

**PERKASIE BOROUGH  
RESOLUTION NO. 2024-36**

**A RESOLUTION OF THE BOROUGH COUNCIL IN AND FOR THE  
BOROUGH OF PERKASIE, BUCKS COUNTY, COMMONWEALTH OF  
PENNSYLVANIA, APPROVING THE AMENDED FINAL LAND  
DEVELOPMENT/SUBDIVISION PLAN SUBMITTED BY EF MOSER  
DEVELOPERS, INC. FOR THE 8<sup>TH</sup> STREET COMMONS PROJECT**

WHEREAS, the Borough Council in and for the Borough of Perkasia, on June 6, 2022, approved the Preliminary as Final Land Development/Subdivision Application submitted by reAlliance, LLC; the Application proposed the consolidation of two Lots for the purpose of the construction of twenty-eight (28) new rowhome dwelling units, but the Application also proposed the demolition of an existing structure and the construction of a new multi-family building on Tax Parcel 33-005-458-001, so as to create twenty-one (21) apartment units; and

WHEREAS, the original Developer, reAlliance, LLC transferred ownership of the multi-family dwelling to EF Moser Developers, Inc., who took title to the building wherein the original Application proposed the construction of twenty-one (21) apartment units; and

WHEREAS, EF Moser Developers, Inc. submitted an Application to the Perkasia Borough Zoning Hearing Board requesting approval to increase the number of apartment units from twenty-one (21) to twenty-eight (28) units and on April 11, 2024, the Perkasia Borough Zoning Hearing Board granted the variance; and

WHEREAS, the now Applicant, EF Moser Developers, Inc., has requested that Borough Council approve the Amended Final Land Development/Subdivision Plan so as to recognize the increase in the number of units in the multi-family building from twenty-one (21) to twenty-eight (28) units.

NOW, THEREFORE, BE IT RESOLVED, that the Perkasio Borough Council herein approves the Amended Final Land Development/Subdivision Plan subject to the following conditions:

1. Compliance with the Zoning Hearing Board Decision rendered on April 11, 2024.
2. Compliance with the Gilmore & Associates, Inc. review letter dated May 29, 2024.
3. Compliance with the Plan prepared by Holmes Cunningham, LLC, consisting of Sheet C1.2, sheet 8 of 30, dated January 28, 2022 and last revised April 12, 2024.
4. Compliance with all of the conditions of approval from the prior approval granted on June 6, 2022, except as may be modified by the terms and conditions of this Amended Final Land Development/Subdivision approval.

THIS RESOLUTION WAS DULY ADOPTED by the Perkasio Borough Council on the 17<sup>th</sup> day of June, 2024.

**ATTEST:**

By:   
Andrea L. Coaxum, Secretary

**BOROUGH OF PERKASIE:**

By:   
James Ryder, Council President