

Borough of Quakertown
Planning Commission Meeting

July 14, 2014

At

7:00pm at Borough Office

BOARD MEMBERS IN ATTENDANCE:

Jon Roth – Chairman
Fred Tirjan – Vice Chairman
Cathy Gillahan - Secretary-*Absent*
Michael Orzel
William Kee -*Absent*
Michele Scarborough
Philip Abramson
Ronald Heller
Michael Haywood

ALSO IN ATTENDANCE:

Ken Fretz – Zoning Officer
Cheryleen Strothers- Engineer of Cowan & Associates
Katherine Renner - Recording Secretary

PROCEEDINGS:

Meeting called to order at 7:00pm by Jon Roth – Chairman.

MINUTES:

The approval of June 9, 2014 meeting minutes were approved with a motion made by Philip Abramson, and Seconded by Michele Scarborough and was unanimously carried to approve the June 9, 2014, minutes as written.

AGENDA:

The order of the agenda switched to allow for Scott Mease of Mease Engineering ~~for~~ representing UIG properties to be able to complete his presentation first. Second on the agenda would be Gregg, from Bogia Engineering – BEI Group representing the Mattress Warehouse.

Jon Roth asked Scott Mease of Mease Engineering to start his presentation for the UIG properties lot- line adjustment ~~issue~~. The property 515 S. West End Blvd., with TMP# 35-6-17 & property 480 S 10th Street, with TMP# 35-6-17-2 are having an issue with the property line running through the middle of an in ground pool located on 480 S. 10th St.

This project started out with Mease Engineering being hired by the bank to survey the property of 515 S. West End Blvd., with regard to the renovating of the building. The new owner of 480 S. 10th street is trying to rectify a situation that has been ongoing for many years unnoticed.

One situation that would be created with the lot line adjustment would be having two zoning districts on one parcel. One part of the parcel adjacent to the 515 S. West End Blvd. would be in the HC (Highway Commercial) Zoning District whereas the house would be located on the L (Low Density) Residential District. Zoning Officer Ken Fretz does not feel this would be an issue or create any negative impact in the future. One of the members asked Mr. Fretz if he would put that property on a list to have the Zoning changed at a later date. Ms. Strother's from Cowan and Associates assured everyone that there will not be any visual change what so ever to the properties in fact after the lot line adjustment nothing will even be noticed.

There are two waivers being requested relating to the lot line adjustment. They are as follows:

1. SALDO Section 306.K to not have to show existing grades on the plan since this is for the purpose of a lot line adjustment not developing the property.
2. SALDO Section 504.5 is a request from creating new lot lines substantially perpendicular or radial to the street line. These are all existing features.

**On a side note, Ken Fretz did not issue the pool permit for that property it was issued before Ken's time at the Borough, per Mease Engineering.*

Michael Haywood made a motion to grant approval of the lot line conditional upon the 6-26-2014 Cowan & Associates review letter being complied with. Phil Abramson seconded the motion.

Mr. Jon Roth asked for a Role call.

Katherine started the role call:

We have a roll call vote here:

Mr. Orzel:	YES
Ms. Scarborough:	YES
Mr. Tirjan:	YES
Mr. Heller:	YES
Mr. Kee:	ABSENT
Mr. Abramson:	YES
Mr. Roth:	YES
Ms. Gilahan:	ABSENT
Mr. Haywood:	YES

The motion was approved.

Jon Roth stated the Mattress Warehouse Land Development was next on the Agenda, with a continuation from Junes Planning Commission Meeting to address any questions and or concerns. Cowan's review letter indicates that all the zoning issues have been take care with a couple of minor exceptions. There are no details for the sign Mattress Warehouse wants to erect, although that can be handled through the zoning department with a sign permit.

A financial security and a operation & maintenance agreement has to be executed between the property owner and the Borough. Quakertown Borough has a "Blanket Easement" over the entire property. There is concern however with the rock construction entrance whereas the rock construction entrance would not be considered an uninterrupted access in the access easement for vehicular passage. Ms. Strother's suggested the rock construction be moved to a different location for this reason.

The Zoning Hearing Board's Solicitor sent a letter of clarification on the issue dealing with the determination of set-backs stated in the previous minutes. The subject of trash removal came up and the question was where the trash container would be located. Greg rom Bogia Engineering stated that all the rubbish will be kept in building until trash pickup day and will be noted on the drawings.

Phil Abramson made a motion to accept the Mattress Warehouse land development plan with the Cowan Associates Engineer Review latter, The Bucks County Planning Commission review, and the additional note of the internal trash collection on the final plans. Michele Scarborough seconded the motion.

Mr. Jon Roth asked for a Role call.

Katherine started the role call:

We have a roll call vote here:

Mr. Orzel:	YES
Ms. Scarborough:	YES
Mr. Tirjan:	YES
Mr. Heller:	YES
Mr. Kee:	ABSENT
Mr. Abramson:	YES
Mr. Roth:	YES
Ms. Gilahan:	ABSENT
Mr. Haywood:	YES

The motion was approved.

Jon Roth went on to the next item on the agenda, which is the ACT 537 Plan, which was previously approved by Council and stated that a vote was needed as a formality.

Ron Heller made a motion to approve the Act 537 Plan with Michael Haywood to second it.

Mr. Jon Roth asked for a Role call.

Katherine started the role call:

We have a roll call vote here:

Mr. Orzel:	YES
Ms. Scarborough:	YES
Mr. Tirjan:	YES
Mr. Heller:	YES
Mr. Kee:	ABSENT
Mr. Abramson:	YES
Mr. Roth:	YES
Ms. Gilahan:	ABSENT
Mr. Haywood:	YES

The motion was approved

Jon Roth went on to the last item on the agenda which is The Storm Water Ordinance. This is a model DEP prepared ordinance.

Michael Orzel made a motion to pass the ordinance with Ron Heller seconding the motion.

Mr. Jon Roth asked for a Role call.

Katherine started the role call:

We have a roll call vote here:

Mr. Orzel:	YES
Ms. Scarborough:	YES
Mr. Tirjan:	YES
Mr. Heller:	YES
Mr. Kee:	ABSENT
Mr. Abramson:	YES
Mr. Roth:	YES
Ms. Gilahan:	ABSENT
Mr. Haywood:	YES

The motion was approved.

Jon Roth went on to the next item of the agenda of old business, Quakertown High School alumni turf field it is looking good and well on the way to make the August 12th 2014 completion date. The Planning Commission Board members were please to know how well this plan is going and looking visually pleased compared to what was originally proposed.

No new business to discuss.

Mr. Ron Heller made the motion with Mrs. Michele Scarborough to second to adjourn this meeting.

The next regular meeting will be held on August 12, 2014.

Recording Secretary: *Katherine Renner*