

**Perkasie Borough
Zoning Hearing Board Agenda
November 24, 2025**

- (1) Meeting Convenes at 7:30 PM, Perkasie Borough Office
- (2) Approval of Meeting minutes of October 27, 2025 meeting
- (3) Old Business

Appeal No. 2025-08 – Joshua Moser and Chris Fleming, representatives of Perk Wash, LLC, the owner of legal title of property at 25 S. 9th Street (TMP #33-005-004), zoned I-2 Light Industrial with Residential Infill Overlay, seek a variance to permit the installation of seven (7) additional signs affixed to the railing of the rear building to advertise businesses not located on the property. Each sign functions as an individual off-premises parallel sign, and the total number of signs exceeds the allowance of two (2) per street frontage and one (1) per structure and exceeds the maximum percentage coverage allowed of the building face. Relief is requested from §186-75D(6); § 186-81A(1)(b) and §186-81A(1)(d) of the Perkasie Borough Zoning Ordinance.

- (4) New Business
- (5) None
- (6) Adjournment

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
October 24, 2025

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer
John Yannaccone
Sue Bower
John Wilcox
Laura Auger
John Knouse
Colby Grim, Esq. (Solicitor)

The Zoning Hearing Board public hearing was convened at 7:30 p.m.

Meeting Minutes Approval:

Upon motion by John Wilcox, seconded by John Yannacone, the Zoning Hearing Board unanimously approved the meeting minutes from September 22, 2025.

New Business

The Zoning Hearing Board opened the hearing for Case 2025-08.

Mr. Grim presented a letter from the applicant requesting a continuance. The Board agreed to continue the hearing until the November 24, 2025 meeting. A motion to grant the continuance was made by Laura Auger, seconded by John Wilcox, and approved unanimously by the Board.

Old Business

Case-2025-03-: Perkasie Place LLC – Use Variance Application

The Appellant, Perkasie Place LLC (Michael Tulio), submitted an application for a *Use Variance* to allow a multifamily residential development at 505 Constitution Avenue. The legal owner of the property is Pacaz Realty LLC. The property is located within the I-2 Light Industrial Zoning District and partially extends into Sellersville Borough.

Party Status

The following parties were granted status, all **opposed to the application**:

- Borough of Perkasio – represented by **Branden Callahan** – Opposed
- **Mark Brodeur**, 199 Wyckford Dr. – Opposed
- **Todd Wesolowski**, 475 Ridge Ave., Sellersville – Opposed
- **Melanie Brodeur**, 199 Wyckford Dr. – Opposed
- **Nicole Przychowicz**, 606 Essex Ct. – Opposed
- **Matt Przychowicz**, 606 Essex Ct. – Opposed
- **Jeffrey Short**, 198 Wyckford Dr. – Opposed
- **Kathleen Brown**, 620 Constitution Ave. – Opposed

Attorney David M. Shafkowitz, representing Perkasio Place LLC, appeared with the future property owner Michael Tulio and the following professionals:

- David Horner, P.E., Traffic Engineer
- Larry Griboski, Design Engineer
- Charles Guttenplan, Planner

A conceptual subdivision and development plan was presented for a proposed multifamily residential development consisting of five (5) apartment buildings containing 75 total units (19 one-bedroom units and 56 two-bedroom units).

Attorney Shafkowitz testified that an apartment use is not a permitted use in the I-2 District and that the applicant is seeking a use variance to allow this apartment use. He further stated that the property has a “marketable hardship” with respect to development under the existing permitted uses.

Design Engineer – Larry Griboski

Mr. Griboski provided testimony describing existing site features and the proposed site plan. He also presented site plans illustrating uses that are permitted by right in the I-2 District, such as truck terminals, warehouses, and recycling facilities.

Traffic Engineer – David Horner, P.E., Horner & Canter Associates

Mr. Horner testified that traffic generated by the proposed residential use would be less impactful than traffic generated by commercial retail uses that are currently permitted by right in the I-2 District. He stated that the access configuration, including circulation through the shopping center and the emergency access, appears to be adequate in concept.

He also testified that no separate traffic impact study was conducted for Wyckford Way, Essex Court, or the five-point intersection located in Sellersville Borough.

Applicant – Michael Tulio, Perkasio Place LLC

Mr. Tulio testified regarding his background and experience developing properties, including a nearby project adjacent to 505 Constitution Avenue known as *Perkasio Woods*, as well as projects in Berks and Lehigh Counties. He discussed the history of 505 Constitution Avenue, noting that the lot has remained vacant for several years without any viable development proposals under the current zoning.

Mr. Tulio presented proposed architectural renderings for the apartment buildings and described the interior layouts of the one- and two-bedroom units. He testified that:

- The apartments would be managed by a professional management company.

- The proposed lighting plan would comply with Borough ordinance requirements.
- The proposed buildings would include balconies, potentially accessed by sliding or glass doors.
- The estimated construction period would be approximately **24 months**, with construction access through the existing shopping center.

Planner – Charles Guttenplan

Mr. Guttenplan testified that he is the planner for Perkasio Place LLC and provided a summary of his background and education in land planning. He stated that he visited the site and observed that it is currently undeveloped.

Mr. Guttenplan testified that, in his opinion, the site is not desirable for industrial uses or the other uses permitted in the I-2 District. He further stated that the Borough's Comprehensive Plan recognizes the possibility that this site could be rezoned to a residential district.

He testified that, in his view, the proposed multifamily use would not adversely impact the surrounding area and that, in certain respects, the proposed use might generate more manageable traffic impacts than some of the uses currently permitted in the I-2 District. Mr. Guttenplan stated that he believes the relief requested represents the minimum marketable relief necessary for the property to be developed.

Adrienne Blank, of Gilmore & Associates, testified that she serves as the planner for Perkasio Borough, New Britain Borough, and Phoenixville Borough, and has been Perkasio Borough's planner for approximately one year. She described her role as reviewing plans and projects for consistency with municipal comprehensive planning and land use policies.

Ms. Blank testified that several uses are currently permitted by right on the property and that there are no physical site features that would prevent the property from being developed for those permitted uses. She noted that the surrounding zoning districts include R-1A, R-1B, R-3, and I-2.

Ms. Blank further testified that she is involved with the Economic Development update portion of the Comprehensive Plan; however, the Comprehensive Plan as a whole is not currently being fully updated at this time.

Public Comment

The following members of the public provided comments or questions:

- **Cynthia Tueja**, 306 Pin Oak Ln – Asked about the construction timeline and phasing of the apartment buildings and what would occur if the units did not rent. She expressed concern that not all properties should be rezoned simply because others have been in the past.
- **Todd Tobin**, 221 Branford Terrace – Questioned the plans for stormwater management and control.
- **Dale Schelagel**, 409 E. Market St. – Questioned whether the traffic study considered potential rental rates and their effects on traffic generation, suggesting that lower rents could increase the number of residents and related

traffic. He also asked whether the planner believed it would be beneficial to rezone the Borough's last remaining commercial space.

- **Melanie Brodeur**, 199 Wyckford Dr. – Asked about the next steps the applicant would be required to complete following the hearing.
- **Collin Garr**, 121 Strassburger Rd. – Commented on zoning issues and whether the proposed use is appropriate for the community, and inquired about proposed rental rates for the units.
- **Kathleen Thomas**, 143 Arbor Blvd. – Commented on concerns about overdevelopment and the continued development of remaining vacant lots.
- **Matt Brodeur**, 199 Wyckford Dr. – Commented that overdevelopment is impacting the small-town character of Perkasié Borough.

After reviewing the testimony and exhibits presented by the applicant, Borough professionals, parties, and members of the public, the Zoning Hearing Board **unanimously denied** the applicant's request for a use variance to allow the proposed multifamily residential development in the I-2 District at 505 Constitution Avenue.

Adjournment

With no further business before the Board, the meeting was adjourned at **11:45 p.m.**

ZONING OFFICER SUMMARY

Appeal No.: 2025-08

Hearing Date: Monday, October 27, 2025

Appellant: Joshua Moser and Chris Fleming

Property Address: 25 S. 9th Street

Tax Parcel #: 33-005-004

Zoning District: I-2

Background:

The Appellants, Joshua Moser and Chris Fleming, are representatives of Perk Wash, LLC, the owner of legal title of Tax Parcel No. 33-005-004, located at 25 S. 9th Street in Perkasio Borough, Pennsylvania. The property is situated within the I-2 Light Industrial Zoning District with Residential Infill Overlay. Properties within 100 feet are zoned Multi-Family Residential (R-3) and Light Industrial (I-2) with Residential Infill Overlay.

The parcel, approximately 0.52 acres in size, is presently improved with permitted uses that will remain unchanged. It currently has approvals for two (2) principal uses: (1) a motor vehicle repair garage (Covered Bridge Carwash) pursuant to §186-18E(13) of the Zoning Ordinance, and (2) a retail shop (PC Repair) located in the rear building, approved under §186-18E(16). Two (2) signs have previously been permitted: one freestanding sign for the carwash and one parallel on-premises sign for the PC Repair shop.

According to FEMA Flood Insurance Rate Map No. 42017C0143J, dated March 16, 2015, the property is not located within the 100-year floodplain.

The Appellants propose the installation of seven (7) additional signs affixed to the railing of the rear building. The rear building face contains a total area of 502.5 square feet. The railing extends along a portion of the front of the building and continues alongside the rear elevation above a retaining wall. The proposed signs are intended to advertise businesses not located on the property, with railing space leased to those businesses for compensation. Each sign functions as an individual off-premises parallel sign, collectively totaling approximately 105.5 square feet in sign area. The proposed total area sign coverage is 20.2%.

Collectively, the number and total area of the proposed signs exceed several requirements of the Perkasio Borough Zoning Ordinance, including the maximum number of signs permitted for a single street frontage under §186-75.D(6), the maximum percentage of building face coverage allowed under §186-81.A(1)(b), and the maximum permitted signage for each use occupying a single structure on the same premises under §186-81.A(1)(d).

To proceed, the Appellants request variances from the Borough's Zoning Ordinance to allow seven (7) additional off-premises signs where only two (2) signs are permitted per street frontage and one (1) sign is permitted per structure, and to exceed the allowed maximum percentage coverage of the building face.

Request for Zoning Relief

The Appellants seek variances from the following sections of the Perkasio Borough Zoning Ordinance:

§186-75.D(6), §186-81.A(1)(b) and §186-81.A(1)(d):

Prior Applications:

This property ☐ has ☒ has not been the subject of a prior zoning application or appeal. If it has, a copy of the decision is enclosed.

Date: October 7, 2025



Zoning Officer



BOROUGH OF PERKASIO

620 W. Chestnut Street
PO Box 96
Perkasie, Pa. 18944-0096

Phone (215) 257-5065
Fax (215) 257-6875

APPEAL TO ZONING HEARING BOARD

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

1. Date: 9/22/15
2. A. Property Address: 25 S. 9th Street
B. Property Location (With reference to nearby intersections or prominent features):
9th and Market
C. Tax Parcel Number (TMP): 33-005-004
D. Zoning District: I-2
E. Present Use: Car Wash
3. Classification of Appeal (Check one or more if applicable):
☒ Request for Variance (Zoning Ordinance 186-101)
☐ Request for Special Exception (Zoning Ordinance 186-102)
☐ Interpretation of Law
☐ Validity Challenge
☐ Appeal from Determination of Zoning Officer or Borough Engineer
4. Applicant:
(a) Name: Joshua Moser / Chris Fleming
(b) Mailing address: 2131 N. Broad Street Suite 200
Lansdale PA 19446
(c) Telephone number: 267 354 0183 Fax No. _____
(d) E-mail address: Coveredbridgecarwash@gmail.com
(e) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Yes

COMPLETED BY THE BOROUGH: APPLICATION # _____	DATE FILED _____	FEE PAID \$ _____
DATE ADVERTISED _____	DATE POSTED _____	

5. Applicant's attorney, if any:

- (a) Name: _____
- (b) Mailing Address: _____
- (c) Telephone number: _____ Fax No. _____
- (d) E-mail address: _____

6. Proposed use/improvements: 7 Signs within interior of property

7. For Request of Variance:

A. Nature of Variance Sought: 7 local business signs within interior of property

B. The Variance is from Section 186-81A (1)(2) of the Zoning Ordinance.

C. If more than one Variance is requested, list ALL pertinent ordinance sections and the nature of each Variance sought. This may be submitted on an additional piece of paper.

D. The nature of the unique circumstances and unnecessary hardship justifying the variance:

Excessive increase in the cost to run business. Additional
income is required to cover business costs and
contribute to the dozens of local charities and
community organizations we have donated to generously over
the years.

8. For Request For Special Exception:

A. Nature of Exception Sought: _____

B. The exception is allowed under Section _____ of the Zoning Ordinance.

C. If more than one Special Exception is requested, List ALL pertinent ordinance sections and the nature of each exception sought. This may be submitted on an additional piece of paper.

9. Interpretation of Law

- A. Section (s) to be Interpreted: _____
- B. Reasoning for Interpretation: _____

10. For Challenge to Zoning Ordinance and/or Map

A. The Ordinance and/or Map Challenge is as Follows: _____

B. The Challenge is Ready for Decision because: _____

C. The Ordinance/Map Challenged is Invalid Because: _____

11. For Appeal From Action Of Zoning Officer/Engineer

A. Action Being Appealed: _____

B. Date of Action Taken: _____

C. The Foregoing Action was Believed to be in Error Because: _____

12. List names and addresses of all property owners whose properties are within a 100 foot radius of the property which is the subject of this application. (Supplemental sheets of the same size may be attached)

See attached

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Signature of Applicant: _____

Signature of Property Owner: _____

Property owner must sign to indicate that applicant has permission to proceed with this application for the subject site.

Failure to submit the following items constitutes an incomplete application that will be rejected.

- Copy of the present deed.
- Twelve (12) copies of this application including all drawings and documentation.
- Filing fee as illustrated below.

*See Additional Notes for Pertinent Information Regarding This Application.

***Notes:**

- (1) For 3(A), (B) or (C), one copy of one or more plans (if size 8 1/2" x 11") or ten copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan or plans should be prepared by a professional engineer or surveyor, but the Board will accept any plans which are complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan or plans must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) Filing fee, which must accompany this Appeal, and which is not returnable once the Appeal is accepted.

Variance/Special Exception/Interpretations of Law

Residential	\$600.00	Non-residential	\$1,000.00
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Note: This application must be filed with the Borough Office by 12 Noon of the last working day of the month to be on the agenda for the following month.

- (3) Applicants are advised to read Article 1X of the Perkasié Borough Zoning Ordinance, available online at www.perkasieborough.org or at the Borough office. A copy of this section may be requested.

Application revised 2/28/14



Covered Bridge Car Wash

25 S. 9th Street

Perkasie, PA 18944

(215) 258-9900

Dear Zoning Hearing Board,

Thank you for considering our application for a zoning variance permitting us to hang 8 local business advertisements on the interior fence of our property.

The signs primarily help and support the few small businesses by generating exposure for them while washing their vehicles at the car wash. We charge a very nominal amount for these businesses to hang their signs as we recognize and feel the dramatic effects of the cost of doing business during the recent years of soaring inflation. This has caused a severe hardship for many small businesses, ours included.

The cost of our products and vendor services, post covid, have gone up at an alarming rate. For example a 5 gallon jug of a wash solution in 2020 was \$61, in 2025 it is now over \$105. Insurance is more than \$2,000 over what it was in 2021. Mortgage rates have spiked to over 7%. Perkasie electric bill was approximately \$600 per month in 2021, today it is over \$1,000 per month. This is only a small portion of the increased costs we are experiencing.

These increased expenses are not able to be passed onto our customers, nor do we want to pass along high costs. When we purchased the wash in 2020 wash packages ranged from \$6-\$12. We have kept costs from \$6-\$15. Our commitment to the community and our customers is to provide a good and affordable service. Recently this has become more and more difficult.

Furthermore, year after year, we have contributed tens of thousands of dollars to sponsoring local civic activities such as the major sponsor for Under The Stars Car Show, year after year, The Christmas Tree Lighting, Pennridge Little League, Community Day, Good Time Motortvators, the Perkasie Fire Company, Harelys Haven, the Rotary Club as well as providing car washes to the Perkasie Police at cost (with increased product cost we actually do not even break even on this civic charity). This list does not include the host of various one off sponsorships we commit to as they are presented to us. Without the small income we derive

from these signs, there is no fiscal way that we will be able to continue to sponsor these activities.

We graciously ask that you consider all these variables when making your decision on our zoning variance application.

Sincerely,

Covered Bridge Car Wash

Josh Moser

Chris Fleming

25 S. 9th Street

Perkasie, PA 18944

(215) 258-9900

Like us on  Facebook.com/CoveredBridgeCarWash/

Properties within 100 feet of subject property:

4 S 9th St, Perkasio - [REDACTED]

2 S 9th St, Perkasio - [REDACTED]

6 S 9th St, Perkasio - [REDACTED]

8 S 9th St, Perkasio- [REDACTED]

12 S 9th St, Perkasio - [REDACTED]

16 S 9th St, Perkasio - [REDACTED]

18 S 9th St, Perkasio - [REDACTED]

20 S. 9th St, Perkasio- [REDACTED]

22 S 9th St, Perkasio- [REDACTED]

49 S 9th St, Perkasio- [REDACTED]

30 S 8th St, Perkasio - [REDACTED]

32 S 8th St, Perkasio - [REDACTED]

18 S 9th St, Perkasio- [REDACTED]

16 S 8th St, Perkasio - [REDACTED]

12 S 8th St, Perkasio - [REDACTED]

820 W Market St, Perkasio- Phil Chant (mailing address: [REDACTED]
[REDACTED])



