

Minutes of Meeting  
Perkasie Planning Commission  
September 23, 2020

620 W. Chestnut Street  
Perkasie, PA 18944

Attendance:  
Planning Commission

Carolyn McCreary  
Barbara Faust  
Sally Carr  
Heather Nunn  
Steven Pizzollo  
Kevin Morrow  
Maureen Knouse  
Dan O'Connell  
Dave McCreesh (Absent)

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.  
Judy Stern Goldstein, Borough Planner  
Douglas Rossino, Borough Engineer  
Brendan M. Callahan, Borough Solicitor

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 Steve Pizzollo, seconded by Kevin Morrow, the Planning Commission meeting minutes of, August 26, 2020 were unanimously approved.

**NEW BUSINESS**

**I. Green Ridge Estates West located at 414 S Ridge Road**

**Background Information Summary**

Application Title: Green Ridge Estates West  
Plan Stage: Preliminary/Final Major Subdivision Plans Applicant: Xtreme Flippers LLC  
Plan Date: September 9, 2019  
Revision Date: July 1, 2020  
Location: 414 South Ridge Road Total Site Area: 4.82 Acres – Gross  
3.1 Acres – Perkasie Borough Zoning District: R-1A Zoning District

The approximately 5-acre site consists of TMPs 33-001-001 and 12-008-129 and is located in Perkasio Borough and East Rockhill Township. The portion of the site located in Perkasio Borough is approximately 3.1 acres and is in the R-1A Zoning District. The portion of the site located in East Rockhill Township is approximately 1.72 acres and is located in the R-1 Zoning District. The site contains an existing dwelling and several accessory buildings.

The plans propose to subdivide the property into eight new lots, and construct eight single-family detached dwelling units. Six of the proposed lots will be located in Perkasio Borough and the remaining two lots will be located in East Rockhill Township. The existing dwelling and accessory buildings are proposed to be removed. Access to the site is proposed via a cul-de-sac off South Ridge Road. The site will be served by public sewer and water from the Perkasio regional AuthorityApplicant's Presentation

The applicant's attorney, Neil Stein, provided a brief overview of the project and stated that the applicant would comply with all comments in the review letters, including Gilmore & Associates engineering review dated August 19, 2020 and planning review dated August 12, 2020 and Bucks County Planning Commission review dated September 10, 2020.

Mr. Stein also reviewed the waiver request letter. It was noted that there was some discrepancy with respect to the waivers noted on the plans, the waivers noted in the G&A letter, and the waivers on the Waiver Request from BOLO Engineering, dated July 2, 2020.

### **Planning Commission Recommendation**

1. The Planning Commission recommended that the following waivers be granted:
  - a) §164-8.B. – Requires a separate stage of approval for the submission of preliminary plans and final plans for all major subdivisions and land development. The PC recommended this waiver be conditioned upon the Applicant providing the deposit and fee as required in §164- 11.C.(1).
  - b) §164-20.C. – Requires streets be constructed in accordance with the specified requirements. The Applicant is requesting a waiver from widening S. Ridge Road along the property frontage in order to reduce the impervious surfaces of the new development for less of an impact on the environment. The PC recommended this waiver be conditioned upon the Applicant obtaining a Highway Occupancy Permit (HOP) from the Pennsylvania Department of Transportation (PennDOT) and installing all improvements required by PennDOT.
  - c) §164-20.C. & §164-52.A. – Requires curbs be provided along both sides of all streets, unless in the opinion of Borough Council with the advice of the Borough Engineer that they are unnecessary. The Applicant is requesting a waiver from providing curbs along the frontage of S. Ridge Road. The PC recommended this waiver be conditioned upon the Applicant obtaining a Highway Occupancy Permit (HOP) from the Pennsylvania Department of Transportation (PennDOT) and installing all improvements required by PennDOT.

- d) §164-20.E.(2) – Requires a minimum radii for horizontal curves be 150 feet for Secondary streets. The Applicant is requesting a waiver to provide a 100-foot horizontal radius on Jordan Lane in-lieu-of the required 150-foot radius in order to keep the impervious cover down to a minimum and save costs on construction.
- e) §164-30.D. – Requires side lot lines be at right angles or radial to the street line. The Applicant is requesting a waiver from providing side lot lines at right angles or radial to the street line of Jordan Lane. The PC recommended this waiver be limited to the lot lines that are determined by the municipal boundary line.
- f) §164-36.D. – Requires suitable open areas be dedicated for recreation in residential subdivisions at a minimum of 1,500 square feet of land for each residential dwelling unit. The Applicant is requesting a waiver to provide a fee-in-lieu of providing recreation areas.
- g) §164-59.C. – Requires all proposed gas mains be located within the pavement area of the roadway. UGI Utilities requires all gas mains to be constructed outside of the pavement area of the roadway.
- h) §164-68.C.(2) & §164-70.C.(2) – Requires the location, names and widths of streets, the location and name of railroads, the location of property lines and name of owners, the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided or developed to be shown on the plans.
- i) §164-70.A.(5) – Requires that Final Plans be on sheets either 18 inches by 22 inches or 36 inches by 44 inches, and all lettering be so drawn as to be legible if the plan should be reduced to half size. The Applicant has prepared and submitted plan sets with sheet sizes of 24 inches by 36 inches in order to provide for plan clarity and detail for the project.

- 2. The Planning Commission recommended approval of the Preliminary/Final Subdivision Plans subject to compliance with the following:
  - a) Gilmore & Associates engineering review dated 8/19/2020
  - b) Gilmore & Associates planning review dated August 12, 2020
  - c) Bucks County Planning Commission review dated September 10, 2020

## II. Discussion about Rowhomes

- 1. Borough Planner, Judy Stern Goldstein, presented a PowerPoint presentation regarding Rowhomes to the Planning Commission. The presentation included a summary of the information provided in her memo dated September 16, 2020. The presentation included an overview of the history of rowhomes, benefits of rowhomes, and a map showing locations of rowhomes in the Borough in proximity to the town center area and the draft historic district. The presentation also included and a series of photos of rowhomes in the Borough illustrating various architectural styles, building materials, architectural details, and accessory structures/detached garages.

2. The Borough Planner reviewed the draft Residential Infill Overlay District Ordinance, dated September 16, 2020 with the Planning Commission. The following is a summary of the discussion items:
- a) The ROID would apply only to the new B(12) Rowhome use and would also permit H(1) accessory structures and H(5) No-impact home-based business as accessory uses to the Rowhome use.
  - b) The new B(12) Rowhome use would be separate and distinct from the existing townhouse use and would require additional performance standards. There was some general discussion about the design standards including roof styles, breaks in the horizontal facades, building materials, and porches.
  - c) In order to gain the full benefit of the B(12) use, an applicant would need to provide a detached garage at the rear of each lot. There was some discussion about the advantages to providing detached garages, specifically the ability to provide sufficient off-street parking and also a usable and functional rear yard for each unit.
  - d) Discussion ensued about parking requirements, and the Planning Commission determined that it would be appropriate for the garage to count as one of the two required parking spaces if it were deed restricted to ensure that it would remain a garage. It was agreed that the draft ordinance would be revised to address this issue.
  - e) Discussion ensued regarding waste collection issues. The draft ordinance requires areas be provided for both individual trash storage on each lot and an area for community trash receptacles for the residents to use on trash/recycling days. Several Planning Commission members expressed that they would prefer the trash trucks to pick-up trash/recycling from the alley, or at curb-side along the street frontage. There was much discussion about private alleys and trash trucks not going into private alleys and the conflict between curbs-side pickup with sidewalks and with parked cars.
  - f) Discussion ensued regarding cluster mailboxes. Several Planning Commission members expressed that they would prefer that mail be delivered to each home, separately. There was much discussion about the post office and their policy of requiring cluster mailboxes for new developments.

- h) Joseph Price and Peter Stampfl were present. When asked if they had any comments/questions, they expressed concern that brick veneer was not one of the materials permitted to be used to clad the front or side facades of any proposed Rowhome.
3. After much discussion, the Planning Commission did not take any formal action. Chairperson Carolyn McCreary indicated that the draft ordinance amendment seemed appropriate, and with the minor revisions discussed regarding parking, it should be presented to Borough Council. It was noted that if Council authorizes advertising of the ordinance, it would appear back before the Planning Commission for a formal recommendation prior to any hearing for adoption.

**OLD BUSINESS:**

None

**Adjournment**

On a motion by Kevin Morrow, Seconded by Steve Pizzollo, the meeting was adjourned at 8:10PM.



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Mairi Schuler - Secretary