

Minutes of Meeting
Perkasie Planning Commission
December 11, 2019

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:
Planning Commission

Carolyn McCreary
Barbara Faust
Scott Bomboy
Sally Carr
Heather Nunn
Steven Pizzollo
Kevin Morrow
Dan O'Connell
Dave McCreesh

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.
Tracy Tackett, Borough Planner (Absent)
Douglas Rossino, Borough Engineer
Brendan M. Callahan, Borough Solicitor
Jim Ennis Planner

Carolyn McCreary called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and it was acknowledged there was a quorum and business before the Commission.

Public Forum

None

APPROVAL OF MINUTES:

Upon a motion by Barbara Faust, seconded by Scott Bomboy, the Planning Commission meeting minutes of the November 13, 2019 were unanimously approved.

NEW BUSINESS

I. Perkasie Green Subdivision/Land Development Waiver Request

1. The applicant team gave in depth presentation of project due to the vast majority of PC members are newer since the time of the original approval and part of the overall approval process. The following summary is provided.

- Applicant team stated project received required ZHB approval last year.
- Applicant team stated main differences of current proposed project from the one that originally received approval several years ago is: One additional parking space per unit is now proposed; and There are newer stormwater management controls to meet current standards.
- The applicant thoroughly went through Borough Engineer review letter – *it was roughly 16 pages.*
- The Applicant team states they will be having further discussions with Borough Solicitor and Borough Engineer to resolve Zoning Ordinance requirements for Open Space ratio and Natural Resource

Protection. Applicant's position is the project is covered under the older requirements for these aspects due to the original submittal occurring several years ago.

- Applicant team covered how the current standards for stormwater volume control and rate controls will be installed.
- Applicant is seeking a waiver from the SALDO ROW requirements to get a narrower width. Narrower width request due to no on-street parking. Applicant team states narrower width will result in less impervious coverage.
- Applicant is seeking a waiver from SALDO's requirements for cul-de-sac length and number of units at cul-de sac. Applicant's reasons for request is on-street parking will occur at cul-de-sac.
- Applicant team states Borough Fire Marshall has done a review of street widths and cul-de-sac configuration.
- Applicant team states on-street parking requirements and arrangements will be handled by HOA during agreement of sale through seller disclosures.
- Applicant team states HOA responsible for not only on-street parking but also common spaces and overall development and maintenance responsibilities.
- Applicant team states Trail extension along Park avenue/road/street is possible through sanitary and water easements.
- Applicant team states trail location is based on meeting with Borough staff. It is to meet accessible route for bringing pedestrians to Park and Ridge intersection.
- Applicant team states required easement width is 20 feet.
- Applicant team states the easement probably doesn't run further beyond the project site into neighboring properties to the north.
- Applicant is seeking a waiver to install Belgian block curb instead of concrete curb. Applicant states reasons are due to easier repair times and costs if damaged by snow plows. Applicant team states repairs will be HOA issue and not Borough responsibility.
- Market Street is Borough owned. Applicant team states extension to development may result in dedication as public road.
- Applicant team states Market Street improvements will comply to Borough requirements.
- Applicant is requesting preliminary/final approval because significant changes from original preliminary approval necessitates an approval beyond only a Final.
- Applicant team states they will be having discussions with the Borough on what gets counted and credited for Open Space dedication and fee-in-lieu.
- Applicant team states no landscaping or playground equipment proposed for tot lot.
- Applicant team states emergency vehicles and public works vehicles can navigate property safely. Larger trucks – aerial trucks for example – will need to use emergency access route.
- Applicant team states which side on-street parking will occur on Market is being discussed with Borough.
- Applicant team states the design of the emergency access apron is subject to PennDOT approval.
- Borough requests bollards instead of swing gate for emergency access entrance. It is easier for bikes and pedestrians to navigate around bollards.
- #1 of Tackett Planning, Inc. letter = Applicant team states woodland hasn't been disturbed since the time of original approval. Applicant will provide an aerial to demonstrate the no disturbance/no change to the woodland.
- #2 of Tackett Planning, Inc. letter = Applicant will provide correct number for net buildable site area on plan revisions.
- #3 of Tackett Planning, Inc. letter = Applicant team states tot lot is not the best description for active recreation area. It is an area for any of the development's residents. The area meets the Borough's active recreation requirements. Applicant team states Open Space dedication and fee-in-lieu are still

being discussed with Borough. Tot lot and on-street parking on neighboring property is impossible. Borough Engineer agrees. Adjacent property is operated by Borough's Electric department and planned to contain large generators. Applicant team states backyards of each lot will be individually owned and contain enough space for things like playground equipment.

- #4 of Tackett Planning, Inc. letter = Applicant team states area is a drainage ditch and not a tributary. Applicant team states upslope waters will be caught and bypassed around development. Maintaining the drainage ditch could potentially have a negative affect on the main branch of the watercourse. Borough Engineer agrees.
- #5 of Tackett Planning, Inc. letter = Applicant team states no green technologies are proposed at this time. The development will have to be in full compliance with energy efficiency requirements of currently enacted Building Code.
- #6 of Tackett Planning, Inc. letter = Applicant team states PennDOT will be handling what improvements are required.
- #7 of Tackett Planning, Inc. letter = Applicant team states topography along Ridge makes installation of sidewalk impractical and infeasible.
- County letter- no substantial discussion.
- Applicant team showed Planning Commission renderings of development's appearance. Planning Commission seemed generally favorable to renderings.
- Applicant team states all units are planned to have 3 bedrooms and 2 car garages.
- Applicant team states PennDOT approval is still needed and NPDES approval is still needed.

Three motions were established for the Planning Commission:

- a) Reaffirmation of previously granted waivers from originally approved land development. *All PC members voted in favor.*
- b) Granting of new waivers except those covering Open Space and Natural Resource protection requirements. Those requirements are still being discussed between Borough and applicant. The granting of the waivers is conditioned upon the Applicant submitting a plan revisions and a detailed list of all waivers being requested prior to seeking approval from Borough Council. All new waivers were voted in favor for granting except: 1. Sidewalks installed along only one side of development (*split vote with 3 ayes from Nunn, Bomboy, and McCreary and 3 nays from Morrow, Faust, and O'Connell*); 2. #164.22.A of Borough Engineer with all members in favor except for Faust.
- c) All PC members voted in favor to give a recommendation of preliminary/final approval of proposed Subdivision and Land Development.

OLD BUSINESS:

Adjournment

On a motion by Scott Bomboy, Seconded by Heather Nunn, the meeting was adjourned at 9:10PM.



Scott Bomboy - Secretary