**BOROUGH OF QUAKERTOWN**

**PLANNING COMMISSION MEETING**

**FEBRUARY 7, 2018**

The regular meeting of the Quakertown Planning Commission was held on Wednesday, February 7, 2018.

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

A motion was made by Bill Kee, seconded by Fred Tirjan and unanimously carried to approve the January 11, 2018 minutes as written.

**140 N. NINTH STREET (TAX MAP PARCEL #35-005-008-1) – REVIEW AND APPROVAL FOR THE SUBDIVISION PLAN AND WAIVERS**

Doug Wilhelm, Code Enforcement & Zoning Officer reviewed the attached review of the Borough’s Engineer (Cowan Associates). Review addressed required waivers and was found to be a clean review. Bucks County Planning Commission also reviewed plan as an advisory review only. Review to be forwarded to Borough Council as part of the approval process.

Scott Mease, Mease Engineering, P.C. and Joseph Murgia, M3 Properties, LLC, owner of the property were present to answer any questions. This meeting is to subdivide the property into 3 lots. It is recommended for the plan and waivers to be sent to Borough Council for approval. The waivers are listed below as follows:

Section 504.5 – A waiver is requested from lot lines substantially at right angles to the street line. The proposed lot line is parallel with the current property lines and is only six degrees less than a right angle.

Section 506.1 – A waiver is requested from widening the existing cartway from 32 feet in width to 40 feet in width. The existing cartway width of 32 feet conforms to the surrounding area and is fully built with curbs and sidewalks.

Section 507.1 – A waiver is requested from a paved alley width of twenty feet. The existing alley width is fifteen feet and made of stone. The alley has existing in this condition for many years and this property only fronts on a small portion of the alley.

Section 508.1 – A waiver is requested from an easement width of fifteen feet for the lot 2 utility easement. The proposed easement width is ten feet. The easement provides for the installation of utilities that will serve lot 2 and is sufficient for the installation of these utilities. The easement width is limited to ten feet in width in order to only encroach upon the building envelop of lot 1 by one foot.

Section 821.4 – A waiver is requested from the preparation of an erosion & sedimentation control plan. Individual erosion and sedimentation control plans will be completed as each lot is developed. The proposed development shown of the subdivision plan is only conceptual in nature. The current owner will sell the lots and the new owners will select the actual house foot print and layout of the lots.

Mr. Stephen Biddle had questions and concerns on the Section 507.1 waiver which relates to the widths of alleys. Mr. Biddle’s questions were answered as it relates to this specific project.

A motion was made by John Schlupp, seconded by Cathy Gillahan and unanimously carried for the recommendation to Borough Council for final approval on the subdivision and waivers.

A motion was made by Nathan Soliday, seconded by Bill Kee and unanimously carried to adjourn the meeting.

The next regular meeting will be held on March 8, 2018.

 Recording Secretary

 Missy Molnar