

Minutes of Meeting
Perkasie Planning Commission
March 23, 2022

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission

Carolyn McCreary
Barbara Faust
Heather Nunn
Steven Pizzollo (Absent)
Maureen Knouse
Dan O'Connell (Absent)
Mairi Schuler (Absent)
Dale Schlegel

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.
Judy Stern Goldstein, Borough Planner (Absent)
Douglas Rossino, Borough Engineer
Brendan M. Callahan, Borough Solicitor

Carolyn McCreary called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and it was acknowledged there was a quorum and business before the Commission.

Public Forum

None

APPROVAL OF MINUTES:

Upon a motion by Barbara Faust, and seconded by Maureen Knouse, the Planning Commission meeting minutes of the January 26, 2022 were unanimously approved.

OLD BUSINESS:

None

NEW BUSINESS

Perkasie Regional Authority Reservoir Replacement

Mr. Pete Andersen, the project engineer, presented a brief overview of the proposed plan. The intent is to replace an outdated, 100 year old in-ground reservoir with a reservoir tank which extends above ground. Mr. Andersen indicated the plans will be revised to comply with Borough professional staff review letters with the exception of additional buffering. Mr. Andersen explained that the Authority prefers to not screen the site for safety reasons.

On a motion by Maureen Knouse, Seconded by, Heather Nunn the Planning Commission made a recommendation to approve the Preliminary/Final Plans and the requested waivers.

8th Street Commons

Representatives for the project, Peter Stampfl and Joe Price, and the project engineer Ben Barland, came before the Planning Commission to discuss the proposed project and the Borough professional staff review letters. The applicant indicated they did not expect an approval/recommendation at this time. Mr. Stampfl and Mr. Price provided an overview of the project and presented architectural drawings and elevations. Mr. Barland then went through the Borough Engineer's review letter. While most items are will comply there were several items that were discussed:

Shared driveway easement – Mr. Barland indicated there will be an HOA agreement regarding maintenance of the shared driveway in lieu of an easement.

Waste collection – the project representatives provided the Planning Commission with a Typical Detached Garage Plan detailing the location of waste and recycling totes within the proposed garages for the rowhome units. Collection of waste and recycling will be by a private waste hauler and there will be language in the deed restriction or HOA agreement indicating that totes must be stored within the garage with the exception of collection day.

Mr. Rossino pointed out safety concerns and sight distance issues at the corner of 8th Street and Market Street. The Market Street Traffic Study was briefly introduced in regards to this particular intersection. There was discussion of potential solutions including limited one-way access onto 8th Street. Several waiver requests were discussed of which there were no objections.

Stormwater management – the project engineer explained that the site will be decreasing impervious coverage as the site is currently mostly paved and the proposed project will include some green areas and plantings. There will also be stormwater pipe replacement along 8th Street.

There was also the opportunity for local residents to offer comment. A few residents who live along 9th Street expressed their concern with the proposed alley access onto 9th Street and the increase in traffic.

Maureen McNally 105 N 9th St was concerned about the amount of increased traffic that will be generated by having access to the rowhomes from 9th St only. The width of the alley and the fact that there is a bus stop at the corner of 9th and Arch was also a concern of hers. Carolyn McCreary suggested that she attends a Council meeting and voice her concerns.

Lillian Gordley 101 N 9th St her home is located on the corner of 9th and Arch St. She too is concerned about the increase in the amount of traffic. She is afraid that Arch Street will become a "highway" with traffic only having access to the rowhomes from 9th St and that she won't be able to enjoy her deck with the increase of traffic. She was also concerned about water runoff and drainage during construction. Doug explained that the proper E&S controls will be used and the grading will help control any runoff from the site.

Robin Frank 119 N 9th St. she was concerned about the buffer. She wanted to know if there will be a fence or trees. Peter Stampfl said that they will comply with the Boroughs request for the buffer. Mrs. Frank then asked if two rowhomes not be built and to keep Arch St open and not turn it into a walkway so that traffic can come in from 8th St.

Ms. McCreary reassured the residents that their opinions had been noted and encouraged them to attend the Council meeting when the project is on the agenda. She also requested renderings of the back of the rowhomes like the ones for the fronts. No action was taken.

W. Market Street Traffic Study

Mr. Rossino provided the Planning Commission with an overview of the study. The need for the study was first brought up by Council around 2017. The intent is to improve circulation in and around the town center. The study has yet to go before the Council and was added to the Planning Commission's agenda because of its relevance to the 8th Street Commons project.

Adjournment

On a motion by Barbara Faust, Seconded by, Maureen Knouse the meeting was adjourned at 8:45PM.



Mairi Schuler - Secretary