

MINUTES OF MEETING  
PERKASIE BOROUGH ZONING HEARING BOARD  
MAY 26, 2015

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Zoning Hearing Board Members:	Dave Barndt Dennis Hurchalla Andrew Rumbold David Weaver John Yannaccone Angela Kelly (alternate) John Wilcox (alternate) (absent)
Zoning Hearing Board Solicitor:	Colby Grim

The Zoning Hearing Board public hearing was convened at 7:30 pm.

**Approval of Minutes**

The minutes of the March 23, 2015 Zoning Hearing Board meeting were unanimously approved on a motion by John Yannaccone and seconded by Dave Weaver.

**New Business**

**File No. 2015-3, Perkasie Borough Public Works, 311 South 9<sup>th</sup> Street, tax parcel #33-005-037.**

The Applicant requests a height variance to construct a salt shed of up to 26 feet pursuant to section 186-27. The property is located at 311 South 9<sup>th</sup> Street Public Works, Perkasie Borough, Tax Parcel #33-005-037.

Presented were all exhibits, the application and notices concerning this file.

Perkasie Borough Solicitor Nate Fox was present as well as Public Works Director Dan Gilbert, appellant representing Perkasie Borough Public Works.

No one requested party status.

The Zoning Hearing Board granted approval of the applicants' request for the height variance subject to the following condition:

1. Applicant can construct a salt shed of up to 26-feet, subject to compliance with construction codes, code enforcement/building inspector's satisfaction, and the satisfaction of the Borough Engineer.

**File No. 2015-1, Cello Partnership d/b/a/Verizon Wireless, 311 South 9<sup>th</sup> Street, tax parcel #33-005-037.**

The applicant requests a special exception pursuant to Section 186-18.F(4)(c)[12] to permit an expansion, measuring approximately 680 square feet, of the existing compound location. The property is located at 311 South 9<sup>th</sup> Street, Tax Parcel #33-005-037.

Nicholas Cuce was present representing Cello/Verizon Wireless and was accompanied by Paul Dugan, Pam Stanfield as well as Joel Defreytas of CMC Engineering.

No one requested party status.

The Zoning Hearing Board granted approval of the applicants' request to expand its equipment compound subject to the following conditions:

1. To be constructed at no greater than 680 square feet.
2. An 8 foot fence to be installed around the expanded portion of the compound.
3. Applicant shall otherwise comply with all applicable Borough, County, State codes, laws, regulations and ordinances.

**File No. 2015-2, 27 North Main Street, LLC, tax parcel #33-014-040.**

The Applicant requests a special exception pursuant to Section 186-18.(B)(6) to convert the existing twin dwelling and accessory detached dwelling into two additional units, creating a total of four dwelling units.

Presented were all exhibits, the application and notices concerning this file?

Kenneth Cressman the owner and his partner Jonathan Phillips were present representing themselves.

There were three people who requested party status.

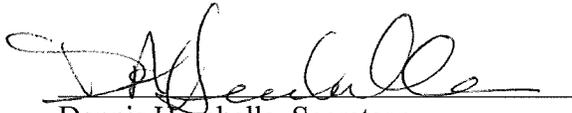
Tom Hamburger, 33 & 37 North Main Street, Perkasio  
Gerard McGough, 214 Green Top Road, Sellersville  
Jeff Carlson, 31 North Main Street, Perkasio

The Zoning Hearing Board granted approval of the applicant's special exception subject to the following conditions:

1. The residential conversion of the existing primary dwelling into a two bedroom apartment on the first floor and a two bedroom apartment on the second and third floor.
2. The residential conversion of the existing accessory structure into two one bedroom apartments.
3. Install and maintain eight parking spaces as illustrated on the plan provided.
4. Pave the drive and delineate each parking space.
5. Applicant shall otherwise comply with all applicable Borough, County, State codes, laws, regulations and ordinances.

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 9:57 pm.

  
Dennis Hurchalla, Secretary