



Planning Commission Meeting

Borough of Quakertown



April 21, 2016

In Council Chambers of Borough Hall

At 7:00 pm

BOARD MEMBERS IN ATTENDANCE:

Jon Roth – Chairman

Fred Tirjan – Vice Chairman

Cathy Gillahan – Secretary

Michele Scarborough

Michael Orzel

Ronald Heller

Michael Haywood

BOARD MEMBERS NOT IN ATTENDANCE:

William Kee

Philip Abramson

ALSO IN ATTENDANCE:

Douglas Wilhelm, Building Code Officer

Katherine Aufiero - Recording Secretary

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
PROCEEDINGS	<i>Meeting called to Order by Jon Roth at 7:00 pm</i>	
MINUTES	<i>Approval of January 14, 2016 Meeting Minutes</i>	<i>Michele Scarborough made the motion to approve the minutes and Mike Haywood seconded the motion. Also, have 1 abstention</i>

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
<p><i>REVIEW OF PROPOSED (USE & OCCUPANCY UPON SALE OF PROPERTIES)</i></p>	<p>Doug Wilhelm stated that this actually started many years ago with Borough Council's goal to start the process of these inspections. The first step was to go in and inspect all the rental properties in the Borough of Quakertown. Step two was inspections of all the Commercial buildings located in the Borough of Quakertown. Commercial has a yearly fire & safety inspection done. And the 3rd step in this goal was to have Residential homes inspected upon resale. We can't inspect residential homes on a quarterly, bi-yearly or even a yearly bases. When this first came about there was an ordinance put together that was based off of the Sewer and Water lateral lines. The ordinance that is in place states that if the Sewer Department is working on a line in the middle of a street and see a problem with a lateral. They can take the camera up that lateral to find the cause of the problem, whether it is the old cracked pipes, or a sump pump draining into the sewer, they will identify the issue . According to the ordinance, the sewer department sends the Code Enforcement a note about the issue and then we send a notice to the resident giving those residents a hundred days to correct the problem. With all the extra water flow coming in it is causing the sewer plant to overflow. DEP (Department of Environmental Protection) can issue fines for having more than one over flow of the sewer plant during a certain period. We have these items on our Commercial and residential Rental check lists but we can't get into the private residential homes to check for these issues and the only time we can check is when they are working in the street.</p> <p>That is what pre-empted a lot o this, to go into a home and be able to check for those issues upon sale of a home. Some issues have arose from this so we can go through the checklist, line by line and discuss if there is any issues and a change is needed.</p>	

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
<i>REVIEW OF THE DEMOLITION SPECIFICATIONS</i>	The demolition specifications were reviewed and received only one request from Chairman Jon Roth for the removal of the type of fill called granulated blast furnace slag which was taken out. Please see attached.	
<i>REVIEW OF THE RESIDENTIAL DECK ADDITION SUBMITTAL GUIDE</i>	The submittal guide for deck addition was reviewed and approved with no issues. Please see attached.	
<i>REVIEW OF MARCH 2016 CODE ENFORCEMENT REPORT</i>	The progress report of March 2016 Code Enforcement was reviewed and members of the Planning Commission complemented and stated how much they appreciated the thoroughness of the report completeness with pictures to show the details.	
<i>OLD BUSINESS</i>	Upper Bucks Rail Trail – Update on the different connections that are coming about for the different already established trails.	
<i>SPECIAL NOTE:</i>	Ron Heller wanted to let it be known that he believes Doug has done a great job with not only this reports also with these Ordinances. He would like to thank him for his work because Ron believes the Planning Commission is more informed and knowledgeable on what is going on in the community. Also a thank you to the entire Code Enforcement Office for your dedication and hard work to help make this Borough a better Community.	
<i>Adjourn</i>	Ron Heller made the motion to adjourn the meeting and Cathy Gillihan second the motion	<i>Next Meeting is Scheduled for May 12, 2016.</i>

Recording Secretary: *Katherine Aufiero*