

**MINUTES OF PERKASIE BOROUGH  
COUNCIL MEETING  
JULY 21, 2014**

620 West Chestnut Street  
Perkasie, Pennsylvania

ATTENDANCE:

Council Member:

Matt Aigeldinger  
Chuck Brooks  
Florence Frei  
Barbara Krantz (absent)  
Suzanne Kravitz  
Steve Pizzollo

Youth Councilors:

Jim Purcell  
Jim Ryder  
Justin Stottlar  
Ashlin Brooks (absent)

Mayor:

Callie Thompson  
John Hollenbach

Borough Manager:

Andrea L. Coaxum

Finance Director:

Joe Berardi

Police Chief:

Steve Hillias

Public Works Director:

Dan Gilbert (absent)

Electric Superintendent:

Harold Stone (absent)

Parks and Recreation Director:

Carolyn Hanel

Borough Solicitor:

Nate Fox

Press Representatives:

News Herald  
Daily Intelligencer

Borough Council President Jim Ryder convened the meeting at 7:00 PM. Mayor Hollenbach gave an invocation followed by the Pledge of Allegiance.

**PUBLIC FORUM**

Joe Fitzgerald of 410 Grandview Avenue spoke regarding the Perkasie Woods development proposed on Constitution Avenue stating he thought 145 townhomes were excessive for the area.

Steve Arnold of 319 North Main Street stated a change in the cluster housing ordinance was not practical for Perkasie.

Sherri Kling of 400 Grandview Avenue asked if the increased water system going to be able to handle the increased water and sewer, traffic and storm water drainage and increased enrollment at local schools for the proposed Perkasie Woods development.

Ann Comiskey of 508 Grandview Avenue stated she felt the proposed Perkasie Woods development should remain as an industrial use.

Rich Wilhelm of 313 Summit Avenue asked whether the nearby intersections to the Perkasio Woods development would be able to handle the additional traffic and flooding of the nearby Perkiomen Creek during heavy rain.

Dan Soliday of 703 W. Market Street voiced concerns about the proposed reAlliance land development at 7<sup>th</sup> and Market Streets.

Public forum was closed.

## PUBLIC HEARING

### **Ordinance #974 Rezoning Perkasio Woods**

At 7:20 PM the public hearing for the rezoning of the Perkasio Woods development was opened.

The proposal from developer Metropolitan Builders Group, titled Perkasio Woods is for the development of a 16-acre lot at Constitution Avenue and Spruce Streets. The development would contain 145 townhouses in addition to parking and open space areas.

In order to receive approval to build, the proposal would require a change in zoning from industrial to residential-3, in addition to an amendment to the Borough's zoning ordinance to increase the maximum permitted height of a townhouse or multiple dwellings from 30 to 35 feet to allow three-story townhomes located in the R-3 zoning district, and related changes to the Borough's Comprehensive Plan.

Kim Freeman, a representative of Metropolitan Builders Group cross-examined four witnesses including two engineers, a land planner, and a general sales manager for Ryan Homes who will building the community.

Project Engineer Robert Blue answered concerns over flooding, storm water drainage, increased enrollments at local schools, and an increase in traffic.

Project land planner Erik Hetzel stated the proposed development could increase revenues \$22,000 annually to the Borough and approximately \$370,000 annually to the school district based on the real estate taxes generated. There would also be one-time financial gain from transfer taxes and utility connections.

Project traffic engineer Gregg Bogia stated that a traffic study determined the development would add approximately 80 traffic trips during peak morning and rush hour and 82 in the evening.

Robert McCracken, general manager for the Philadelphia division of Ryan Homes, stated the average price of the homes would be approximately \$270,000 to \$300,000.

The floor was opened for public comment.

Alicia Getty of 424 Grandview Avenue proposed development was concerned about the increase in traffic and the negative impact on deer and bears in the area.

Evelyn Lewis of 412 Grandview Avenue stated she thought the neighborhood was too dense, overcrowded and too much out of touch with small town Perkasio.

Scott Strouse of 200 Spring Lane felt the current flooding in the area from the Perkiomen Creek during inclement weather would worsen if the development were to be built.

Roger Wenhold of 129 E. Walnut Street questioned whether the density of the site would affect the Borough's water supply.

Perkasie Borough Council did not render a decision on the zoning request, continuing the hearing to its August 4, 2014 meeting.

At 8:50 PM the hearing was continued.

## PUBLIC HEARING

### **Ordinance #975- Rezoning Constitution Square**

The public hearing was opened at 8:50 PM. Present was Jim Moulton of Moulton Builders, proposing to build 56 town homes on a lot that previously housed Nace's Greenhouses on Constitution Avenue. Mr. Moulton stated the proposal had been reduced to 56 town houses from the approved plan that included 140 age restricted units. The Borough is intending to rezone approximately 25% of the property from R-2 zoning to R1-B, to be consistent with the rest of the property. It was noted as a clean-up item in the Borough's Comprehensive Plan.

Roger Wenhold of 129 E. Walnut Street was concerned about his bee-keeping interest stating he did not want to give that up and asked that he not be "shaded" by the development because of his solar electric at his residence.

Upon a motion by Purcell, seconded by Stottlar, the public hearing was closed at 9:00PM.

## **PRESIDENT'S REMARKS**

None.

## **APPROVAL OF MINUTES**

Upon motion by Pizzollo, seconded by Purcell, Council unanimously approved the Council meeting minutes of June 16, 2014 and the Council Committee minutes of July 7, 2014.

## **CORRESPONDENCE AND REPORTS**

### Mayor's Report

None.

Taxes Collected, Budget Status, Engineer's Report, Zoning Hearing Board Report Planning

Commission Report

Upon motion by Aigeldinger, seconded by Purcell, Council unanimously accepted the report of taxes collected, budget status, engineer's report, Planning Commission report, Zoning Hearing Board report and Police Report.

**NEW BUSINESS**

PUBLIC WORKS COMMITTEE

No business.

PUBLIC UTILITY COMMITTEE

No business.

PLANNING AND ZONING COMMITTEE

Consider Amendment to Cluster Ordinance

Council members reviewed a recommendation from Bucks County Planning Commission to modify the cluster ordinance along with sample ordinances from varying municipalities. This matter will be discussed at a future meeting.

Amended Final Land Development Plan-7<sup>th</sup> & Market Street-Resolution #2014-20

Council reviewed a modified final plan submitted by reAlliance Real Estate Development for the property at 7<sup>th</sup> and Market Street. The amended plan proposed 5,889.18 square feet of retail on the first floor and 10 apartments on the second and third floors.

Upon motion by Aigeldinger, seconded by Purcell, Council unanimously approved Resolution #2014-20, reAlliance Real Estate development amended final land development plan.

Consider Ordinance #974, Rezoning Perkasio Woods

The Public Hearing on this ordinance is continued until the August 4, 2014 Council Committee meeting.

Consider Ordinance #975, Rezoning Constitution Square

Upon motion by Purcell, seconded by Aigeldinger, Council unanimously approved Ordinance #975, amending the official zoning map of the Borough of Perkasio to rezone a certain portion of tax map #33-10-145 from R-2 to R1B for Constitution Square and Walnut Street and Constitution Avenue.

PARK AND RECREATION COMMITTEE

Consider Approval of Park Facility Reservation-Winters Family

Upon motion by Frei, seconded by Stottlar, Council unanimously approved a park facility reservation for a family event at Menlo Park Pavilion on August 24, 2014 from 1:00PM to 6:00PM.

Consider Approval of Event Permit Application-Rotary Ride for Rotoplast

Upon motion by Frei, seconded by Stottlar, Council unanimously approved an Event Permit Application for the Rotary Club to use the parking area at the Covered Bridge in Lenape Park for a rest stop for a bike event October 12, 2014 from 8:00AM to 1:00 PM.

PERSONNEL AND POLICY COMMITTEE

No business.

FINANCE COMMITTEE

Authorization to Pay Bills

Upon a motion by Aigeldinger, seconded by Purcell, Council unanimously accepted payment of the bills as presented.

Consider Ordinance #976, PMRS Police Pension Plan Ordinance

Upon motion by Brooks, seconded by Pizzollo, Council unanimously approved Ordinance #976 amending the police pension plan administered by the Pennsylvania Municipal Retirement System (PMRS).

ECONOMIC DEVELOPMENT COMMITTEE

Community and Economic Development Director Steve Barth thanked Council for its support in approving the development project at 7<sup>th</sup> and Market Street stating the property has been vacant for 26 years. Mr. Barth stated the development proposed at the former Perkasio Industries site on Constitution Avenue would be a fiscal benefit to the area. Lastly, he reported the Bread Box Bakery on West Market Street will be opening next week.

CONSTITUENT OUTREACH COMMITTEE

Justin Stottlar updated every one of the outcome of the last Constituent Outreach Committee meeting July 8, 2014.

OTHER NEW BUSINESS

PUBLIC FORUM

Steve Arnold of 319 North Main Street asked if there would be a public hearing on the cluster ordinance when it comes up for consideration.

**PRESS FORUM**

None.

**ADJOURNMENT**

The meeting adjourned at 9:30PM.

---

Andrea L. Coaxum  
Borough Manager/Secretary