

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
February 26, 2024

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer
John Yannaccone
Sue Bower
John Wilcox (absent)
Laura Auger (absent)
John Knouse (absent)

ZHB Solicitor: Colby Grim

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

Re-Organization

On a motion by John Yannaccone, and seconded by Timothy Rimmer, David Barndt was appointed Chair of the Perkasie Borough Zoning Hearing Board for 2024.

On a motion by Timothy Rimmer, and seconded by Sue Bower, John Yannaccone was appointed Vice- Chair of the Perkasie Borough Zoning Hearing Board for 2024.

On motion by John Yannaccone, and seconded by Sue Bower, Timothy Rimmer was appointed Secretary of the Perkasie Borough Zoning Hearing Board for 2024.

On a motion by John Yannaccone, and seconded by Timothy Rimmer, the Zoning Hearing Board unanimously appointed Colby Grim of Grim, Biehn and Thatcher as the Zoning Hearing Board Solicitor for 2024.

Meeting Minutes:

Upon motion by John Yannaccone, seconded by Timothy Rimmer, the Zoning Hearing Board unanimously agreed to approve meeting minutes from March 27, 2023 and May 22, 2023.

New Business

Case File 2024-03 200 Wyckford Dr. / Daniel Taylor continued to next meeting

Case File 2024-01

A hearing was convened to address the appeal from The Moser Group, owner of Equitable Title of Tax Parcel No. 33-005-458-001 located on N. 8th Street in Perkasie Borough, PA. The proposal involved demolishing the existing building, a vacant lumberyard, and constructing a

new multifamily apartment building with twenty-eight (28) residential dwelling units, along with sidewalks and parking areas at the site.

No party status was requested at the meeting.

The Appellant sought an amendment to the variance granted on December 9, 2021, regarding the B5 Use. Specifically, the variance was requested to increase the number of residential dwelling units in one continuous building structure from 21 to 28 units. A variance from section §186-18.B.(5)(b)[1] of the Zoning Ordinance was being sought for this purpose.

Ed Moser, President of Moser Group LLC, along with his attorney Michael Carr, presented the application and site plans to the Board. The site plans indicated that there would be no changes to the approved footprint or parking spaces, with the only modification being the number of apartments within the building. Mr. Carr explained that the current plans for 21 residential units, each approximately 2000 square feet, might be challenging to rent in the current market conditions. Mr. Moser shared his rental property experience, mentioning that smaller apartments had proven popular in the Perkasio Borough area. Rachel Moser, Property/Marketing Manager for Moser Group LLC, presented data and a waitlist indicating the demand for smaller apartments at Delbar Apartments managed by the Moser Group.

John Yannacone requested a description of the size and floor plans of the units. Mr. Moser clarified that while there was no finalized building plan, the apartments would likely be studio or 1-bedroom layouts, ranging from 800 to 1000 square feet in size.

During the public comment period, Nicholas Schratz, a new resident in the Rowhomes on 8th St., inquired about the parking arrangements for the apartment building. Mr. Moser provided details and shared the site plan with Mr. Schratz, illustrating the parking area.

John Yannacone motioned to grant variance to §186-18.B.(5)(b)[1] allowing 28 residential dwelling units in one continuous building structure, as requested by The Moser Group, with the following conditions:

1. Applicant shall improve the Property in a manner consistent with the testimony and plans submitted with the Application
2. Applicant shall otherwise comply with all Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the property

Timothy Rimmer seconded the motion. All were in favor.

Case File 2024-02

The hearing was opened to discuss the property of Tax Parcel No. 33-027-014 located at 135 S. Main St. in Perkasio Borough, PA. The property currently contains two structures, with the primary structure being a dwelling used for "Residential Conversion" (B6) and an accessory structure as a detached garage. In 1978, a special exception was granted to convert a two-family resident dwelling into a three-family dwelling. The owner is now seeking to expand the special exception to allow for six residential units, each consisting of two bedrooms and one bathroom. The owner is also requesting a variance from § 186-70K.

Mark Gonder from 148 S Main St. requested party status at the meeting.

Elan Shermin, Chairman of 135 S. Main LLC, and his attorney Gavin Labowski presented the application to the Board, along with a copy of the Zoning Hearing Board Decision from 1978. Mr. Shermin described the current state of the property, which includes two uninhabitable structures. He outlined the layout of the proposed six-unit conversion, with one unit in the basement, two units each on the first and second floors, and one unit in the attic, each with its own entry. Mr. Shermin confirmed that there would be no exterior changes to the building.

Concerns were raised by Mr. Gonder regarding flooding on the property and within the building. Elan assured that he would consult with the Borough Engineer to address these water issues and presented his mitigation plan for addressing any flooding inside the building.

Details of the parking area were shared by Mr. Shermin, who explained the rationale behind seeking a variance from § 186-70K. It was mentioned that the existing dilapidated barn would be demolished to make space for the ten parking spots being provided as shown on the submitted plan. A fence would be installed to act as a buffer between the property and the side yard. Mr. Shermin highlighted the existing vegetation at the rear of the property, consisting of large canopy trees that hinder additional landscaping or fencing. He also noted that the rear property is approximately 100 feet from the parking area and adjacent to an existing garage.

Mr. Gonder raised concerns about the driveway entrance location and potential issues with headlights directed towards his property. Mr. Shermin indicated that he would consider relocating the driveway entrance.

During the public comment period, Jay Ruth of 525 E. Walnut St. inquired about the removal of an old wire fence and dead trees on the property. Mr. Shermin confirmed his intention to remove the fence and improve the property's appearance. Mr. Ruth also expressed satisfaction that there would be no issues with headlights directed towards the rear of the property from the parking area.

Susan Bower motioned to approve the extension of the Residential Conversion to six units and granted a variance from § 186-70K, waiving the requirement for a buffer at the rear of the parking area, with the following conditions:

- 1) Applicant shall improve the Property in a manner consistent with the testimony and plans submitted with the Application
- 2) The applicant must install a 4'-5' fence to the side of the parking area as on the submitted plans.
- 3) Applicant shall otherwise comply with all Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the property

Timothy Rimmer seconded the motion, and all were in favor.

Adjournment

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 9:05 P.M.



Timothy Rimmer, Secretary