

**PERKASIE BOROUGH
RESOLUTION NO. 2023-8**

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND FOR
THE BOROUGH OF PERKASIE, BUCKS COUNTY,
COMMONWEALTH OF PENNSYLVANIA, APPROVING THE
MINOR SUBDIVISION APPLICATION SUBMITTED BY THE ST.
STEPHEN’S UNITED CHURCH OF CHRIST OF PERKASIE**

WHEREAS, St. Stephen’s United Church of Christ of Perkasie (hereinafter referred to as “Applicant”) proposes to consolidate Bucks County Tax Parcel Nos. 33-005-525 and 33-005-526-001 and then subdivide said consolidated Parcel so as to create a 7,165 square foot lot, identified as Lot 2, which together with Lot 1 will contain the Church;

WHEREAS, Tax Parcel Nos. 33-005-525 and 33-005-526-001 contain approximately 1.13 acres;

WHEREAS, the overall site contains a Church, a residential dwelling (Parsonage), and parking area;

WHEREAS, Tax Parcel 33-005-525 is located in the R-2 and C-2 Zoning Districts and is subject to the Town Center Overlay District;

WHEREAS, Tax Parcel 33-005-526-001 is located in the C-2 Zoning District and is also contained within the Town Center Overlay District;

WHEREAS, the subdivision plans were prepared by Van Cleef Engineering, were dated December 19, 2022, have not been revised, and consist of one (1) sheet; and

WHEREAS, the Perkasie Borough Planning Commission has reviewed the subdivision plans and it is recommended that Perkasie Borough Council waive the following provision of the Perkasie Borough Subdivision and Land Development Ordinance:

1. §164-20.C. – So as to not be required to widen Arch Street and North 6th Street.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Perkasio, that the Borough Council hereby approves the Minor Subdivision Plan of St. Stephen's United Church of Christ of Perkasio, subject to the following conditions:

1. Compliance with the Gilmore & Associates, Inc., Engineer review letter dated February 9, 2023, except to the extent a waiver is granted as part of the approval process;
2. Compliance with the Gilmore & Associates, Inc., planning review letter dated February 3, 2023.
3. Compliance with the Perkasio Borough Zoning Hearing Board Decision dated October 24, 2022, including compliance with the conditions noted therein;
4. Applicant shall obtain any and all additional permits and/or approvals as required by the Perkasio Regional Authority, the Bucks County Conservation District; Pennsylvania Department of Environmental Protection, Pennsylvania Department of Transportation; and/or any other local, state, county, and/or federal authority or agency requiring permit applications and approvals ("Additional Permits"). Copies of these permits and approvals shall be submitted to the Borough;
5. Applicant shall fund and execute land development, financial security and stormwater facilities maintenance and monitoring agreements, in a form satisfactory to the Borough Solicitor, prior to plan recordation, if required;
6. If required to obtain permits by the Applicant, the Borough agrees to sign paper copies of the approved preliminary as final subdivision plan provided they bear the legend "not to be recorded" if signed paper copies are required to be submitted to the various local, state and federal agencies that must approve the various approvals, permits, certificates and the like for the project; provided, however, that the Borough reserves the right to participate in all approval and permitting procedures which may be required for the approval of this plan;

7. Applicant shall pay all review and professional fees in connection with all prior reviews and the reviews in connection with this approval as required by the Borough Subdivision and Land Development Ordinance and its applicable rate structure;

8. The Plan shall be ADA compliant, to the extent applicable;

9. The Borough Council, by the approval of this Resolution, hereby grants waivers from the provisions of Section 164-20.C. of the Perkasio Borough Subdivision and Land Development Ordinance, as noted previously in this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Perkasio Borough Council, in lieu of a public hearing, has offered the public the opportunity to comment on the proposed plan at a public meeting in accordance with the requirements of 53 P.S. §10508, and has provided residents with the ability to comment and address concerns relative to the Minor Subdivision Plan at all public meetings discussing this Plan, and after consideration of the Plan and the aforementioned conditions, finds that the approval of the Applicant's Final Minor Subdivision Plan will not be detrimental to the welfare, health, peace, and morals of the Perkasio Borough or its residents; and

BE IT FURTHER RESOLVED, that the Perkasio Borough Council approves, by adoption of this Resolution, the Applicant's Final Minor Subdivision Plan and the Waivers referenced above, subject to the aforementioned conditions; and

THIS RESOLUTION WAS DULY ADOPTED by the Perkasio Borough Council on the 20th day of February, 2023.

ATTEST:

By: 
Andrea Coaxum, Secretary

BOROUGH OF PERKASIE:

By: 
James Ryder, Council President