

QUAKERTOWN PLANNING COMMISSION  
MINUTES

JUNE 10, 2013

The regular meeting of the Quakertown Planning Commission was held on June 10, 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 Mr. Abramson, seconded by William Kee and was unanimously carried to approve the May 13, 2013 minutes as written. (Michael Haywood was absent from vote). Mr. Kee questioned the comment in May's minutes about the idea of possibly installing back in only spaces off of Apple Alley when the parking area is renovated. Chairman Roth stated that it was a minor concern of his that some cars go down the alley at a good speed. Mr. Fretz replied that it is not an improved road and does not meet the intent of an actual collector street.

Scott Mease from Mease Engineering and Cherlyeen Strothers from Cowan Associates were present to review the Roselon Industries lot-line adjustment plan on Apple Alley & Fourth Street. This is in relation with the QNB parking lot and Gorski project talking about all the same properties as brought forth at May's Planning Commission meeting. In the process of Gorski's proposed development they came to the conclusion they would like to do some lot line adjusting. The Tax Map Parcel Numbers which would be affected are #35-008-206, #35-008-207, 35-008-204, #35-008-203 and #35-008-202. What they would like to do is split parcel #35-008-203 (Roselon) and add 27.48 feet to parcel #35-008-204 (QNB) and add 18.52 feet to #35-008-202 (Roselon). Parcel #35-008-203 would be dissolved.

From parcel #35-008-206 (QNB) 16.50 feet would be added to parcel #35-008-207 (Gorski). Mr. Abramson asked what the benefit is by moving the lines. Mr. Mease replied Roselon Industries is retaining property including a section of abandoned Saylor Street and Quakertown National Bank will have their parking lot including a section of the abandoned Saylor Street. Gorski will have parking for their redevelopment plan. In the scheme of things, this arrangement seemed to work the best for them both.

Mr. Tirjan asked what the space was next to parcel #35-008-207. Mr. Mease answered that it is an unnamed abandoned alley which will become absorbed. Ms. Strothers asked Mr. Mease to show the descriptions so that the deed of consolidations can reflect on the plan.

Ms. Strothers went over comments on her review letter dated May 30, 2013.

Under Zoning Comments #1 – Is a comment saying they are taking five parcels and turning it into four and that all parcels lie within the TC District.

#2 – Ms. Strothers is asking for the potential uses to establish the zoning criteria. Mr. Mease agreed to show “other uses” for the zoning criteria since it does not really fit into any use category. This is necessary so the setbacks can be established accordingly.

#3 – A compliance chart needs to be provided, which Mr. Mease has completed, to check impervious surface ratios on the lots because several lots are being reduced.

#4 –To provide clear sight triangles on plan. Ms. Strothers stated it is a requirement for safety reasons at the intersection. Mr. Mease has added the site triangle to the plan.

#5 – Buffer yards on the southern unnamed alley, the issue being the residential use across the alley which buffer yard is a requirement. Mr. Mease stated this is an existing nonconformity and the buffer does not exist today. Mr. Mease explained there is stone parking out to the alley now and it will continue to be used as parking. Ms. Strothers agreed that it is an existing non conformity but she would like to have the parameters of the parking that currently exist so that when the next phase comes in they can verify that they are actually reducing or keeping the same. Mr. Fretz asked about the buffer around the lower residential property in the corner. Chairman Roth replied that he asked last month regarding that issue and Brain Mack of QNB stated there is a row of existing arborvitae and part of a fence there that will not be touched.

Mr. Tirjan asked since Saylor Street has been abandoned, would the residential home have access to the alley. Mr. Mease answered that it looks like when the alley was abandoned, that residence got their half of the alley. Mr. Mease explained when an alley is abandoned, each party gets half of it. Since Roselon owns everything on both sides of the alley, there was never an adjustment of the lot line, they just took ownership of all of the alley. Ms. Strothers asked if the alley was officially abandoned by the Borough. Mr. Mease answered that it was looked into years ago and believed that it was abandoned and also Mr. Heller answered he believed it was abandoned many years ago through Borough Council. Mr. Mease will revise the plans to show the incorporation of deed and consolidations shown with metes and bounds showing Saylor Street no longer there and with the new property lines going across Saylor Street.

Chairman Roth asked what happens with the unknown alley running between Roselon’s properties and parcel #35-008-207. Mr. Mease replied that it will also be divided in half and be added to the Roselon’s properties and half added to the Gorski parcel #35-008-207.

Under Subdivision and Land Development Comments from Cowan’s letter:

#1. Concerning the cartway width and right of way of 4<sup>th</sup> Street, according to the ordinance there are certain widths required. Currently 4<sup>th</sup> Street does not meet that requirement, however, that is a waiver being requested because no development is proposed from the lot line adjustment. Ms. Strothers stated she does not have any issue with that.

#2. Show existing water and sewer services to the buildings that are being razed. Ms. Strothers stated that because of the demolition of the buildings she would like the facilities shown on the plan.

#3. Paving, curb and sidewalk should be shown on the plan. Mr. Mease thought he requested a waiver on that item but did not. Ms. Strothers asked him to show the edge of paving on the plan.

Mr. Heller asked if there will be curbing along 4<sup>th</sup> Street where the QNB parking lot will be. Mr. Mease replied they are going to pull the parking back a bit and have a grass area along both sides.

#4. Show on the plan the building set back lines using the criteria of "other uses".

#5. Show the location of sanitary and storm sewer facilities. Mr. Mease requested a waiver.

#6. Show existing grades on the plans. Mr. Mease is requesting a waiver.

#7. Show iron pins on the property corners. Mr. Mease replied that has been done.

#8. Show the right of way radius in accordance with the ordinance. Mr. Mease is asking for a waiver. Ms. Strothers stated if there is no other right of way she does not have a problem not having the radii shown.

#9. Curbing and sidewalk installation is required along 4<sup>th</sup> Street. Mr. Mease is requesting a waiver. Ms. Strothers stated they can take a look at the grading plans with the storm water management. If curbing is needed for storm water, that decision can be made at that point.

#10. In accordance with the ordinance the paved width for Apple Alley is suppose to be twenty two feet. The width is currently twenty feet. Mr. Mease is requesting a waiver. Ms. Strothers said she does not have an issue with that.

Miscellaneous Comments in Cowan's review letter:

#1. The above ground improvements should be shown. This is to show compliance with zoning.

#2. The plan should be revised to address the apparent encroachment of a concrete ramp onto the property from parcel #35-008-201.

#3. Provide verification of Bucks County Planning Commission review. Mr. Mease stated he should be getting the review back next week.

#4. If the proposed use of the property would facilitate any sewage use, than Planning Modules may be required.

Chairman Roth suggested posting no parking signs on the both sides of 4<sup>th</sup> Street from the QNB parking lot to the end of the Spencer parcel #35-008-205 to keep the road totally clear.

Ms. Strothers stated concerning the requested waivers, it is her responsibility to point out the required items. Since this is strictly a lot line adjustment and they are going to come back with grading and/or storm water management plans, most of those issues can be handled at that time.

A motion was made by Mrs. Scarborough, seconded by Mr. Orzel and was unanimously carried by roll call vote to recommend to Borough Council the approval of the lot line adjustments including the comments of Cowan's review letter dated May 30, 2013, the requested waivers and a favorable review by the Bucks County Planning Commission. (Michael Haywood absent from vote).

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

The next regular meeting is scheduled for July 8, 2013.

Recording Secretary,  
Kris Barndt