

QUAKERTOWN PLANNING COMMISSION
MINUTES

JULY 8, 2013

The regular meeting of the Quakertown Planning Commission was held on July 8, 2013.

Those in attendance were Chairman Jon Roth, Vice Chairman Fred Tirjan, William Kee, Ronald Heller, Cathy Gillahan, Michele Scarborough, Philip Abramson, Michael Orzel, Zoning Officer Ken Fretz and Recording Secretary Kris Barndt. (Absent Michael Haywood).

A motion was made by William Kee, seconded by Ronald Heller and was unanimously carried to approve the June 10, 2013 minutes as written. (Michael Haywood was absent from vote).

Scott Mease from Mease Engineering and Cheryleen Strothers from Cowan Associates were present to review the revisions for Roselon Industries lot-line adjustment.

Mr. Fretz explained it was brought to his attention after last month's Planning Commission meeting that there was confusion between the name Apple Street and Apple Alley and which it really is. So that the Planning Commission would be able to offer the comments correctly, such as, to clarify for the purposes of the waivers specifically for street widening vs. alley widening to Borough Council, it has been brought back to the Planning Commission.

Mr. Kee asked if Apple Street is a street. Mr. Mease replied that the signs say it is a street and the Borough's Zoning Maps all say street. The older paper work showed it as an alley. Mr. Mease explained there are also mailing addresses on that thorough-fair that say Apple Street.

Chairman Roth asked if the 22 inch oak tree, which is now showing on the plan, would be removed during redevelopment. Mr. Fretz answered he was not aware of any trees being removed and that we are not at the stage of land development with the parking lot at this point. Chairman Roth was hoping that it might be able to be spared from removal. Mr. Fretz added that this will not be coming back as a full land development but it will go through Borough review for storm water.

Mr. Kee had a concern about the water and sewer line removal in the garage which is to be demolished since a major part of leakage in sewers is caused by damage to abandoned laterals. Mr. Mease replied that all the utilities have been disconnected in that garage. Ms. Strothers mentioned that her letter dated July 3, 2013 did ask for showing on the plan the service lines into both the buildings and also to add a note on the plan on how the lines were to be handled. Since then, the water service to the larger building and note on the plan have been added to the plan and Ms. Strothers has been told all services into the smaller building have been disconnected. Ms. Strothers explained during the demolition application process they look extensively at the existing utilities and make sure the lines are sealed within the property prior to the full demolition of the building. Mr. Kee asked if a plan will be presented showing where the lateral pipes are located. Mr. Fretz replied that utility termination will be verified at the time of application for demolition. Ms. Strothers stated she checked the records of the slip lining and it did not show a lateral going into that garage. The larger building looks like it still has connections.

Chairman Roth asked about the gas line with UGI. Ms. Strothers replied that is UGI's responsibility.

Mr. Kee questioned the valve on the plans on Apple Street. Ms. Strothers stated she believed that may be a valve from the water main since it is in the street not on the edge where a normal curb stop would be. Mr. Kee also questioned the lateral next to the abandoned Saylor Street. Ms. Strothers replied it ties into the inlet and she will check records to see where that ties through. She added any damage occurring during construction would be the responsibility of the contractor or developer.

Mr. Kee asked if Ms. Strothers has the easements yet for the storm sewers. Ms. Strothers replied that she does not have the easements yet.

Chairman Roth asked if the line is slipped lined through, would the EDU leave that parcel. Ms. Strothers said the EDU was purchased for that parcel and is ownership of that tract or property.

Mr. Heller asked if the percentage of impervious surface is in accordance with the ordinance. Mr. Mease replied that the impervious allowance is in accordance and is shown on the plan for all the lots.

Mr. Kee pointed out from the Bucks County Planning Commission's letter dated June 12, 2013 that the plan should be revised indicating the use or status of the land along the western portion of the site. Mr. Mease replied that the strip of land is an abandoned alley and he will add that to the plan to clarify.

Ms. Strothers explained regarding the waivers, the only difference from June 10th's meeting is the name change from Apple Alley to Apple Street. Some of the waivers have to be modified for the right of way of the street vs. the right of way of the alley. The waiver now will read the right of way for both 4th Street and Apple Street and will request elimination of requirements for street improvements. Mr. Kee questioned if there should be curb and sidewalk down Apple Street. Mr. Fretz answered that QNB is not expanding their work force, they are just improving what they have. Chairman Roth added that QNB was going to have controlled access into the parking lot with some fencing and landscaping borders.

Ms. Strothers made a suggestion to Mr. Mease to change the signature block on the plans to a corporate block which will make it somewhat easier to file the plans.

Kevin Kile from Eleventh Street was in the audience for observance.

A motion was made by Mr. Kee, seconded by Mrs. Scarborough and all were in favor to approve the revised plan with the change of Apple Street rather than Apple Alley including the waiver eliminating the requirement for curbing & sidewalks on Apple Street & 4th Street. (Michael Haywood was absent from vote).

A motion was made by Mr. Heller, seconded by Mrs. Gillahan and was unanimously carried to adjourn the meeting.

The next regular meeting is scheduled for August 12, 2013.

Recording Secretary,
Kris Barndt