

**MINUTES OF PERKASIE BOROUGH
COUNCIL MEETING
AUGUST 18, 2014**

620 West Chestnut Street
Perkasie, Pennsylvania

ATTENDANCE:

Council Member:

Matt Aigeldinger
Chuck Brooks
Florence Frei
Barbara Krantz
Suzanne Kravitz
Steve Pizzollo
Jim Purcell
Jim Ryder
Justin Stottlar

Youth Councilors:

Ashlin Brooks (absent)
Callie Thompson

Mayor:

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 HEARING ON ORDINANCE 974-REZONING PERKASIE WOODS

Ordinance #974 Rezoning Perkasie Woods

The continued public hearing for the rezoning of the Perkasie Woods development was opened.

The proposal from developer Metropolitan Builders Group, titled Perkasie Woods is for the development of a 16-acre lot at Constitution Avenue and Spruce Streets. The development would contain 143 townhouses.

Mr. Robert Blue, the engineer for the applicant Ryan Homes was present. Mr. Blue explained to Council and audience that the townhome community would include three pocket parks, a tot lot catering to children ages 2-12 and open space. He stated that the community association would be responsible for the upkeep of the parks, as well as the resident's lawns, snow removal and landscaping.

Attorney Robert Gundlach, representing Ryan Homes was present submitting the following exhibits:

- A14 Illustrative Site Plan prepared by Robert E. Blue consulting engineers dated August 12, 2014
- A15 Fiscal Impact Analysis prepared by Erik Hetzel of Glackin Thomas Panzak dated August 12, 2014
- A16 Updated Transportation Impact Study prepared by Bogia Engineering dated August 4, 2014

The floor was opened for public comment regarding proposed Ordinance #974 to change the zoning from Industrial to R3 residential.

Clair Gabel of 408 Grandview Avenue was concerned the proposed townhouse development would turn the town into a slum. She was concerned about the recent removal of approximately 300 trees that were 15-20 years old.

Sheri Kling of 400 Grandview Avenue questioned whether the school district could accommodate the additional students. She was worried the townhomes would depreciate the value of neighboring properties.

Joe Leer of 508 Spring Lane was concerned that building townhomes would make Perkasio feel too much like a city.

Lori Langston of 314 Grandview presented a poster made by her 12-year old daughter.

Dennis Adams of 413 Grandview Avenue asked if the stormwater drainage issue will be improved with the increased development.

Evelyn Lewis of 412 Grandview Avenue felt that the proposed neighborhood is too dense, too big and will have too many houses. She asked the number of houses proposed to be reduced. She also stated that instead of adding more homes to the area, it would be better to add more shops and offices.

Ann Comiskey of 508 Grandview Avenue commented that when Landis Supermarket was constructed the neighboring development was unable to open their windows due to all the dirt and debris.

Darlene Schmidt of 420 Summit Avenue said she thinks the property should stay industrial.

Several questions were asked and answered by various Councilmembers.

Stan Stepnowski of 319 E. Market Street stated he felt Perkasio residents do not want more homes in the community, they want industry.

Sue Wasser of 516 Spring Court said single family, single story homes would be more appropriate for that development.

After all the public discussion, upon motion by Pizzollo, seconded by Purcell, the public hearing was closed at 7:56 PM.

CONSIDER ORDINANCE #974, REZONING PERKASIE WOODS

Upon motion by Aigeldinger, seconded by Brooks, Council considered Ordinance #974 of the Borough of Perkasio amending the official zoning map of the Borough of Perkasio to rezone certain tax map parcels #33-9-4, 33-9-5, 33-9-6, and 33-9-7 from I-1 to R-3 and to amend certain dimensional requirements within the R-3 district. Upon roll call vote, all Councilmembers, except one voted YES to approve the ordinance. Justin Stottlar voted NO. Motion carried 8-1, Ordinance #974 was approved.

PUBLIC FORUM

At 8:00 PM the public forum portion of the regular Council meeting was opened.

Mary Antczak of 718 Shadywood Drive stated she attended the public forum at the Perkasio Fire House on August 14, 2014. The topic was to discuss a request to increase the Fire Tax funding in support of a new fire engine/pumper and long range Capital Improvements. She asked the fire department talking points be placed on the website.

Cathy and Ted Carman of 300 South 9th Street addressed Council with a letter they received from the Perkasio Regional Authority. Mark Carmen was also present to back up his parents. The letter asks the Carman's to provide a sanitary sewer easement down stream of their property that would enable Hallmark Builders' to connect existing sanitary sewer to a property along Park Avenue once owned by the Church of the Nazarene. Mrs. Carman presented a letter to Councilmembers outlining the chronology of events so each Councilmember had a history on the matter.

PRESIDENT'S REMARKS

None.

APPROVAL OF MINUTES

Upon motion by Pizzollo, seconded by Aigeldinger, Council unanimously approved the Committee minutes of August 4, 2014, the Council minutes of July 21, 2014, and the Finance Committee minutes of July 28, 2014.

CORRESPONDENCE AND REPORTS

Mayor's Report

The Mayor reported there was a great turnout to the Perkasio Olde Towne Under the Stars Car Show held August 16, 2014. He reported approximately 400 cars were on display.

Mayor Hollenbach also encouraged citizens to volunteer at various organizations such as the Perkasio Fire Company or the local Meals on Wheels program.

Taxes Collected

Upon motion by Purcell, seconded by Pizzollo, Council unanimously accepted the report of taxes collected for July 2014.

Budget Status

Upon motion by Kravitz, seconded by Purcell, Council unanimously accepted the budget status report for July 2014.

Engineer's Report

Upon motion by Purcell, seconded by Pizzollo, Council unanimously accepted the engineer's monthly report.

Planning Commission Report

No report.

Zoning Hearing Board Report

Upon motion by Purcell, seconded by Aigeldinger, Council unanimously accepted the Zoning Hearing Board report.

Police Report

Upon motion by Aigeldinger, seconded by Purcell, Council unanimously accepted the Police Department monthly report. Chief Hillias reported that the next Town Watch meeting would be held at Sellersville Borough Hall on August 26, 2014 at 7:00 PM.

UNFINISHED BUSINESS

Update from Solicitor on Pemma Holdings Land Use Appeal

Solicitor Fox gave an update on the Pemma Holdings (Dunkin Donuts) land use appeal.

NEW BUSINESS

PUBLIC WORKS COMMITTEE

Fire Police Assistance-Pennridge Gallery in the Park

Upon motion by Purcell, seconded by Stottlar, Council unanimously approved Perkasio Fire Police to assist Sellersville Borough for traffic control duties for the Pennridge Gallery of the Arts Festivities on September 21, 2014.

Consider Resolution #2014-23-Joint Resolution Recycling Compliance & Sustainability Consortium

At the last meeting, Council approved the sale of the tub grinder that was shared by the

Borough and the Quakertown Borough. Quakertown Borough has been working with Hough Associates to prepare another joint grant application to replace the old tub grinder at no cost to either municipality. The grant application has been submitted, and a resolution needs to be considered by Council to show joint cooperation.

Upon motion by Krantz, seconded by Purcell, Council unanimously approved Resolution #2014-23, a joint resolution by Quakertown Borough and Perkasio Borough to form the Quakertown-Perkasie Recycling Compliance and Sustainability Consortium.

PUBLIC UTILITY COMMITTEE

It was announced there will be a special Public Utility Committee meeting on Monday, August 25, 2014 at 6:00 PM to discuss smart metering and electric policy revisions.

PLANNING AND ZONING COMMITTEE

Discussion on Text Amendment to Zoning Ordinance

Upon motion by Pizzollo, seconded by Brooks, Council unanimously authorized the circulation of a Zoning Ordinance Text Amendment to the Borough's Planning Commission and the Bucks County Planning Commission, and authorizes a public hearing to be held on October 6, 2014 before the Perkasio Borough Council meeting. The ordinance amendment would create new development standards entitled Open Space Preservation Performance Subdivision I and Open Space Preservation Performance Subdivision II.

PARK AND RECREATION COMMITTEE

Consider Approval of Park Facility Reservation-Capasso

Upon motion by Kravitz, seconded by Pizzollo, Council unanimously approved a park facility reservation for a family event at Menlo Park Pavilion on September 20, 2014 from 2:00PM to dusk.

Consider Event Permit Application-Block Party

Upon motion by Pizzollo, seconded by Kravitz, Council unanimously approved an Event Permit Application for a block party on North 9th Street between Arch and Race Street on September 6, 2014 from 4:00 PM to 8:00 PM.

PERSONNEL AND POLICY COMMITTEE

No business.

FINANCE COMMITTEE

Authorization to Pay Bills

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

Ordinance #977, Non-Uniform Pension

Upon motion by Krantz, seconded by Purcell, Council unanimously approved Ordinance #977, amending the Non-Uniformed Pension Plan administered by the Pennsylvania Municipal Retirement System.

Honor Flight-Philadelphia

Upon motion by Brooks, seconded by Purcell, Council unanimously approved the donation of \$550 towards the Honor Flight Philadelphia Program to help fund an Honor Flight on September 22, 2014 for World War II Veterans to visit monuments in Washington, D.C., and to honor the 70th anniversary of various milestones of World War II.

ECONOMIC DEVELOPMENT COMMITTEE

Matt Aigeldinger thanked the Perkasio Olde Towne Association and the Good Time Motorvators for the August 16, 2014 Perkasio Under the Stars Car Show event which was well attended.

CONSTITUENT OUTREACH COMMITTEE

Justin Stottlar announced the next meeting of the Constituent Outreach Committee will be held on September 9, 2014. He encouraged all residents to attend.

QUALITY OF LIFE COMMITTEE

Chuck Brooks announced the next meeting of the Quality of Life Task Force was scheduled for Tuesday, September 23, 2014 at 7:00 PM in the Borough Office.

Presentation by Penn Foundation

The Quality of Life Committee has asked the Penn Foundation to organize a speaker to give a 5-10 minute presentation every other month to Borough Council and residents attending the meeting. Debra Ryan from Penn Foundation outlined what objectives would be discussed over the next 6 months which included the heroin epidemic, substance abuse prevention and intervention, suicide prevention, and supporting the business community.

OTHER NEW BUSINESS

Matt Aigeldinger updated Council on the status of the County owned Walnut Street Bridge that is in need of dire repair.

Justin Stottlar addressed Cathy Carman's remarks made in public forum regarding a letter from the Perkasio Regional Authority obtaining sewer easements on her property. The Borough will discuss the matter with the Perkasio Regional Authority and would be in contact with the Carman's.

PUBLIC FORUM

Ken Texter of 409 Blooming Glen Road who spoke in opposition of the proposed land

development by Pemma Holdings at the intersection of 5th Street and Blooming Glen Road.

PRESS FORUM

None.

ADJOURNMENT

The meeting adjourned at 9:10 PM.

Andrea L. Coaxum
Borough Manager/Secretary