

**BOROUGH OF QUAKERTOWN  
PLANNING COMMISSION MEETING  
JANUARY 12, 2017**

The regular meeting of the Quakertown Planning Commission was held on Thursday, January 12, 2017.

Those in attendance were Chairman Fred Tirjan, Vice Chairman Michele Scarborough, Secretary Cathy Gillahan, Bill Kee, John Schlupp, Scott Cassel, Philip Abramson, Ron Heller, Building Code Officer Doug Wilhelm and Recording Secretary Missy Molnar. Absent was Karen Rowley.

A motion was made by Michele Scarborough, seconded by Phil Abramson and unanimously carried to approve the October 20, 2016 minutes as written.

Reorganization of the Planning Commission Officers for 2017 was held with a motion made by Fred Tirjan, seconded by Bill Kee and unanimously carried to nominate Michele Scarborough as Chairman. A motion was made by Ron Heller, seconded by Phil Abramson and unanimously carried to nominate Bill Kee for Vice Chairman. A motion was made by Michele Scarborough, seconded by John Schlupp and unanimously carried to re-nominate Cathy Gillahan for Secretary.

Cathy Gillahan made a motion to approve the 2017 Planning Commission meeting dates which will remain on the second Thursday of each month at 7:00 p.m. The motion was seconded by Scott Cassel and unanimously carried. The following is a list of the meeting dates for 2017: January 12, February 9, March 9, April 13, May 11, June 8, July 13, August 10, September 14, October 12, November 9 and December 14.

**138 FRONT STREET – CONDITIONAL USE APPROVAL**

David Yates purchased 138 Front Street, Tax Map Parcel #35-011-001 to renovate the brick building to make 12 residential walkup loft apartment units – 9 (2) bedroom units and 3 (1) bedroom units. There will be three (2) bedroom apartments and one (1) bedroom apartment on each of the three floors. The building will be all electric usage.

Items addressed/discussed were as follows:

- The brick facade will be intact on the exterior. Repairs on the outside of the building will be landscaping, install new soffit and gutters, and remove the signage. The ramp will be revamped for handicapped accessibility. The main entrance will have a vestibule.
- There are no structural problems that they have noticed. The basement structure foundation and the perimeter are made of stone. The piers are wood to support foundation from floor to floor. The basement will be used for mechanical space. The attic will be unfinished space and will be empty or used for mechanical space.
- The first floor will have to 2 exits. Each floor will have 2 stairwells. A sprinkler system will be installed. There will be a common laundry with coin operated machines on each floor. Exhaust fans will be in each of the bathrooms. Each unit will be ductless. Ceilings and firewall are double dry walled, exterior walls and interior walls will be insulated for sound.

- Haller Electric purchased 2 parcels – 1 being the old K&L building with pole barn and the other being Quality Air. The old K&L building was demolished and parking lot will be fitted out from one end to the other. Both parties have a sale of agreement for parking. Parking is set for 21 parking spaces – 2 spaces for 2 bedroom units and 1 space for 1 bedroom unit. This is a pedestrian oriented area and is a no parking zone.

The start of this project will be the end of February and could be finished in 10 to 12 months

A motion was made by Phil Abramson, seconded by Fred Tirjan and was unanimously carried to approve the conditional use hearing.

### **1 N. WEST END BLVD. – OPERATIONAL AGREEMENT**

Borough Council and EDC (Economical Development Committee) have been talking about this the past 2 years to have signage at the both sides of town and to come up with an image. The Borough wanted something to look nice and fit into the town concept. Catalyst Outdoor Advertising signed a lease with the lady who owns the property for a regular digital billboard sign. A monument sign design has already been approved by Borough Council and the Borough's Economical Development Committee.

All the plans were met and Catalyst Outdoor Advertising were handed their permits before the meeting.

This sign will have mosaic type of glass and unique structure of a single platform.

Between the hours of 11:30 p.m. to 6:00 a.m. the lighting will be dimmed – not actually turned off. There was thought of showing the Borough seal on the circles

This sign is remote controlled and what is advertised is controlled by Catalyst Outdoor Advertising. The Borough Manager is excited that amber alerts, emergency messages, civic and non-profit organizations advertising is a plus. There will not be advertising of tobacco, alcohol, adult or sexually oriented business or materials, profane or obscene language. Advertisements will not be scrolling or text video animation. Borough time is 1 (7 second slot) or minute slots OR every 10 advertisements.

A motion was made by Bill Kee, seconded by Ron Heller and was unanimously carried to approve the operational agreement to be passed onto Borough Council for their signatures.

Questions were asked and Doug answered:

Center of town – Settlement was this morning on January 12, 2017. The people that actually own the property have an agreement with the Borough to maintain the parking lot till construction begins on the new building. They have no idea when construction is to begin.

Moose – Lucky Strike Tattoo parlor is on the ground floor with 13 stations. They have tripled their clientele. They have people coming from all over the United States. Moon Dog Yoga will be on street level which has doubled in size and is looking forward to a bigger space. The front space will be mercantile but has not been rented out yet.

Free Press Building – Bucks Preservationists with Mike Cygan and Dan Soliday. There is 21 spaces for businesses. They are renovating the upstairs apartments.

UGI is replacing their main on Park Avenue between Front and Second Streets. The Borough will be repaving this in 2017 as part of their street resurfacing project. An agreement was made between the Borough and UGI for them to pay for another street.

A motion was made by Ron Heller, second by Michele Scarborough to adjourn the meeting.

The next regular meeting will be held on February 9, 2017.

Recording Secretary  
Missy Molnar