he will make a copy of the agreement for his review.

The Commission stated to Mr. Polsinelli they see no reason why the applicant should not proceed with a formal plan so long as they meet the requirements of Borough Ordinances.

Constitution Square Sketch Plan: Jim Molton of Molton Builders presented a new sketch plan for a 140 unit apartment building. Mr. Molton advised that they received approval in 2004 for a 140 unit over 50 community. Mr. Molton stated that he wanted to work with the existing approvals since they plan to keep the same number of units, they only want to change to apartments instead of an over 55 community.

Maureen Wheatley of the BCPC explained that apartments are not permitted in that zoning district and the applicant would have to go to the Zoning Hearing Board for a variance.

Several members of the Commission expressed their opposition to the plan and their concerns about the added traffic and congestion.

Mr. Hendricks suggested that the applicant seek counsel to assist with the zoning issues.

American Heritage: John Reibow and Gary Gorski presented the final plan to the Commission. Mr. Reibow explained that they had met with the Borough's Engineer to make changes to the stormwater basin.

John Cornelius asked if it would be possible for the applicant to reduce the impervious surface by changing two sections of the parking lot and instead of paving them place stone instead of blacktop. Mr. Reibow stated that it is something they can do to help with the rain run off.

There was a question regarding the sewer easement. Mr. Reibow explained that PBA has given them permission to re-locate the man hole and will supply a letter stating such.

John Cornelius also questioned if the applicant has received a letter of approval from the fire Chief. Mr. Reibow stated they will supply a letter to the Commission.

After further discussion Mr. Reibow stated that the applicant will comply with all recommendations in the CKS and BCPC review letters.

Ross Gardner made a motion to recommend the plan to Council for approval. Barb Faust seconded the motion, all members were in favor.

John Cornelius made a motion to grant Conditional Final approval, conditioned upon the applicant supplying approval letters from PBA for the sewer easement, the Fire Chief for accessibility, and to revise the plan to change the two sections of parking to pervious surface, to the satisfaction of CKS. Ross Gardner seconded the motion, all members were in favor.

## **OTHER BUSINESS**

Ross Gardner stated his concerns with the sketch plan Moulton Builders submitted for the 140

Unit apartment buildings. Mr. Gardner stated that several years ago when the applicant proposed an over 55 adult community they were questioned about turning them into apartments, to which the applicant stated they would not do because they wanted to build an adult community. Now they are proposing apartments on the site that they received approvals for an adult community.

## ADJOURNMENT

On a motion by Nelson Hollenbach, seconded by Ross Gardner, the meeting was adjourned at 8:20 PM.

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Barbara Faust, Secretary