

## PERKASIE BOROUGH COUNCIL

### Agenda for Council Committee Meeting of December 5, 2022

1. Meeting Convenes at 7:00PM Council Meeting Room
2. Invocation and Pledge of Allegiance – Mayor Hollenbach
3. Attendance
4. Pennridge Senior Center Presentation
5. Public Forum
6. Public Works Committee Meeting, Councilors: Steve Rose (Chair), Chuck Brooks, Aaron Clark, Dave Weaver, Dave Worthington
  - A. Other Business
7. Public Utility Committee Meeting, Councilors: Jim Purcell (Chair), Randy Faulkner, Steve Rose, Dave Weaver
  - A. Perkasio Wholesale Power Cost Monthly Report
  - B. Consider AMP Scholarship Nomination
  - C. Other Business
8. Planning and Zoning Committee Meeting, Councilors: Councilors: Dave Weaver, (Chair), Chuck Brooks, Jim Purcell, Steve Rose, Dave Worthington
  - A. Discuss Application for Waiver of Land Development – 306 N. Fifth Street
  - B. Consider Ordinance – Well Restrictions for New Wells
  - C. Other Business
9. Park and Recreation Committee Meeting, Councilors: Aaron Clark, (Chair), Randy Faulkner, Scott Bomboy, Jim Purcell, Dave Worthington
  - A. Other Business
10. Personnel and Policy Committee Meeting, Councilors: Chuck Brooks (Chair), Jim Ryder, Scott Bomboy, Randy Faulkner
  - A. Discuss Draft Resolution #2022-62, Council Meeting Schedule for 2023
  - B. Other Business
11. Finance Committee Meeting, Councilors: Randy Faulkner (Chair), Scott Bomboy, Jim Purcell, Jim Ryder, Dave Weaver
  - A. Discuss Draft Resolution #2022-60, Salary & Wage Schedule for 2023
  - B. Discuss Draft Resolution #2022-61, Consolidated Fee Schedule for 2023
  - C. Other Business
12. Economic Development Committee Meeting, Councilors: Scott Bomboy (Chair), Chuck Brooks, Steve Rose, Randy Faulkner
  - A. Other Business
13. Public Safety Committee Meeting, Councilors: Dave Worthington (Chair), Mayor Jeff Hollenbach, Scott Bomboy, Aaron Clark, Jim Ryder
  - A. Consider Memorandum of Understanding – Bucks County Human Services Co-Responder Initiative
  - B. Consider Memorandum of Understanding – Bucks County Special Response Team and Montgomery County Eastern Region SWAT
  - C. Other Business
14. Historical Committee Meeting, Councilors: Scott Bomboy (Chair), Jim Purcell, Aaron Clark, Randy Faulkner

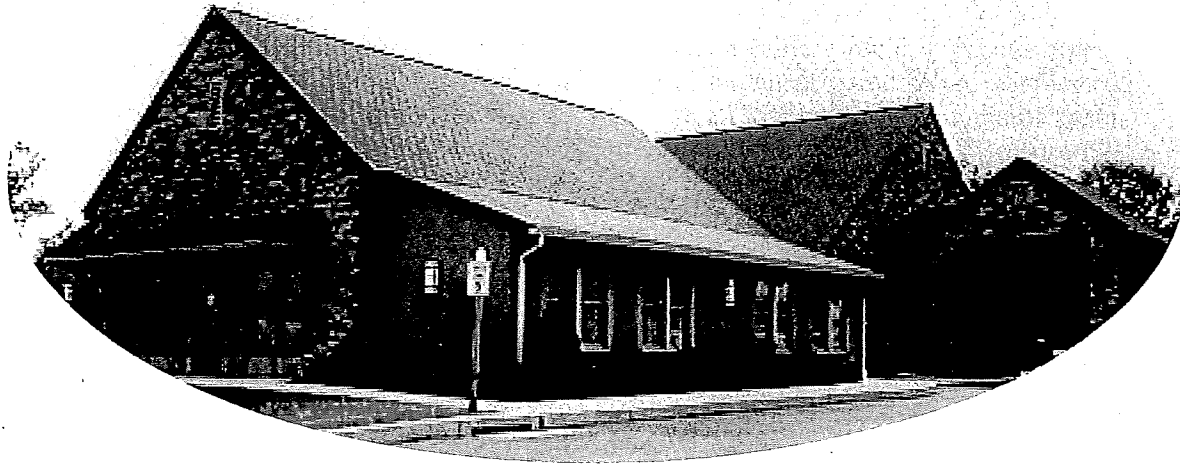
A. Other Business

15. Report from Youth Councilor
16. Other Business
17. Public Forum
18. Press Forum
19. Executive Session
20. Adjournment

Next Meeting: Monday, December 19, 2022 – 7:00 PM

Perkasie Borough Council agendas are available via e-mail in advance of the meetings. Please send any agenda requests to: [admin@perkasieborough.org](mailto:admin@perkasieborough.org). The agendas are also available on our website at [www.perkasieborough.org](http://www.perkasieborough.org).

Starting with the October 3, 2022 meeting, Perkasie Borough Council meeting packets are now available on our website at [www.perkasieborough.org](http://www.perkasieborough.org).



**MUNICIPAL REPORT**  
**from**  
**YOUR**  
**PENNRIDGE COMMUNITY**  
**CENTER**  
**2022**

The Pennridge Community Center is one of the four full-service centers operated by the Bucks County Association for Retired and Senior Citizens. The Center serves all residents over age 55 in the municipalities of Bedminster, Dublin, East Rockhill, Hilltown, Perkasio, Sellersville, Silverdale, Telford, and West Rockhill and welcomes participants from other municipalities.

Our facility, which opened in June 2007, includes a billiard room, computer room, game room, arts and crafts room, library, patio, basement game room, conference room, and offices. Also available is a state-of-the-art kitchen and a community room (Legacy Room) both of which are available for use by the community. Because the facility is climate controlled and handicapped accessible, a safe, comfortable year around environment is provided.

Membership to the Pennridge Community Center is available to all individuals aged 55 and older. The senior population of the Pennridge area is continually growing. The following is a summary of the population of the Pennridge Communities according to the 2010 census and a summary of the membership in the Center as of December, 2021:

	Total Pop.	Percentage Over age 65	Number of Members
Bedminster Township	6,574	12.8%	10
Dublin Borough	2,158	8.3%	7
East Rockhill Township	5,706	8.9%	17
Hilltown Township	15,029	12.1%	75
Perkasie Borough	8,511	10.6%	54
Sellersville Borough	4,249	8.2%	19
Silverdale Borough	871	6.2%	9
Telford Borough	2,207	29.5%	13
West Rockhill Township	5,256	21.2%	19

Other Bucks County Municipalities – 49  
 Montgomery County Municipalities - 28

As of December, 2021 the total membership of the Pennridge Community Center is 402 of which 223 reside in the Pennridge area, 49 reside in other Bucks County communities, 28 reside in Montgomery County communities.

## **Governance**

The Pennridge Community Center is governed by an elected Executive Committee which meets regularly to provide leadership for the membership. Serving on the Executive Committee are:

President – Lowell “Skeeter” Musselman  
First Vice President – Carol Shultz  
Second Vice President – Pat Siwert  
Secretary – Janice Yeager  
Treasurer – Sandra Nyman  
Members at Large – Susan Vasquez  
Past President –

An Advisory Board composed of community representatives was established in 1964 to assist with providing funds for services and facilities. The members of the present Advisory Board are:

President – David Nyman  
Vice President – Carol Shultz  
Secretary – Joel Steinman  
Members:

Dawn Baum	Lowell Musselman
Patricia Guth	Elizabeth Schirmer
Kristen Murphy	Peggy Lewis
John Greer III	Ray Weidner
Connie Moyer	Patricia Siwert
	Herman Slozer - Emeritus
	James Steeley - Emeritus

## **Programs/Activities**

Since its inception in 1964, the mission of the Pennridge Community Center has evolved from providing a place for senior citizens to meet friends and acquaintances to providing for the needs of the more active senior citizen of the 21st century. The mission has expanded over the years to provide relevant information, services, and activities necessary to assure aging with health, independence, and dignity.

Under the direction of Center Manager Peggy Lewis and Assistant Manager Carol Tyson, various services, educational programs, and recreational activities are provided to meet the needs of the community's retired and senior citizens. A variety of services is provided to assist participants with relevant information regarding health and personal issues. Health screening services include blood pressure checks and diabetes and hearing screening. Income tax preparation and insurance counseling are provided. Through lunch programs, Meals on Wheels, and produce vouchers, nutritional concerns are addressed. Family care-giver support and transport services are also provided.

The educational needs of seniors are addressed through many informational programs. Speakers' forums present information on topics such as the PACE Pharmaceutical Program and the Pennsylvania Rent Rebate Program. Direct instruction is provided in the art, computer, and writing classes as well as other topics which are requested by the Center's members.

The Center is the only facility in the Pennridge area solely dedicated to providing recreational opportunities for individuals over age 55. Among the activities offered on a regular weekly schedule are: aerobic classes, art classes, billiards, bingo, line dancing, tai chi, chair yoga, writing class, book club and card and board games including pinochle parties. Special recreational activities such as dances, concerts, and cultural activities are also held regularly.

Using the Copilot System, each person entering the Center, registers by name and indicates the purpose of his/her visit. The following is a summary of those registering in the Center from January, 2015 through December, 2021:

**Participants**

<b>Month</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
January	805	1,780	1375	1743	1680	0
February	1,063	1,565	1387	836	1827	0
March	1,238	1,664	1545	866	642	0
April	1,095	1,603	1584	814	0	0
May	1,156	1,803	1637	1044	0	0
June	1,253	1,656	1665	1604	0	0
July	1,060	1,650	1792	1666	0	0
August	1,885	1,910	1830	1668	0	0
September	1,975	1,633	1651	1727	0	1377
October	1,864	1844	1966	1828	0	1275
November	1,869	1531	1705	1565	0	1306
December	1,790	1356	1601	1310	0	1194

## Finances

The Penridge Community Center is partially funded through the Bucks County Area Agency on Aging, the Pennsylvania Department on Aging, the federal food program, and self-supported projects. The Bucks County Association for Retired and Senior Citizens is responsible for the salary of the Manager and Assistant Manager as well as the insurance for the building and site. All other staff members are volunteers.

All operational expenses are the responsibility of the Center. These expenses include the costs for maintenance of the building and grounds, utilities, administrative expenditures, and expenses for programs and activities. In addition, the Center is responsible for the monthly mortgage payment of \$1,059.02. Because of the anticipated mortgage payments, the Center will need to raise \$12,709. to meet its yearly obligations.

Since the operational expenses are the responsibility of the Center, the Executive Committee, Advisory Board, and Center Manager investigate and pursue all possible sources to generate income. The following is a list of activities through which funds were generated during the past year:

- Membership Donation – \$20.00 to the Bucks County Association for Retired and Senior Citizens - Costs of Insurance and Audit
- Donations from Municipalities – Bedminster, East Rockhill, Hilltown and West Rockhill Townships and Dublin, Perkasio, Sellersville and Silverdale Boroughs
- Donations from Individuals
- Foundation Grants (LaMel, First Savings Community Foundation, Telford Community Aid Foundation, and Charles and Nancy Keenan Foundation,
- Competitive Federal/Grants from the Pennsylvania Department of Aging Programs - despite COVID-19 limitations
- Rental Fees
- Fund-Raising Activities
  - Flea Markets
  - Holiday Raffle
  - Shredding Event

### *Activities*

- AARP 55 – driving course for seniors
- Nutrition Program
- Blood Drive
- Special programs such as a Penny Party, Baseball Day, Library activities, Mystery special day of the month, Veterans breakfast, Ice Cream Social, and a Tea Party
- Real ID/SEPTA Day
- Designer Bag Bingo
- Chinese New Years luncheon
- Holiday Concert
- Host Billiard and Pinochle Tournaments of Bucks County Senior Games
- Soup & Sandwich luncheon/bingo
- Shredding Events
- AARP Tax Preparation for Seniors
- Picnics
- Trips
- Senior Expo
- Lunch and Learns
- Thanksgiving Brunch

### *Planned Activities*

- Chair Volleyball.
- Pottery
- Knitting
- Fun with Math
- Various card games
- Science and Ideas
- Let's Talk
- Art
- Chair Yoga
- Tai Chai
- Line Dancing
- Computer assistance



INCOME	2019-2020 Budget	2020-2021 Budget	2021-2022 Budget	Jul '21-Jun '22 Actuals	2022-2023 Proposed Budget	Description	% of Budget Compared to 2022 Budget
400 - INCOME							
400.100 - Annual Dues	9,000.00	9,000.00	9,000.00	\$ 8,924.00	\$ 9,000.00	Annual Dues and any refunds	100.0%
400.550 - BCARSC	12,000.00	12,000.00	12,000.00	\$ 12,000.00	\$ 12,000.00	BCARSC income	100.0%
Total 400 - INCOME	21,000.00	21,000.00	21,000.00	\$ 20,924.00	\$ 21,000.00		100.0%
410 - FUNDRAISERS & EVENTS INCOME							
410.220 - Center Store	9,000.00	9,000.00	9,000.00	\$ 2,731.70	\$ 3,000.00	Center store sales, book sales	100.0%
410.340 - Events	12,211.79	0.00	8,000.00	\$ 8,891.68	\$ 9,000.00	picnic, car show, craft fairs, penny party, root beer floats, bingo, ice cream social	0.0%
410.365 - Hoagie Sales	346.00	0.00	100.00	\$ 0.00	\$ 0.00	hoagie sales gift cards	0.0%
410.700 - Raffles	3,957.00	0.00	3,000.00	\$ 2,616.00	\$ 3,000.00	60x60, holiday cash	0.0%
Total 410 - FUNDRAISERS & EVENTS INCOME	19,193.41	9,000.00	15,600.00	\$ 14,239.38	\$ 15,000.00		100.0%
422 - PROGRAM INCOME							
422.110 - Cards & Games	1,796.00	0.00	0.00	\$ 35.00	\$ 0.00	majority cards, pinche	0.0%
422.330 - Classes	2,045.99	0.00	0.00	\$ 339.00	\$ 0.00	arts & crafts, computer help, writing, genealogy	0.0%
422.565 - Dances	7,439.98	0.00	0.00	\$ 92.00	\$ 0.00	line dancing, monthly dances	0.0%
422.640 - Exercise	7,899.56	0.00	0.00	\$ 8.00	\$ 0.00	taekwon, yoga, Zumba	0.0%
422.710 - Meals	16,111.08	0.00	0.00	\$ 469.30	\$ 0.00	banquet, luncheons, home cooked meals	0.0%
422.880 - Pastimes	1,680.00	0.00	0.00	\$ 0.00	\$ 0.00	billards, chess	0.0%
422.990 - Miscellaneous Programs	5,084.90	0.00	0.00	\$ 0.00	\$ 0.00	miscellaneous	0.0%
Total 422 - PROGRAM INCOME	41,854.09	35,000.00	20,000.00	\$ 943.30	\$ 15,000.00		118.07%
440 - TRIP INCOME							
440.000 - Trips	15,000.00	20,000.00	25,000.00	\$ 41,105.00	\$ 30,000.00	trip income	160.0%
other	32,578.00	20,000.00	25,000.00	\$ 45,995.00	\$ 30,000.00		150.0%
Total 440 - TRIP INCOME	47,578.00	40,000.00	50,000.00	\$ 87,095.00	\$ 60,000.00		120.0%
460 - DONATIONS							
460.100 - Memory Cf	20,000.00	20,000.00	20,000.00	\$ 26,200.00	\$ 20,000.00	donations in Memory Cf (OB memo who received from)	100.0%
460.300 - Municipal	17,000.00	17,000.00	17,000.00	\$ 17,000.00	\$ 17,000.00	township, borough, county	100.0%
460.740 - Other / Sponsorships	2,078.70	5,000.00	3,000.00	\$ 8,828.50	\$ 3,000.00	misc. donations / event sponsorships	40.0%
Total 460 - DONATIONS	39,078.70	42,000.00	40,000.00	\$ 52,028.50	\$ 40,000.00		120.0%
470 - RENTAL INCOME							
470.220 - Facility Rental	32,000.00	32,000.00	32,000.00	\$ 29,925.00	\$ 32,000.00	facility rental income	100.0%
other	17,700.00	32,000.00	32,000.00	\$ 27,000.00	\$ 32,000.00		100.0%
Total 470 - RENTAL INCOME	49,700.00	64,000.00	64,000.00	\$ 56,925.00	\$ 64,000.00		100.0%
475 - GRANT INCOME							
475.000 - United	5,000.00	5,000.00	5,000.00	\$ 6,450.00	\$ 5,000.00	United grant only	100.0%
476.000 - Ceres Act Fund	0.00	0.00	0.00	\$ 0.00	\$ 0.00	Ceres Act	0.0%
476.110 - Philadelphia Foundation Grant	7,000.00	0.00	0.00	\$ 0.00	\$ 0.00	Philadelphia Foundation	0.0%
Total 475 - GRANT INCOME	12,000.00	5,000.00	5,000.00	\$ 6,450.00	\$ 5,000.00		100.0%
480 - INTEREST INCOME							
480.120 - Bank Interest	20.00	20.00	20.00	\$ 13.99	\$ 20.00	interest received	100.0%
Other	21.72	20.00	20.00	\$ 16.69	\$ 20.00		100.0%
Total 480 - INTEREST INCOME	41.72	40.00	40.00	\$ 30.68	\$ 40.00		100.0%
Total Income	\$ 161,738.88	\$ 165,002.21	\$ 169,000.00	\$ 142,900.07	\$ 169,000.00		100.0%
EXPENSE							
500 - STAFF EXPENSES							
500.000 - BCARSC	15,000.00	15,000.00	15,000.00	\$ 15,000.00	\$ 15,000.00	BCARSC Payments	100.0%
500.150 - Building Attendant	4,000.00	7,000.00	5,000.00	\$ 790.00	\$ 5,000.00	building attendant wages	100.0%
500.340 - Training	500.00	500.00	500.00	\$ 0.00	\$ 0.00	training, reimbursements	0.0%
Total 500 - STAFF EXPENSES	19,500.00	22,500.00	20,000.00	\$ 15,790.00	\$ 20,000.00		100.0%
515 - FUNDRAISING & EVENT EXPENSES							
515.110 - Center Store	1,500.00	10,000.00	0.00	\$ (235.45)	\$ 5,000.00	center store stocking expenses	100.0%
515.245 - Events	6,857.09	6,000.00	8,000.00	\$ 4,550.91	\$ 5,000.00	picnic, car show, craft fairs, penny party, root beer floats, bingo, ice cream social	100.0%

	2019-2020 Actuals	2019-2020 Budget	2020-2021 Actuals	2020-2021 Budget	Jul '21-Jun '22 Actuals	2022-2023 Proposed Budget	Description	2019-2020 Actuals	2019-2020 Budget	% of Budget
515.980 - Hoagies	-10.00	2,000.00	0.00	2,000.00		2,000.00				100.0%
515.990 - Miscellaneous Events	-754.80		0.00							0.0%
Total 515 - FUNDRAISING & EVENT EXPENSES	4,293.51	23,000.00	1,294.20	7,000.00	4,293.56	5,000.00				127.79%
525 - PROGRAM EXPENSES										
525.115 - Classes	874.89	1,000.00	1,000.00	1,000.00		2,000.00				100.0%
525.200 - Dances	5,550.84	5,000.00	17.00	6,000.00	650.00	650.00	product for arts & crafts, computer help, writing, genealogy			100.0%
525.240 - Instructors	4,051.00	8,000.00	0.00	8,000.00		8,000.00	product for files & monthly notices			100.0%
525.820 - Meals & Banquets	1,560.97	14,000.00	0.00	14,000.00	175.00	5,000.00	payments to vendors			100.0%
Total 525 - PROGRAM EXPENSES	12,037.80	29,000.00	134.00	29,000.00	1,725.00	18,000.00	product for banquet, luncheon, home cooler meals			100.0%
545 - TRIP EXPENSES										
545.100 - Trip Expense	21,298.15	20,000.00	0.00	20,000.00	12,097.03	20,000.00	life expense			100.0%
Other	21,298.15	20,000.00	0.00	20,000.00	35,285.03	35,000.00				100.0%
Total 545 - TRIP EXPENSES	42,596.30	40,000.00	0.00	40,000.00	47,382.06	55,000.00				100.0%
560 - CENTER EXPENSES										
560.000 - BCARSC Payments	7,988.71	13,000.00	0.00	15,000.00	5,888.81	15,000.00	BCARSC Payments			100.0%
560.120 - Advertisement	631.36	500.00	49.60	500.00	159.00	200.00	center advertisements			100.0%
560.340 - Capital Expense	842.59	30,000.00	0.00	30,000.00	(2,756.09)	10,000.00	improvements or purchases (capital)			100.0%
560.348 - Copier Rental	1,607.16	6,500.00	2,104.04	6,500.00	2,413.50	3,000.00	copier rental			100.0%
560.412 - Computer Services	0.00	1,000.00	1,169.71	1,000.00	3,722.05	4,000.00	computer/webpage assistance			100.0%
560.480 - Contracted Services	20,340.11	20,000.00	30,000.00	20,000.00	39,616.10	40,000.00	post cards, snow removal, alarm system			100.0%
560.582 - Custodian Services	9,460.00	10,000.00	328.00	10,000.00	2,000.00	2,000.00	insurance payment			100.0%
560.610 - Communication	0.00	0.00	2,855.53	0.00	3,764.65	3,000.00	cellphone, internet			50.0%
560.628 - Gas	23,133.66	25,000.00	5,669.05	20,000.00	8,925.06	12,000.00	electric			42.0%
560.615 - Electric	7,593.75	25,000.00	6,800.00	6,800.00	6,216.35	6,500.00	gas			25.0%
560.631 - Water / Sewer	1,449.51	0.00	4,861.23	0.00	1,500.00	1,500.00	drinking water, public water & sewer			0.0%
560.641 - Trash Removal	2,739.89	0.00	1,201.17	0.00	2,413.85	3,000.00	trash removal			0.0%
560.740 - Newsletter	682.20	500.00	75.00	500.00		500.00	printing & postage for newsletter			100.0%
560.780 - Supplies	3,567.73	4,000.00	1,629.25	4,000.00	1,565.94	3,000.00	supplies for center			100.0%
560.822 - Mortgage	12,408.80	12,790.00	12,856.53	12,790.00	11,265.72	12,790.00	mortgage payment			100.0%
560.990 - Miscellaneous	6,793.91	0.00	2,190.40	0.00	3,857.99	2,000.00	misc. center expenses (service charges)			0.0%
Total 560 - CENTER EXPENSES	91,083.79	125,790.00	64,457.32	132,290.00	86,275.01	115,990.00				68.6%
560.999 - DEPRECIATION	9,890.00	0.00	0.00	0.00		0.00	Depreciation			0.0%
Total Expense	133,356.60	147,460.00	133,442.25	220,280.00	130,018.37	180,990.00				88.2%
Revised 6-11-22	8,578.26	-147,460.00	-1,467.88	-220,280.00	12,801.37	(17,970.00)				11.0%
2022 Fund Balance										
2022 Fund Balance										

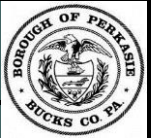
# Borough of Perkasio

Calendar Year 2022

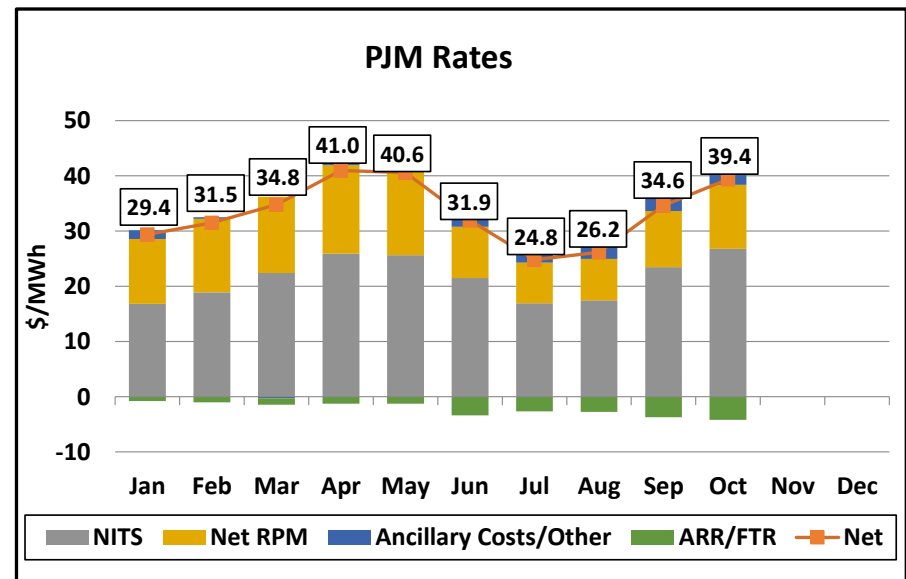
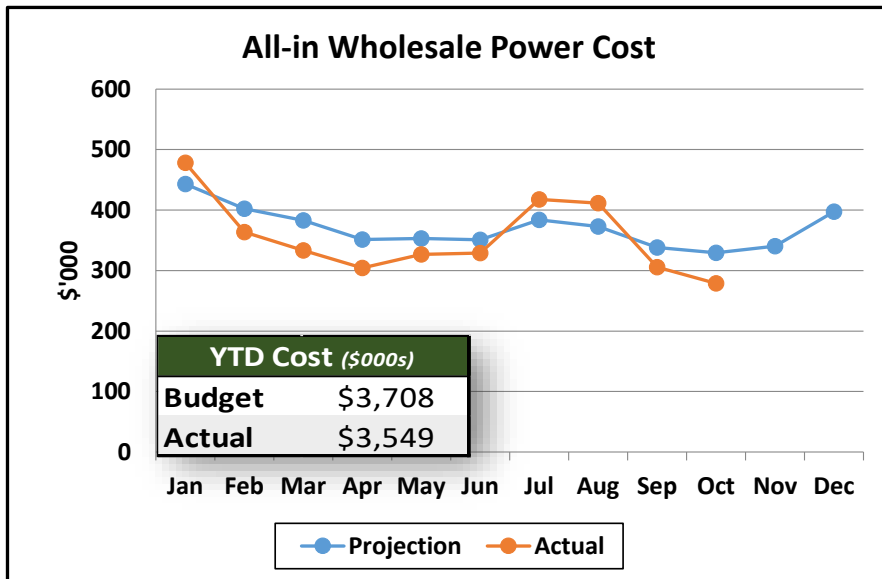
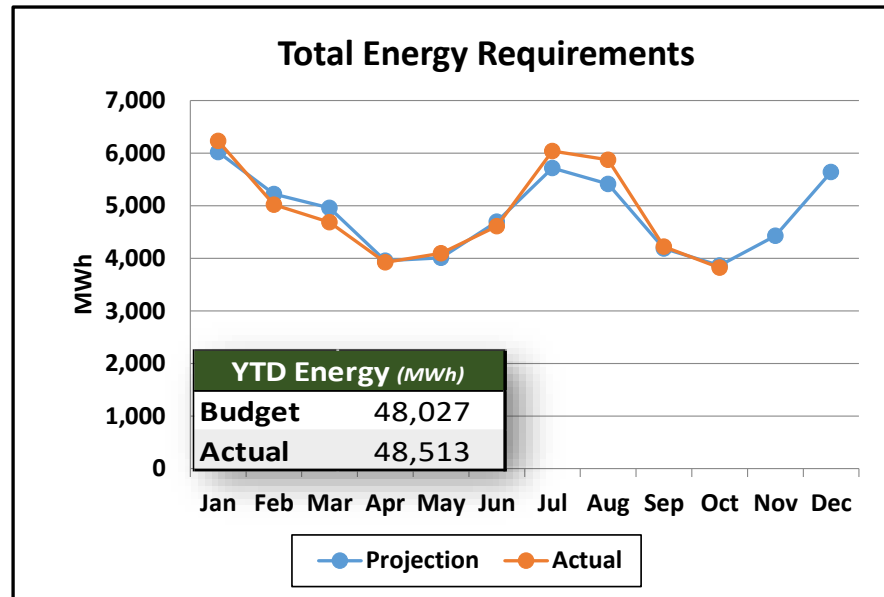
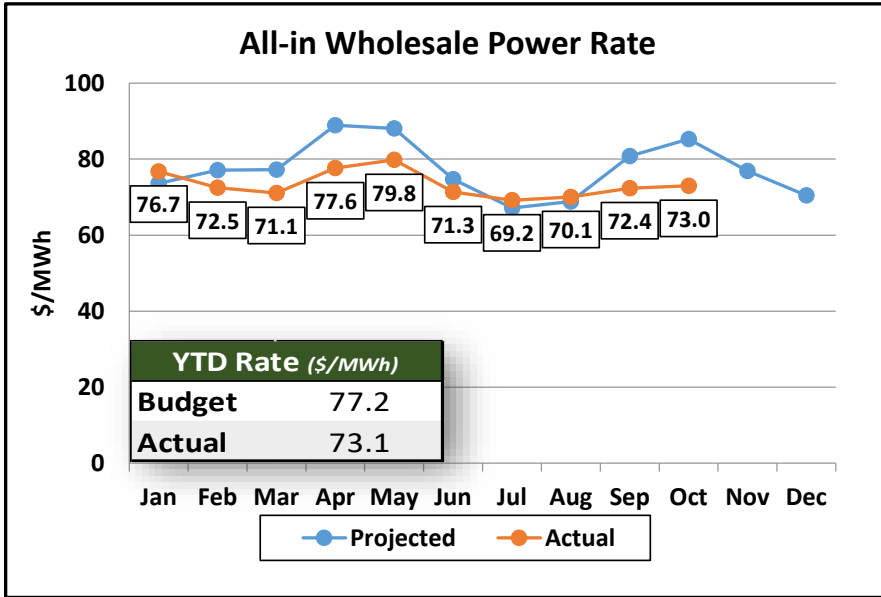


## Wholesale Power Cost Summary

October 2022



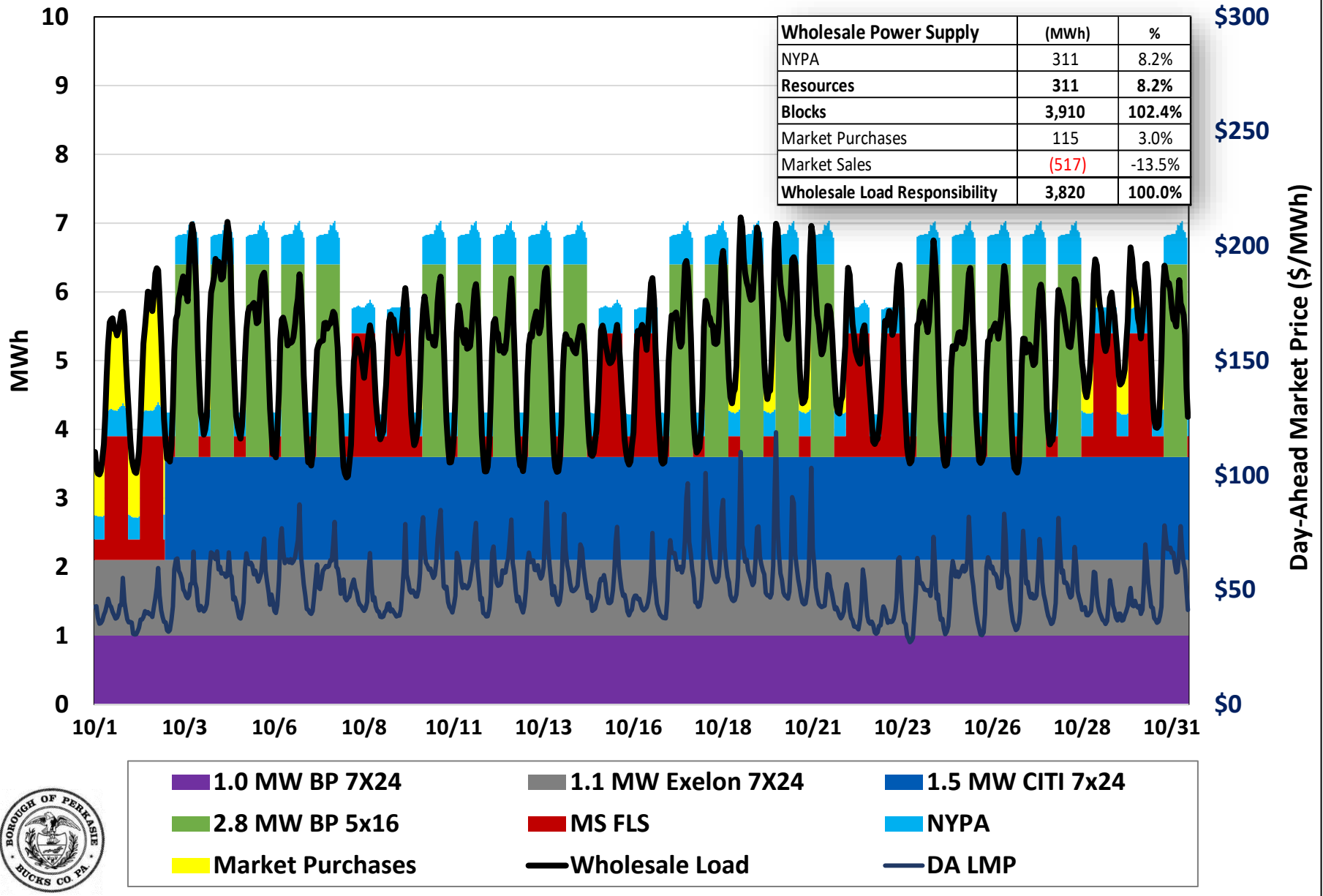
## 2022 Year to Date Wholesale Power Summary



1/ Excludes PJM Market Interaction Costs

2/ Net RPM is capacity load costs less capacity generation credits

## Hourly Perkasio Load Wholesale Power Supply



# Borough of Perkasio



## 2022 Year to Date Summary

### All-In Rate Summary

	Resource Cost <sup>1</sup>		Purchased Blocks <sup>1</sup>		Market Purchases <sup>1</sup>		Market Sales <sup>1</sup>		Total Energy Cost		PJM Cost <sup>2</sup>		Miscellaneous Costs <sup>3</sup>		All-In Rate <sup>4</sup>		Delta	
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	(\$/MWh)	
	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)	(\$/MWh)
<b>Jan-22</b>	\$24.32	\$10.98	\$41.67	\$42.84	\$42.28	\$110.46	\$31.00	\$38.95	\$41.65	\$45.20	\$30.53	\$29.36	\$1.43	\$2.18	\$73.61	\$76.74	3.13	
<b>Feb-22</b>	\$26.39	\$17.65	\$40.85	\$39.69	\$36.16	\$72.59	\$33.11	\$40.25	\$40.49	\$39.61	\$35.12	\$31.48	\$1.45	\$1.40	\$77.06	\$72.49	(4.57)	
<b>Mar-22</b>	\$24.97	\$31.52	\$38.78	\$37.81	\$31.06	\$61.99	\$22.91	\$34.79	\$38.84	\$38.60	\$36.96	\$34.79	\$1.46	(2)	\$77.25	\$71.11	(6.14)	
<b>Apr-22</b>	\$25.62	\$21.24	\$40.93	\$38.51	\$22.79	\$66.18	\$24.93	\$58.20	\$41.22	\$35.17	\$46.20	\$40.97	\$1.50	\$1.49	\$88.92	\$77.63	(11.29)	
<b>May-22</b>	\$24.51	\$36.07	\$40.92	\$35.64	\$27.11	\$99.58	\$23.65	\$67.60	\$41.00	\$35.88	\$45.57	\$40.61	\$1.50	\$3.32	\$88.07	\$79.80	(8.27)	
<b>Jun-22</b>	\$26.62	\$33.09	\$39.45	\$33.43	\$30.31	\$121.64	\$19.40	\$57.01	\$38.66	\$37.84	\$34.63	\$31.93	\$1.47	\$1.57	\$74.75	\$71.34	(3.42)	
<b>Jul-22</b>	\$25.70	\$56.19	\$36.83	\$32.58	\$37.68	\$124.12	\$21.78	\$54.73	\$37.17	\$43.03	\$28.54	\$24.81	\$1.44	\$1.34	\$67.14	\$69.17	2.03	
<b>Aug-22</b>	\$26.35	\$40.01	\$37.46	\$29.30	\$34.05	\$119.35	\$20.17	\$67.37	\$37.32	\$42.67	\$30.11	\$26.16	\$1.45	\$1.21	\$68.88	\$70.05	1.18	
<b>Sep-22</b>	\$25.39	\$40.62	\$39.69	\$34.46	\$34.27	\$105.15	\$21.12	\$51.71	\$40.54	\$37.46	\$38.79	\$34.63	\$1.49	\$2.29	\$80.82	\$72.38	(8.44)	
<b>Oct-22</b>	\$23.86	\$26.74	\$41.10	\$37.86	\$25.17	\$50.78	\$23.28	\$54.10	\$41.81	\$35.14	\$41.97	\$39.37	\$1.51	(2)	\$85.28	\$72.98	(12.30)	
<b>Nov-22</b>	\$25.48	-	\$39.44	-	\$28.84	-	\$27.70	-	\$38.70	-	\$36.68	-	\$1.48	-	\$76.86	-		
<b>Dec-22</b>	\$23.92	-	\$40.68	-	\$29.04	-	\$28.37	-	\$40.12	-	\$28.92	-	\$1.44	-	\$70.48	-		
<b>YTD</b>	<b>\$25.33</b>	<b>\$31.11</b>	<b>\$39.73</b>	<b>\$36.33</b>	<b>\$33.93</b>	<b>\$107.53</b>	<b>\$24.38</b>	<b>\$50.38</b>	<b>\$39.75</b>	<b>\$39.64</b>	<b>\$35.99</b>	<b>\$32.53</b>	<b>\$0.02</b>	<b>\$0.97</b>	<b>\$77.20</b>	<b>\$73.15</b>	<b>(\$4.06)</b>	

1/ Resource, Purchased Blocks and Market Purchase/Sales include applicable Congestion and Losses costs. Each of these categories are weighted by their applicable energy amounts.

2/ Includes NITS Charge, Net RPM Cost, Ancillary Services Cost and ARR/FTRs Credits, Other Transmission Charges, Admin Fees and Load Reconciliation

3/ Includes AMP Service Fees

4/ All-In Rate is based on Total Sales

# Borough of Perkasi

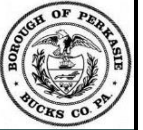


## 2022 Year to Date Summary

### Energy Supply Summary (MWh)

	NYPA			Market Purchases		Market Sales	
	Projected (MWh)	Actual (MWh)	Capacity Factor <sup>1</sup> (%)	Projected (MWh)	Actual (MWh)	Projected (MWh)	Actual (MWh)
<b>Jan-22</b>	277	355	85%	292	364	(423)	(360)
<b>Feb-22</b>	250	317	84%	253	209	(374)	(599)
<b>Mar-22</b>	277	364	88%	193	164	(353)	(672)
<b>Apr-22</b>	268	322	80%	85	79	(425)	(494)
<b>May-22</b>	276	328	79%	148	255	(400)	(485)
<b>Jun-22</b>	246	297	74%	436	332	(345)	(380)
<b>Jul-22</b>	254	302	73%	448	658	(293)	(216)
<b>Aug-22</b>	249	288	69%	573	896	(231)	(145)
<b>Sep-22</b>	246	269	67%	269	262	(459)	(438)
<b>Oct-22</b>	277	311	75%	86	115	(498)	(517)
<b>Nov-22</b>	267	-	0%	230	-	(246)	-
<b>Dec-22</b>	277	-	0%	295	-	(401)	-
<b>YTD</b>	<b>2,619</b>	<b>3,153</b>	<b>77%</b>	<b>2,783</b>	<b>3,336</b>	<b>(3,801)</b>	<b>(4,306)</b>

<sup>1/</sup> The Capacity Factor is based on the actual generation.



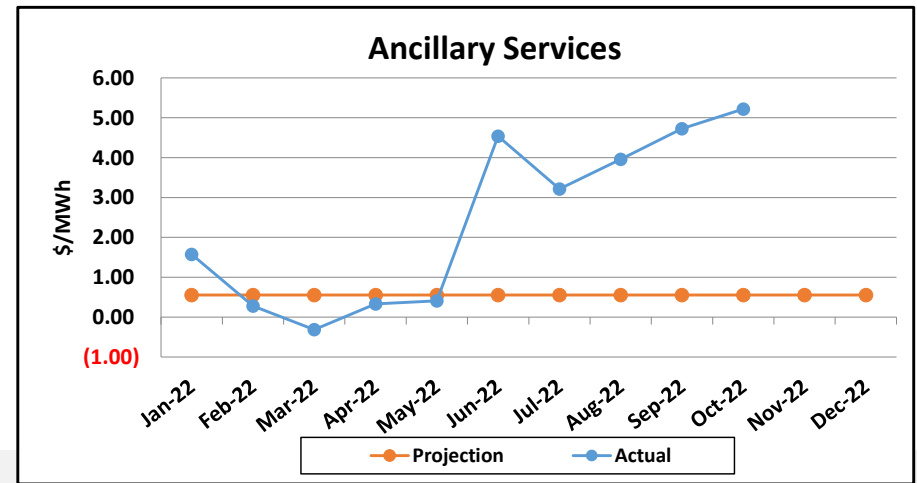
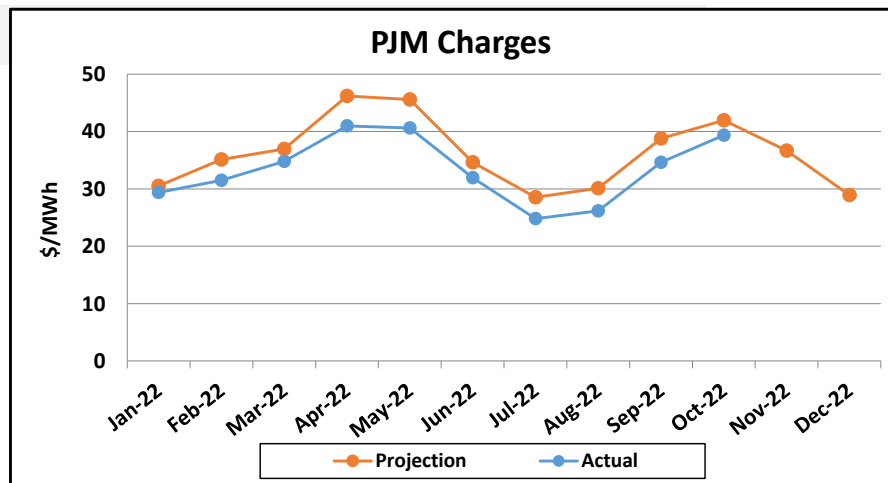
### PJM Charge Summary (excl. PJM Market Interaction Costs)

	NITS		Net RPM <sup>1</sup>		ARR/FTR		Ancillary Services/Other <sup>2</sup>		Total		Contribution to All-In Rate <sup>3</sup>		Delta
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$/MWh)	(\$/MWh)
Jan-22	117	105	64	73	-	(5)	3	10	184	183	\$30.53	\$29.36	(\$1.17)
Feb-22	117	95	64	67	-	(5)	3	1	183	158	\$35.12	\$31.48	(\$3.64)
Mar-22	117	105	64	65	-	(5)	3	(1)	183	163	\$36.96	\$34.79	(\$2.17)
Apr-22	117	102	64	63	-	(5)	2	1	183	161	\$46.20	\$40.97	(\$5.23)
May-22	117	105	64	65	-	(5)	2	2	183	166	\$45.57	\$40.61	(\$4.96)
Jun-22	117	99	43	43	-	(16)	3	21	163	147	\$34.63	\$31.93	(\$2.70)
Jul-22	117	102	43	44	-	(16)	3	19	163	150	\$28.54	\$24.81	(\$3.73)
Aug-22	117	102	43	44	-	(16)	3	23	163	154	\$30.11	\$26.16	(\$3.94)
Sep-22	117	99	43	43	-	(16)	2	20	162	146	\$38.79	\$34.63	(\$4.16)
Oct-22	117	102	43	44	-	(16)	2	20	162	150	\$41.97	\$39.37	(\$2.61)
Nov-22	117	-	43	-	-	-	2	-	162	-	\$36.68	-	-
Dec-22	117	-	43	-	-	-	3	-	163	-	\$28.92	-	-
<b>YTD</b>	<b>1,167</b>	<b>1,016</b>	<b>535</b>	<b>551</b>	<b>0</b>	<b>(105)</b>	<b>27</b>	<b>116</b>	<b>1,729</b>	<b>1,578</b>	<b>35.99</b>	<b>32.53</b>	<b>(3.46)</b>

1/ Net RPM is the RPM Cost less the Generator's RPM Credits.

2/ Ancillary services/Other also includes: Admin fees, Load Reconciliation and Other Transmission Charges

3/ The Rate is based on Total Sales





# Borough of Perkasio



October 2022

	Projected			Actual			Delta		
	Billing Unit (MWh)/(MW)	Rate (\$/MWh) / (\$/kW-mo)	Total Cost / (Credit) (\$)	Billing Unit (MWh)/(MW)	Rate (\$/MWh) / (\$/kW-mo)	Total Cost / (Credit) (\$)	Billing Unit (MWh)/(MW)	Rate (\$/MWh) / (\$/kW-mo)	Total Cost / (Credit) (\$)
<b>Invoice Summary<sup>1</sup></b>									
<b>1. AMP</b>	<b>3,862</b>	<b>\$46</b>	<b>\$176,711</b>	<b>3,820</b>	<b>\$39</b>	<b>\$150,505</b>	<b>(42.47)</b>	<b>(\$6.35)</b>	<b>(\$26,206)</b>
(a) NYPA	277	\$23.86	\$6,601	311	\$26.74	\$8,323	34.67	\$2.87	\$1,722
(b) PA Peaking Project	0	\$0.00	\$0	0.0	\$0.00	\$0	0.00	\$0.00	\$0
(c) Purchased Blocks	3,998	\$41.10	\$164,287	3,910	\$37.86	\$148,008	(88.00)	(\$3.24)	(\$16,278)
(d) Miscellaneous Costs <sup>2</sup>	3,862	\$1.51	\$5,823	3,820	(\$1.53)	(\$5,826)	(42.47)	(\$3.03)	(\$11,649)
<b>2. PJM</b>	<b>3,862</b>	<b>\$39.53</b>	<b>\$152,655</b>	<b>3,820</b>	<b>\$33.58</b>	<b>\$128,256</b>	<b>(42.47)</b>	<b>(\$5.95)</b>	<b>(\$24,399)</b>
(a) Market Purchases	86	\$25.17	\$2,169	115	\$50.78	\$5,856	29.14	\$25.61	\$3,687
(b) Market Sales	(498)	\$23.28	(\$11,606)	(517)	\$54.10	(\$27,957)	(18.29)	\$30.82	(\$16,352)
(c) Charges/(Credits) <sup>3</sup>	3,862	\$41.97	\$162,091	3,820	\$39.37	\$150,357	(42.47)	(\$2.61)	(\$11,734)
<b>3. Total Wholesale Power Costs<sup>4</sup>:</b>	<b>3,862</b>	<b>\$85.28</b>	<b>\$329,366</b>	<b>3,820</b>	<b>\$72.98</b>	<b>\$278,761</b>	<b>(42)</b>	<b>(\$12.30)</b>	<b>(\$50,604)</b>

1/ Resource, Purchased Blocks and Market Purchase/Sales includes Congestion and Losses costs.

2/ Miscellaneous Costs incl. AMP Service Fees

3/ Includes Net RPM (RPM Charges and RPM Credits) for each Resource

4/ Based on Total Sales

# Borough of Perkasio



October 2022

	Projection			Actual			Delta			
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	
<b>AMP</b>										
<b>Resources</b>										
1.	<b>NYPA</b>									
2.	Fixed Charge	0.6	\$6.65	\$3,717	0.6	\$4.06	\$2,267	0	(2.59)	(\$1,450)
3.	Energy Charge	277	\$12.30	\$3,403	311	\$23.26	\$7,241	35	10.96	\$3,838
4.	Other Adjustments		\$0	\$0		\$0	\$0	0	0.00	\$0
5.	Congestion & Losses	277	(\$1.88)	(\$519)	311	(\$3.81)	(\$1,185)	35	(1.93)	(\$666)
6.	<b>All in Cost</b>	277	\$23.86	\$6,601	311	\$26.74	\$8,323	35	2.87	\$1,722
12.	Total - Resources	277	\$23.86	\$6,601	311	\$26.74	\$8,323	35	2.87	\$1,722
<b>Purchased Blocks</b>										
13.	<b>BP 1.0 MW 7x24 (PPL)</b>									
14.	Energy Charge	744	\$34.71	\$25,824	744	\$34.71	\$25,824	0	0.00	\$0
15.	Congestion & Losses	744	(\$0.25)	(\$186)	744	(\$5.16)	(\$3,836)	0	(4.91)	(\$3,650)
16.	<b>All in Cost</b>	744	\$34.46	\$25,638	744	\$29.55	\$21,988	0	(4.91)	(\$3,650)
17.	<b>Exelon 1.1 MW 7x24 (PPL)</b>									
18.	Energy Charge	818	\$71.50	\$58,516	818	\$71.50	\$58,516	0	0.00	\$0
19.	Congestion & Losses	818	(\$0.25)	(\$205)	818	(\$5.16)	(\$4,220)	0	(4.91)	(\$4,015)
20.	<b>All in Cost</b>	818	\$71.25	\$58,311	818	\$66.34	\$54,296	0	(4.91)	(\$4,015)
21.	<b>BP 2.8 MW 5x16 (PPL)</b>									
22.	Energy Charge	986	\$40.91	\$40,321	941	\$40.91	\$38,488	(45)	0.00	(\$1,833)
23.	Congestion & Losses	986	(\$0.38)	(\$374)	941	(\$7.53)	(\$7,082)	(45)	(7.15)	(\$6,708)
24.	<b>All in Cost</b>	986	\$40.53	\$39,947	941	\$33.38	\$31,406	(45)	(7.15)	(\$8,541)
25.	<b>Morgan Stanley Fixed Load Shape (PPL)</b>									
26.	Energy Charge	334	\$24.35	\$8,123	362	\$24.35	\$8,824	29	0.00	\$701
27.	Congestion & Losses	334	(\$0.12)	(\$41)	362	(\$3.49)	(\$1,264)	29	(3.36)	(\$1,223)
28.	<b>All in Cost</b>	334	\$24.23	\$8,082	362	\$20.86	\$7,561	29	(3.36)	(\$521)
29.	<b>CITI 1.5 MW 7x24 (PPL Resid)</b>									
30.	Energy Charge	1,116	\$29.20	\$32,587	1,044	\$29.20	\$32,587	(72)	0.00	\$0
31.	Congestion & Losses	1,116	(\$0.25)	(\$279)	1,044	\$0.16	\$170	(72)	0.41	\$449
32.	<b>All in Cost</b>	1,116	\$28.95	\$32,308	1,044	\$31.38	\$32,757	(72)	2.43	\$449
33.	Total - Purchased Blocks	3,998	\$41.10	\$164,287	3,910	\$37.86	\$148,008	(88)	(3.24)	(\$16,278)

# Borough of Perkasio



October 2022

	Projection			Actual			Delta			
	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	Billing Unit	Rate	Total Cost / (Credit)	
	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	(MWh)/(MW)	(\$/MWh) / (\$/kW-mo)	(\$)	
<b>Miscellaneous Costs</b>										
34.	AMP Fees	3,862	\$1.51	\$5,823	3,820	\$1.62	\$6,174	(42)	0.11	\$351
35.	Adjustment for Pool Power			\$0			(\$12,000)	0	0.00	(\$12,000)
36.	Total - Miscellaneous Costs	3,862	\$1.51	\$5,823	3,820	(1.53)	(\$5,826)	(42)	(3.03)	(\$11,649)
37.	Total - AMP			\$176,711			\$150,505	0	0.00	(\$26,206)
<b>PJM Charges</b>										
38.	Market Interaction									
39.	Net Market Purchases	86	\$25.17	\$2,169	115	\$50.78	\$5,856	29	\$25.61	\$3,687
40.	Day-Ahead Purchases				96	\$49.42	\$4,769	96	\$49.42	\$4,769
41.	Balancing Purchases				65	\$53.48	\$3,463	65	\$53.48	\$3,463
42.	Net Market Sales	(498)	\$23.28	(\$11,606)	(517)	\$54.10	(\$27,957)	(18)	\$30.82	(\$16,352)
43.	Day-Ahead Sales				(511)	\$54.34	(\$27,772)	(511)	\$54.34	(\$27,772)
44.	Balancing Sales				(52)	\$49.67	(\$2,561)	(52)	\$49.67	(\$2,561)
45.	NITS	13	\$8.78	\$116,690	14	\$7.53	\$102,346	0	(\$1.25)	(\$14,344)
46.	Other Transmission Charges	13	\$0.00	\$0	14	\$0.82	\$11,183	0	\$0.82	\$11,183
47.	RPM Capacity									
48.	RPM Charge	15	\$2.93	\$44,898	15	\$3.00	\$46,268	0	\$0.06	\$1,370
49.	RPM Credit			(\$1,639)			(\$2,079)			(\$439)
50.	PA Peaking Project			\$0			\$0			\$0
51.	Net RPM			\$43,258			\$44,189			\$931
52.	Ancillary	3,862	\$0.55	\$2,143	3,820	\$2.54	\$9,706	(42)	\$1.99	\$7,563
53.	ARR/FTR Credits	3,862	\$0.00	\$0	3,820	(\$4.22)	(\$16,114)	(42)	(\$4.22)	(\$16,114)
54.	Administration Charges	3,862	\$0.00	\$0	3,820	\$0.50	\$1,929	(42)	\$0.50	\$1,929
55.	True-Up Load Reconciliation			\$0			(\$2,883)			(\$2,883)
56.	Total PJM Charges	3,862	\$39.53	\$152,655	3,820	\$33.58	\$128,256	(42)	(\$5.95)	(\$24,399)



**Nate Fox, Esquire**  
Direct Dial: 215.606.0178  
[nate.fox@obermayer.com](mailto:nate.fox@obermayer.com)  
[www.obermayer.com](http://www.obermayer.com)

**Obermayer Rebmann Maxwell & Hippel LLP**  
10 S. Clinton Street  
Doylestown, PA 18901

August 12, 2022

**VIA FEDEX  
AND EMAIL**

Perkasie Borough  
ATTN: Andrea Coaxum, Borough Manager  
620 W. Chestnut Street  
Perkasie, PA 18944  
([manager@perkasieborough.org](mailto:manager@perkasieborough.org))

**RE: 306 N. Fifth Street Redevelopment—Waiver of Land Development Request**

Dear Andrea-

On behalf of my client, 4<sup>th</sup> Soil Perkasie, LLC, please allow this correspondence to serve as a request for waiver of land development from the Perkasie Borough Subdivision and Land Development Ordinance (“SALDO”). In support thereof, enclosed are the following:

- One (1) check for \$1,000.00 for the waiver fee, being delivered under separate cover;
- One (1) check for \$2,500.00 for the escrow fee, being delivered under separate cover;
- Twelve (12) full sets of the waiver of land development record plan;
- Twelve (12) copies of a waiver letter, prepared by Kristin Holmes, P.E., dated July 21, 2022;
- Twelve (12) copies of the trip generation analysis letter, prepared by Kristin Holmes, P.E., dated August 3, 2022; and
- Twelve (12) copies of the stormwater management exemption letter, prepared by Kristin Holmes, P.E., dated August 3, 2022.

We look forward to working with Perkasie Borough on what we anticipate will be a successful re-development project. Should you have any questions, please do not hesitate to contact me and we are happy to discuss.

Very truly yours,  
**OBERMAYER REBMANN MAXWELL & HIPPEL, LLP**

By: \_\_\_\_\_  
Nate Fox

Enclosures

CC: Jeff Garton, Esquire (*via email only*)



Doug Rossino, P.E. (*via email only*)  
John Wahlers (*via email only*)  
Rob Loughery (*via email only*)  
Kristin Holmes, P.E. (*via email only*)



Kristin Holmes, P.E., LEED AP  
Robert Cunningham, P.E., LEED AP

July 21, 2022

Andrea Coaxum, Borough Manager  
Borough of Perkasio  
620 West Chestnut Street  
Perkasie, PA 18944

**RE: 306 N. Fifth Street Redevelopment Waiver Request Letter  
Perkasie Borough, Bucks County, PA  
HCE Project No.: 1650**

Dear Ms. Coaxum:

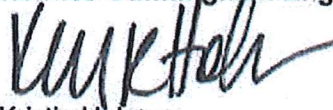
In regard to the above referenced land development project, the applicant requests the following waivers from the Subdivision and Land Development Ordinance and Stormwater Management Ordinance:

1. **Section 164-8.B.** – The applicant is requesting a waiver of compliance with the full Borough Land Development process and is submitting the enclosed Waiver of Land Development Plan, and asks that this plan be reviewed and approved accordingly to establish a record plan for the property.
2. **Section 164-20.B.** – The applicant is requesting a waiver from providing additional street width where existing streets do not meet minimum width requirements. Areas adjacent to the proposed site are already developed, and there would be no benefit to the Borough to expanding the streets. North 5<sup>th</sup> Street is a collector road requiring 40-foot cartway with curb and sidewalk. The existing cartway is 32-feet with curb and sidewalk and with surrounding properties already developed. West Callowhill Street is a collector road requiring 40-foot cartway with curb and sidewalk. The existing cartway is 33-feet with curb and sidewalk and with surrounding properties already developed.
3. **Section 164-25.A(1)a.** – The applicant is requesting a waiver to allow 13 continuous parking spaces in one row of parking for 3 of the parking rows, in order to maximize parking.
4. **Section 164-25.A(1)b.** – The applicant is requesting a waiver from planting two trees in each parking island due to utility conflicts and available space.
5. **Section 164-25.A(1)f.** – The applicant is requesting a waiver to allow parking facilities and drives within 0-feet of the office buildings where 15-feet is required. The existing improvements provide no setback. Curbing, sidewalk and grass strips are provided between some areas of the parking and building contrary to existing conditions.
6. **Section 164-31.F.** – The applicant is requesting a waiver to permit grading within five feet of the legal right-of-way line along abutting streets. Grading is proposed in these areas to allow the demolition of existing features and proposed improvements.
7. **Section 164-68.C(2) and 70.C.(2)** – The applicant is requesting a waiver from providing all property owner and tax map information for parcels within 400 feet of the proposed development. An aerial photograph of the site and surrounding area has been provided.

8. **Section 164-70.A.(5)** – The applicant is requesting a waiver to permit the Final Plans be provided on 24 by 36 inch sheets. This size plan set allows for a more detailed plan scale and for lettering to be drawn to full size.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or [kristin@hceengineering.net](mailto:kristin@hceengineering.net).

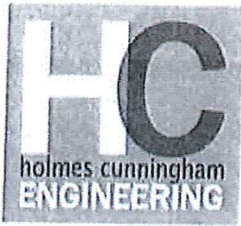
Very truly yours,  
Holmes Cunningham Engineering



Kristin Holmes  
Partner

ecc: John Wahlers, Rob Loughery, Derek Loux, 4<sup>th</sup> Soil  
Nate Fox, Obermayer

O:\1650 - 306 N Fifth Street\Outbound\Borough 2022-07-21 Waiver Request Letter.docx



Kristin Holmes, P.E., LEED AP  
Robert Cunningham, P.E., LEED AP

August 3, 2022

Andrea Coaxum, Borough Manager  
Perkasie Borough  
620 W. Chestnut Street  
Perkasie, PA 18944

**RE: 306 N. Fifth Street Redevelopment  
TP# 33-6-078 & 081  
Perkasie Borough, Bucks County, Pennsylvania  
HCE Project No.: 1650**

Dear Ms. Coaxum:

In regard to the above referenced land development waiver project, the applicant has prepared detailed impervious calculations as shown on the Site Improvement Plan, sheet C1.0, which are part of the Land Development Plan Set for this application. As per the impervious calculations, the proposed redevelopment will reduce the existing impervious surfaces on the property by 2,668 square feet. As per Perkasie Borough Code §158-5, regulated activities that create impervious surfaces less than 1,000 square feet are exempt from the peak rate control, volume control, and the SWM Site Plan preparation requirements. Therefore, it is our understanding that this project is exempt from stormwater management calculations.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or [kristin@hcengineering.net](mailto:kristin@hcengineering.net).

Very truly yours,  
**Holmes Cunningham Engineering**

A handwritten signature in blue ink, appearing to read 'Kristin Holmes', written over a faint, larger version of the signature.

Kristin Holmes  
Partner

O:\1650 - 306 N Fifth Street\Outbound\Borough 2022-08-03 Stormwater Letter.docx





Kristin Holmes, P.E., LEED AP  
Robert Cunningham, P.E., LEED AP

August 3, 2022

Andrea Coaxum, Borough Manager  
Borough of Perkasio  
620 West Chestnut Street  
Perkasie, PA 18944

**RE: Trip Generation Analysis  
306 N. Fifth Street Redevelopment  
Perkasie Borough, Bucks County, PA  
HCE Project No.: 1650**

Ms. Coaxum:

Our office has analyzed the estimated trips generated by the proposed 306 N. Fifth Street redevelopment project. Below are our findings of that analysis.

Introduction

The subject application includes redevelopment of the parcel to renovate the existing office and accessory buildings for the same office use. One of the garages will be converted to office, which will add 1,600 SF of office use in the proposed condition. We have analyzed the estimated trips generated by the existing and proposed development to determine the traffic impact of the development on the neighboring streets.

Trip Generations

We have estimated the trips generated by the existing and proposed development using data compiled by the Institute of Transportation Engineers (ITE) as contained in their publication Trip Generation, 10th Edition. The following table summarizes the total vehicle trips which will be generated during the weekday morning (7am – 9am) and weekday evening (4pm – 6pm) peak travel hours by the existing development.

Land Use Code: 710 – General Office Building 24,240 Square Feet				
Time Period	Average Rate	Entry	Exit	Total
Weekday Morning Peak Hour	1.47	31	5	36
Weekday Afternoon Peak Hour	1.42	6	28	34
Weekday Total	9.74	118	118	236

The following table summarizes the total vehicle trips which will be generated during the weekday morning (7am – 9am) and weekday evening (4pm – 6pm) peak travel hours by the proposed development.

Land Use Code: 710 – General Office Building 25,840 Square Feet				
Time Period	Average Rate	Entry	Exit	Total
Weekday Morning Peak Hour	1.47	33	5	38
Weekday Afternoon Peak Hour	1.42	7	30	37
Weekday Total	9.74	126	127	253

**Conclusion**

Due to the continuation of the same office use on the property in the existing buildings, it is our opinion that the development will have similar trip generation to the existing use and not warrant a traffic impact study.

Very truly yours,  
**Holmes Cunningham Engineering**



Kristin Holmes, P.E., LEED AP  
Partner

Enclosures: ITE Trip Documentation

O:\1650 - 306 N Fifth Street\Engineering\Reports\1650 Trip Generation Letter 2022-08-03.docx

**EXISTING CONDITIONS**

# General Office Building (710)

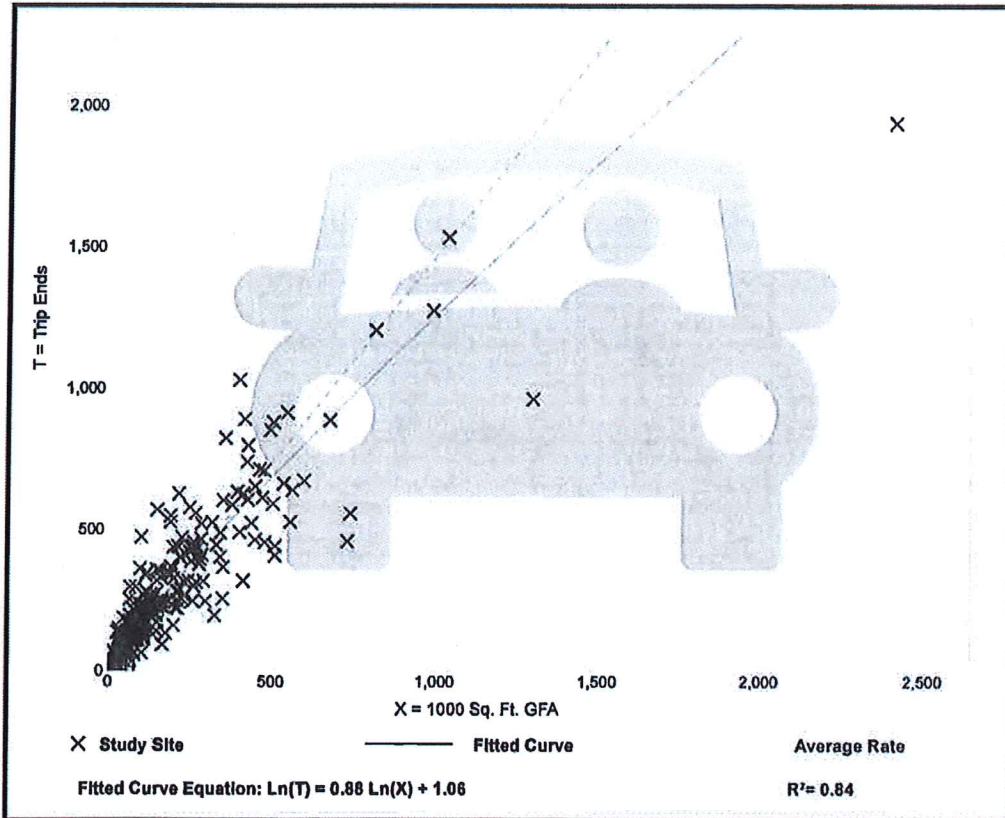
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
 Number of Studies: 228  
 Avg. 1000 Sq. Ft. GFA: 209  
 Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.47	0.57 - 4.93	0.60

## Data Plot and Equation



# General Office Building (710)

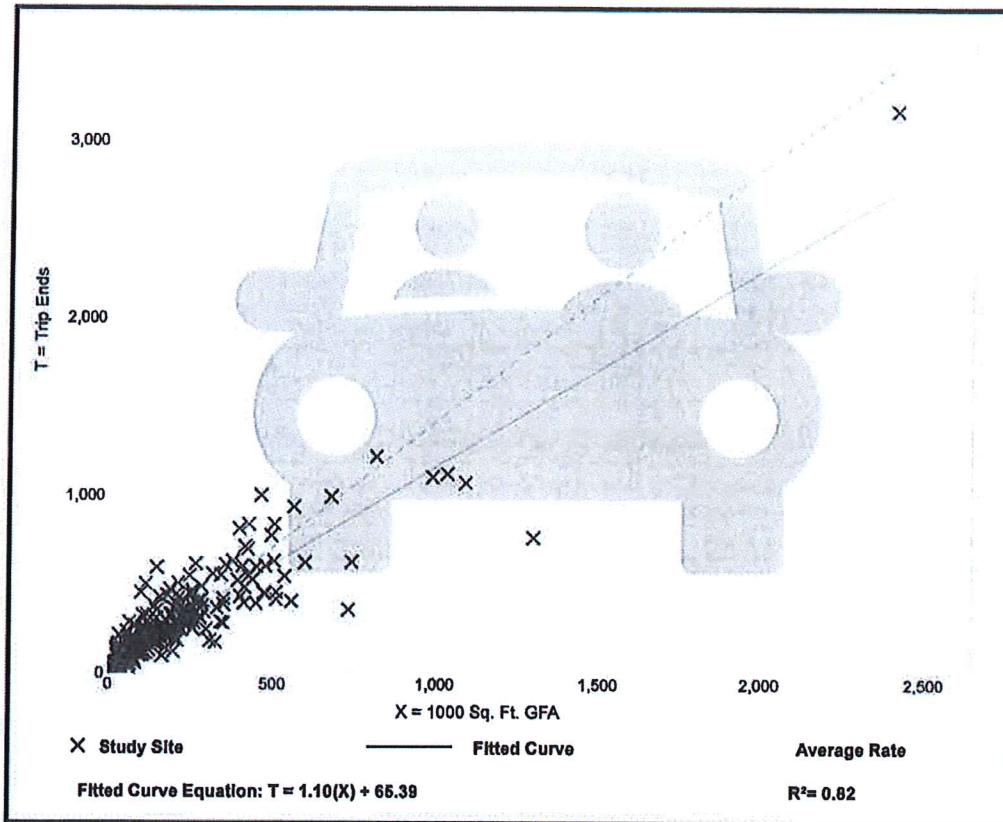
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
**Number of Studies: 243**  
**Avg. 1000 Sq. Ft. GFA: 205**  
**Directional Distribution: 18% entering, 82% exiting**

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.42	0.49 - 6.20	0.61

## Data Plot and Equation



# General Office Building (710)

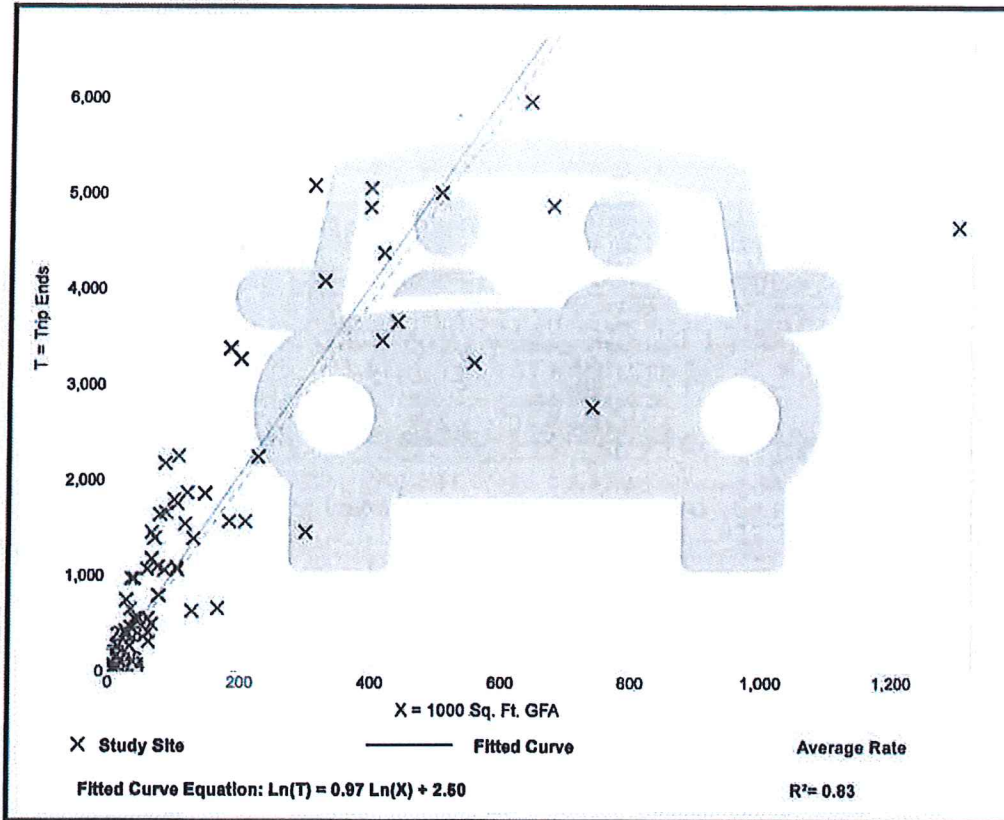
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 66  
Avg. 1000 Sq. Ft. GFA: 171  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

## Data Plot and Equation



## PROPOSED CONDITIONS

# General Office Building (710)

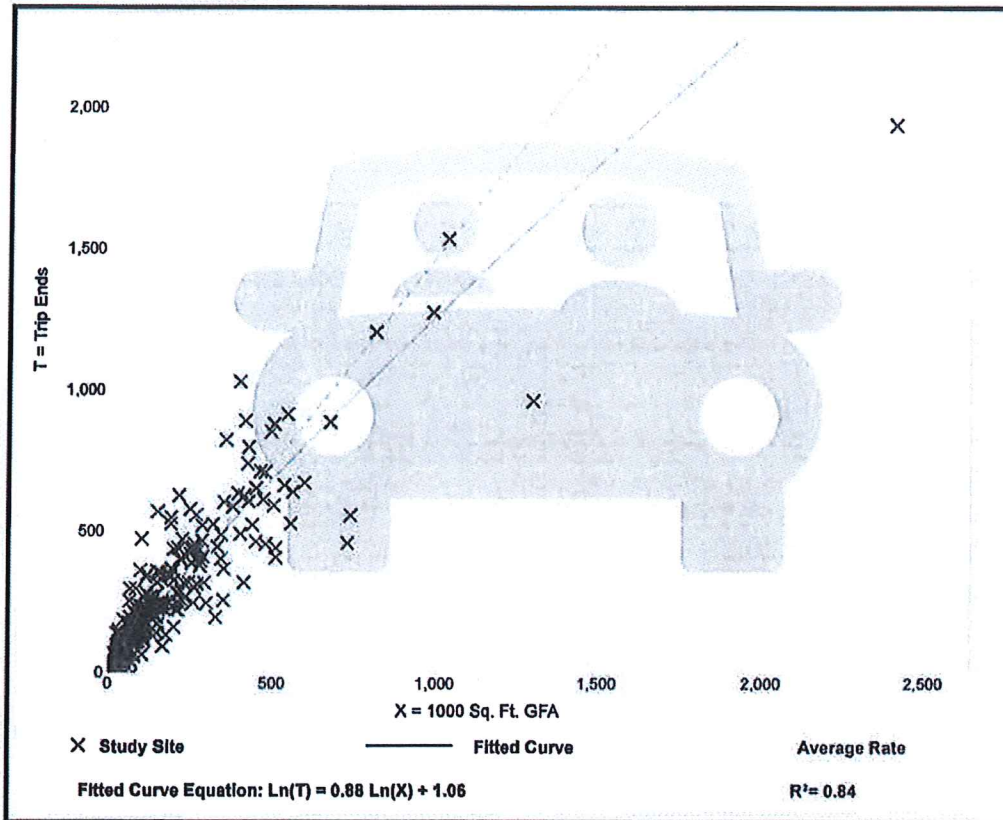
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**On a: Weekday,**  
**AM Peak Hour of Generator**

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# General Office Building (710)

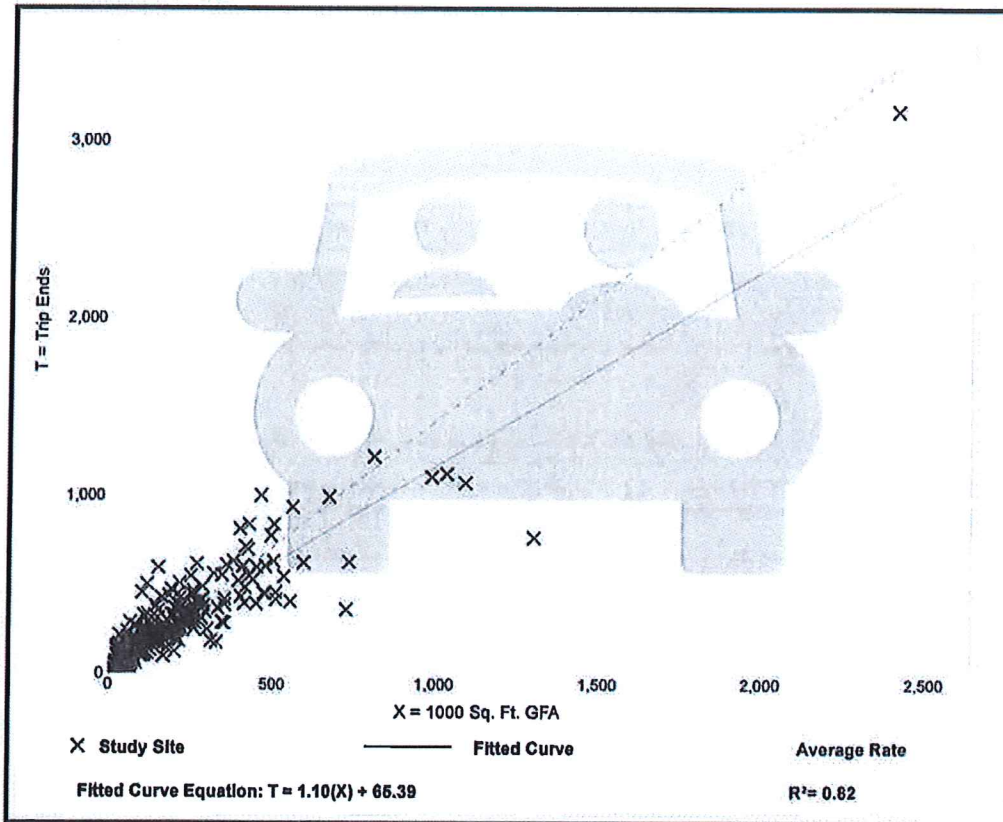
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 PM Peak Hour of Generator

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# General Office Building (710)

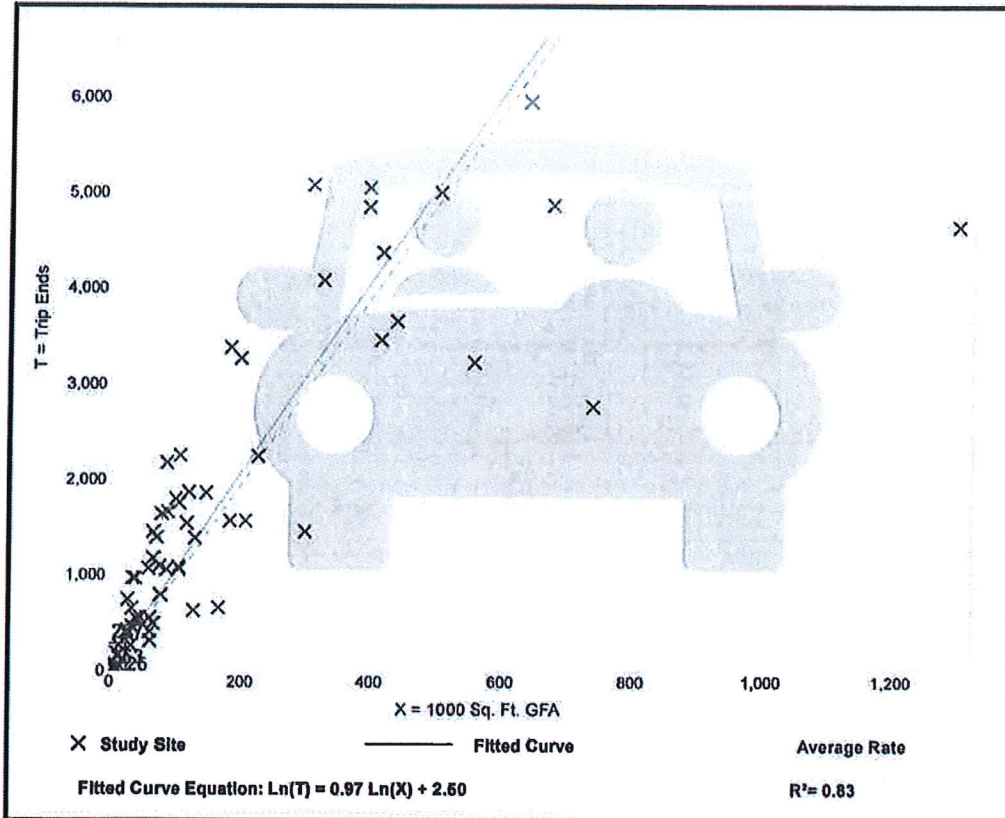
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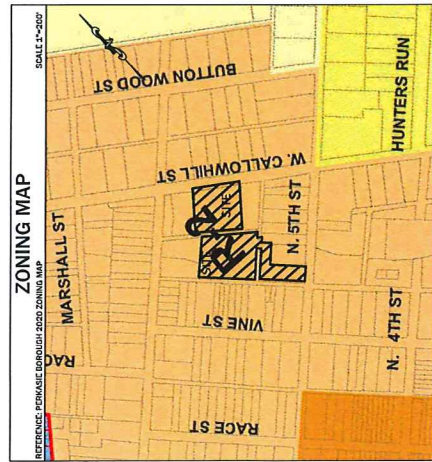
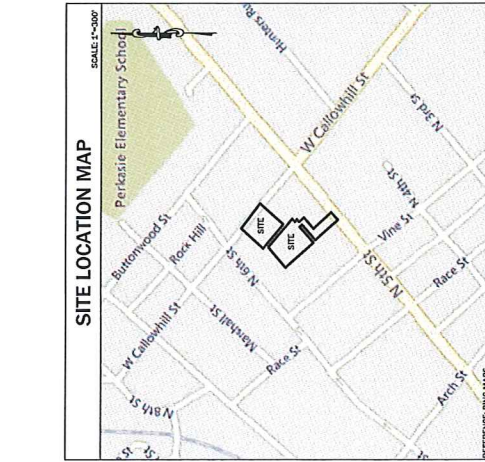
## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

## Data Plot and Equation



WAIVER OF LAND DEVELOPMENT PLANS  
FOR  
**306 N. FIFTH STREET REDEVELOPMENT**  
TMP # 33-006-073  
PERKASIE BOROUGH, BUCKS COUNTY, PA



**PREPARED BY:**  
  
**HOLMES CUNNINGHAM LLC**  
 409 EAST BUTLER AVENUE  
 UNIT 5  
 DOYLESTOWN, PA 18901  
 (215) 586-3330

**OWNER/APPLICANT:**  
 4TH SOIL PERKASIE LLC  
 410 WEST CREAMERY ROAD  
 PERKASIE, PA 18944  
 (215) 837-0669

PROJECT NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED
1	CS1.0	COVER SHEET	7/21/2022
2	CS1.1	EXISTING RESOURCE AND SITE ANALYSIS PLAN	7/21/2022
3	CS2.0	DEMOLITION PLAN	7/21/2022
4	CS1.0	SITE IMPROVEMENT PLAN	7/21/2022
5	CS1.1	CONSTRUCTION DETAILS	7/21/2022
6	CS2.0	EROSION & SEDIMENT CONTROL PLAN	7/21/2022
7	CS2.1	EMBODIMENT SEDIMENT CONTROL DETAILS	7/21/2022
8	CS3.0	LANDSCAPE & LIGHTING PLAN	7/21/2022
9	CS1.1	LANDSCAPE & LIGHTING DETAILS	7/21/2022

**CONTACTS**

**Borough Manager, Secretary**  
 Perkasio Borough  
 Andrea L. Coaxum  
 620 W. Chestnut Street  
 Perkasio, PA 18944  
 215-257-5065

**Borough Engineer**  
 Gilmore & Associates, Inc.  
 65 E. Butler Avenue,  
 Suite 100  
 New Britain, PA 18901  
 215-345-4330

**Perkasio Borough Public Works Department**  
 Director  
 620 W. Chestnut Street  
 Perkasio, PA 18944  
 215-257-5065

**Perkasio Regional Authority**  
 150 Ridge Road  
 Sellersville, PA 18960  
 215-257-3654

**Perkasio Borough Electric Department**  
 620 W. Chestnut Street  
 Perkasio, PA 18944  
 215-257-5065

**Bucks County Planning Commission**  
 The Almshouse Neshaminy Manor Center  
 1260 Almshouse Road  
 Doylestown, PA 18901  
 215-345-3400

**Bucks County Conservation District**  
 1456 Ferry Road, Suite 704  
 Doylestown, PA 18901  
 215-345-7577

**PECO Energy Distribution Headquarters**  
 2301 Market Street  
 Philadelphia, PA 19101  
 215-944-4000

**Comcast Cable Inc.**  
 55 Industrial Drive  
 Ivyland, PA 18974  
 1-800-263-9463

**Verizon Pennsylvania Inc.**  
 1000 Locust Street, 6th Floor  
 Philadelphia, PA 19107  
 215-991-6448

**UGI Utilities Inc. Lehigh**  
 2121 City Line Road  
 Bethlehem, PA 18017-2187  
 Contact: Linda Sofranek  
 Email: lsfranek@ugi.com

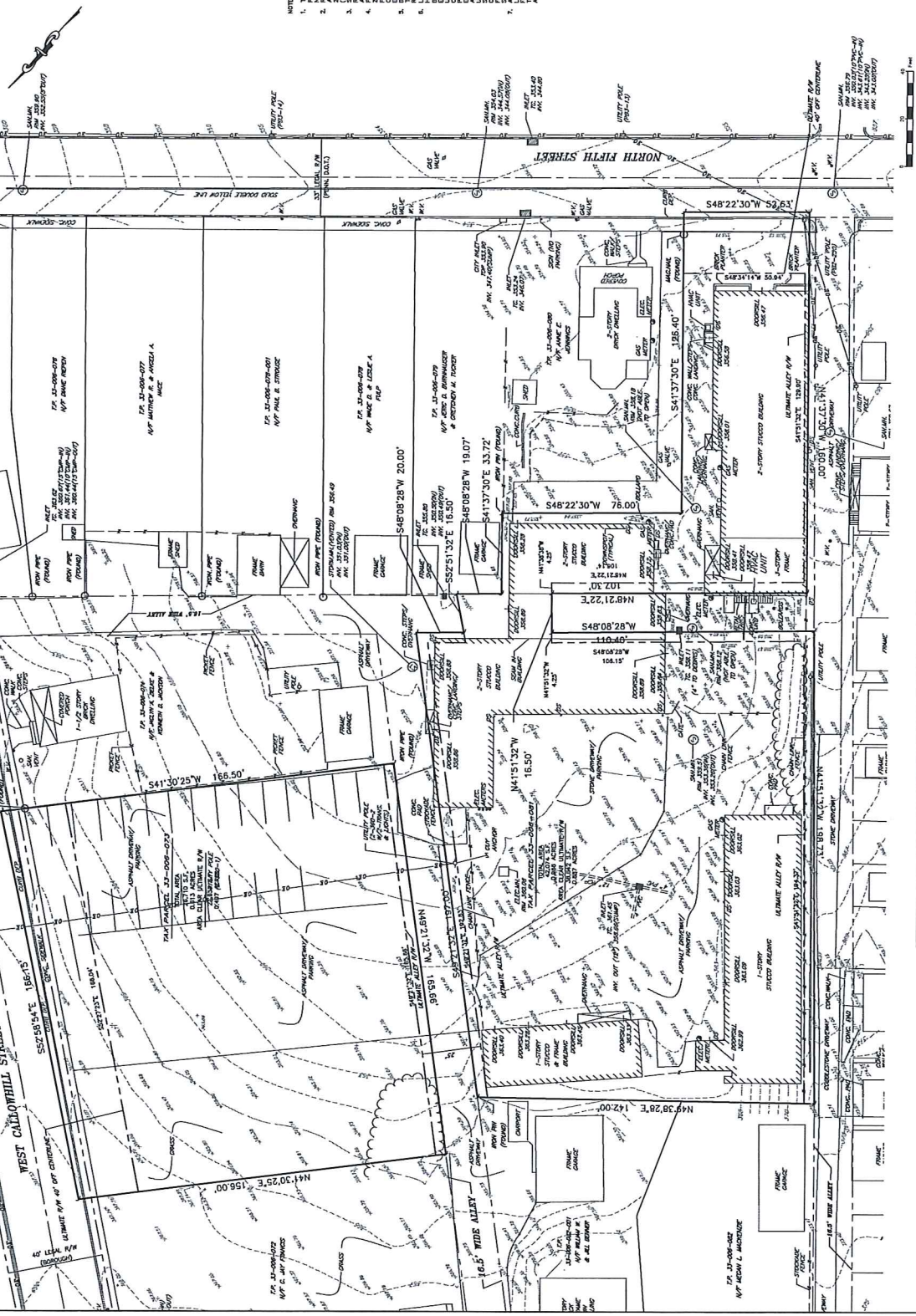
DATE:	7/21/2022
PROJECT #	1650
DRAWING #	CO.0
SHEET	1 OF 9

**LEGEND**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	FRANCE
---	CONTOUR
---	SPOT ELEVATION
---	SEWER
---	WATER LINE
---	SANITARY SEWER
---	HYDROLOGIC ELECTRIC
---	SMART MANGROVE
---	UTILITY POLE
---	DECIDUOUS TREE
---	WATER VALVE

**NOTES**

- THIS PLAN IS BASED ON A SURVEY AND TOPOGRAPHIC SURVEY CONDUCTED BY THE ENGINEER AND HIS STAFF. THE ENGINEER HAS REVIEWED THE SURVEY AND TOPOGRAPHIC SURVEY DATA AND HAS FOUND IT TO BE ACCURATE. THE ENGINEER HAS REVIEWED THE SURVEY AND TOPOGRAPHIC SURVEY DATA AND HAS FOUND IT TO BE ACCURATE.
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Symbol	Utility Name	Depth to Surface	Depth to Bottom
---	Water	10'	15'
---	Sewer	10'	15'
---	Electric	10'	15'
---	Gas	10'	15'

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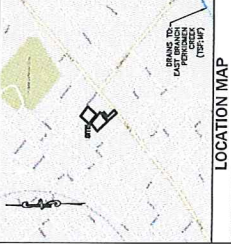
**H.C. ENGINEERING, INC.**  
 Holmes Cunningham LLC  
 409 E. Butler Ave., 3rd Fl.  
 Doylestown, PA 18901  
 (215) 586-3330  
 www.hcengineering.net

**REVISIONS**  
 DATE REVISIONS  
 DATE REVISIONS

**PERMITS REQUIRED:**  
 1. ZONING PERMIT  
 2. DEED RECORDATION  
 3. UTILITY CROSSING PERMITS  
 4. PAVED DRIVEWAY PERMIT  
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**SITE IMPROVEMENT PLAN**  
 306 N. FIFTH STREET REDEVELOPMENT  
 TMP# 33-006-073  
 PERSHIPS BOROUG, BUCKS COUNTY, PA  
 KRISTIN R. HOLMES, P.E.  
 PA F073604

Drawing No. **C1.0**  
 H.C. Job # **1859**  
 Date **7/2/2022**  
 Scale **1"=20'**  
 Designed **RS**  
 Sheet **4 of 9**  
 Title No. **DWG: C1.0\_306N5th**

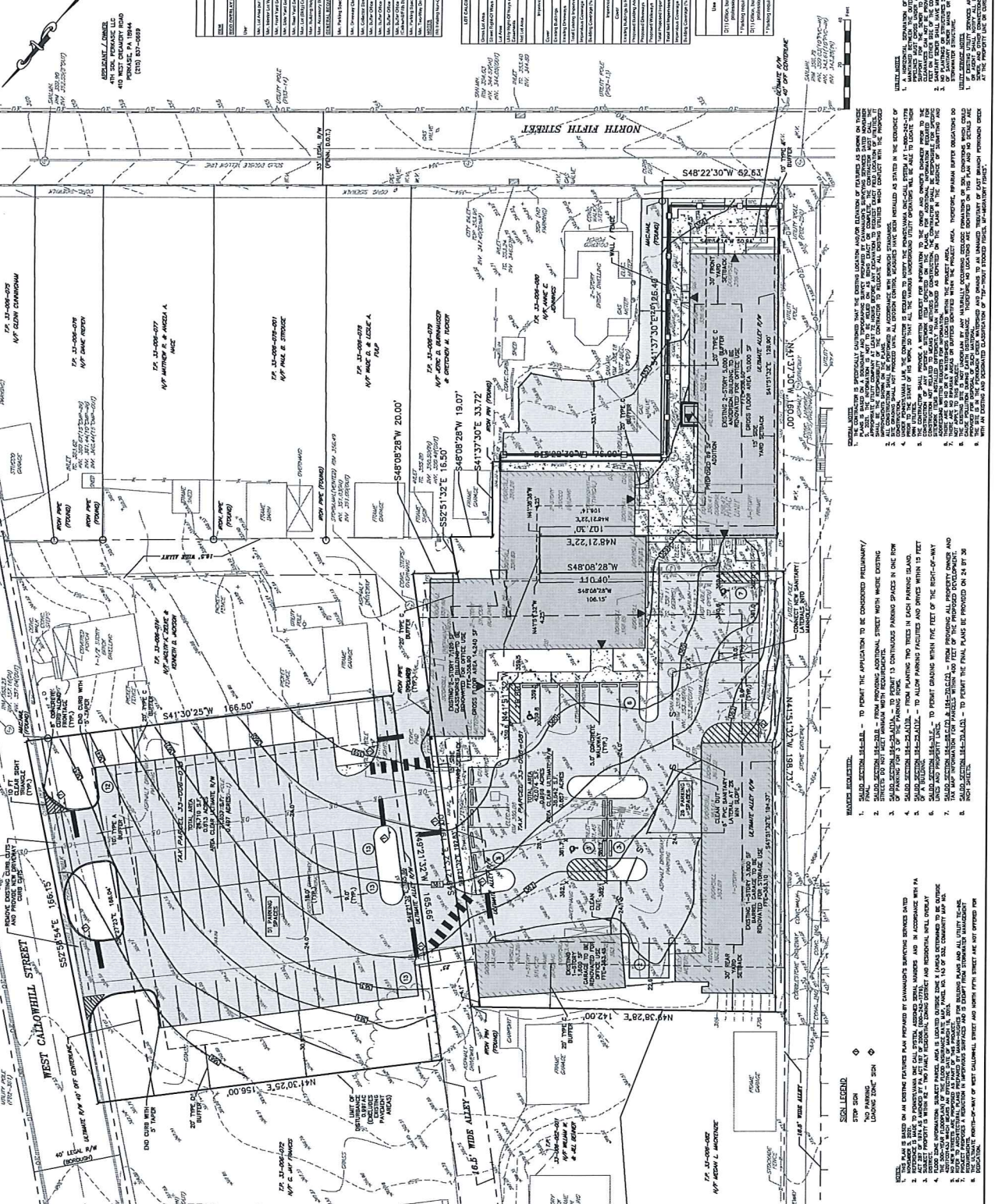


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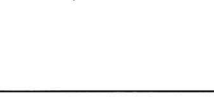
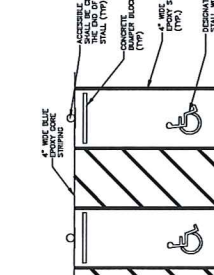
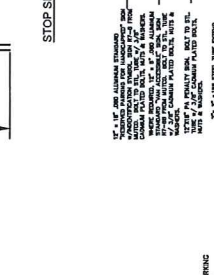
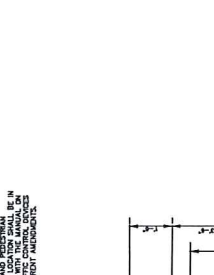
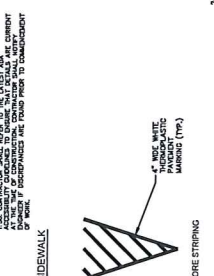
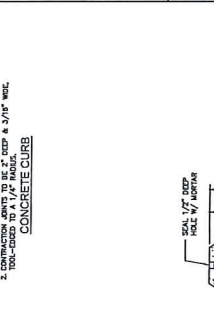
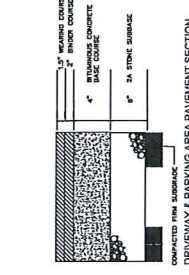
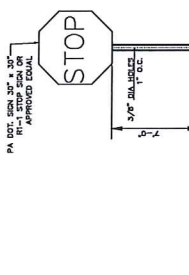
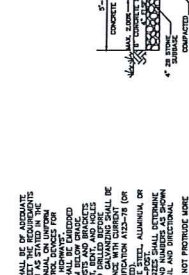
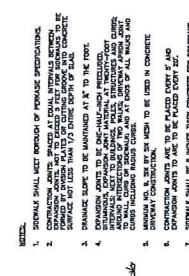
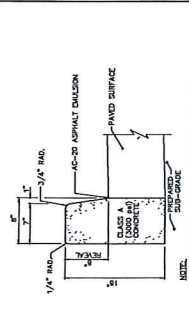
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**LEGEND**  
 PROPERTY LINE  
 EXISTING BUILDING TO REMAIN  
 EXISTING DRIVEWAY  
 EXISTING SIDEWALK  
 EXISTING CURB  
 PROPOSED ASPHALT  
 PROPOSED SIDEWALK  
 PROPOSED DRIVEWAY



**NOTES:**  
 1. THIS PLAN IS BASED ON ALL EXISTING PLANS AND RECORDS OF THE TOWN OF PERSHIPS, BUCKS COUNTY, PA.  
 2. THE PROPERTY IS ZONED R-1B (RESIDENTIAL SINGLE-FAMILY) AND THE PROPOSED USE IS PERMITTED.  
 3. THE PROPOSED USE IS SUBJECT TO THE TOWN OF PERSHIPS ZONING ORDINANCES AND ANY APPLICABLE SUPPLEMENTAL ORDINANCES.  
 4. THE PROPOSED USE IS SUBJECT TO THE TOWN OF PERSHIPS HISTORIC PRESERVATION ORDINANCES AND ANY APPLICABLE SUPPLEMENTAL ORDINANCES.  
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 20. THE PROPOSED USE IS SUBJECT TO THE TOWN OF PERSHIPS FIRE DEPARTMENT ORDINANCES AND ANY APPLICABLE SUPPLEMENTAL ORDINANCES.



**NOTES:**

- CONCRETE CURB SHALL BE FINISHED WITH A 1/2" CONCRETE SURFACE.
- CONCRETE CURB SHALL BE FINISHED WITH A 1/2" CONCRETE CURB.
- CONCRETE CURB SHALL BE FINISHED WITH A 1/2" CONCRETE JOINT.
- CONCRETE CURB SHALL BE FINISHED WITH A 1/2" CONCRETE END.

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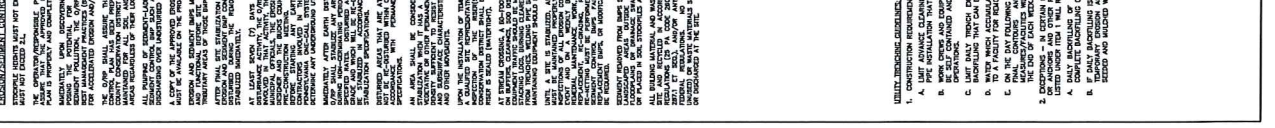
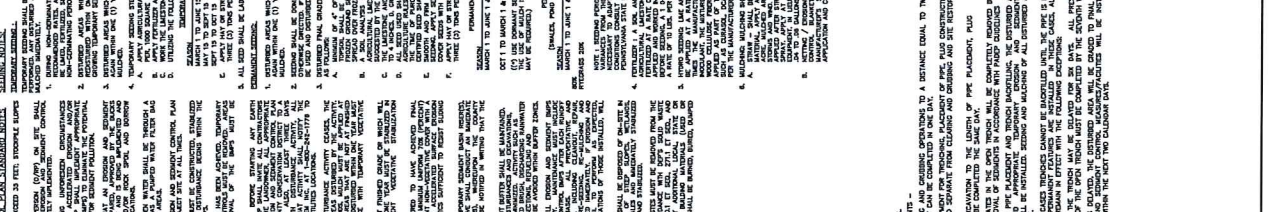
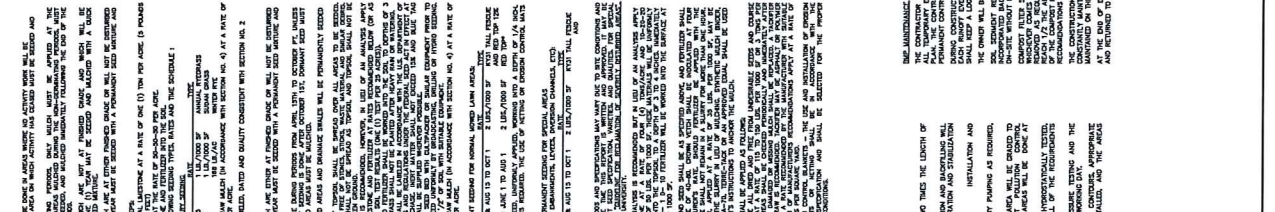
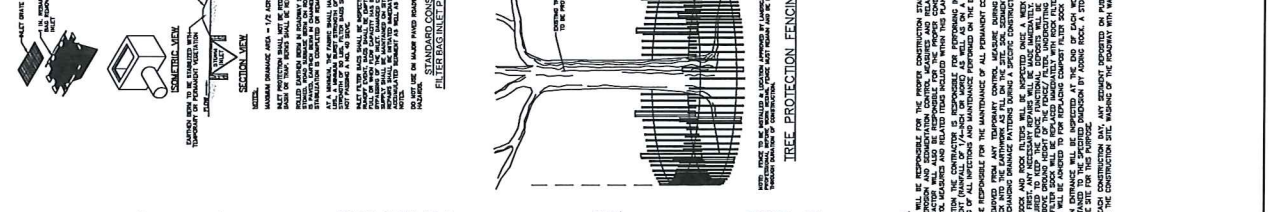
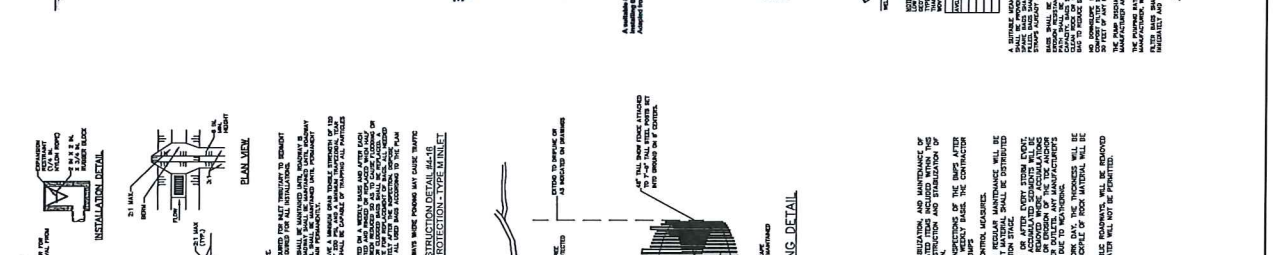
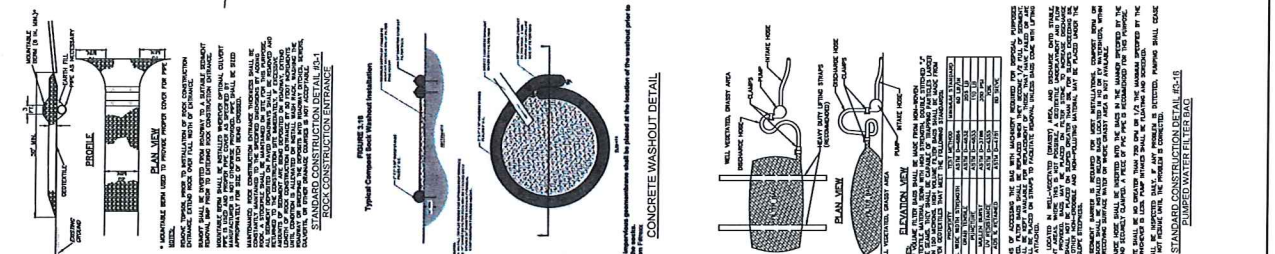
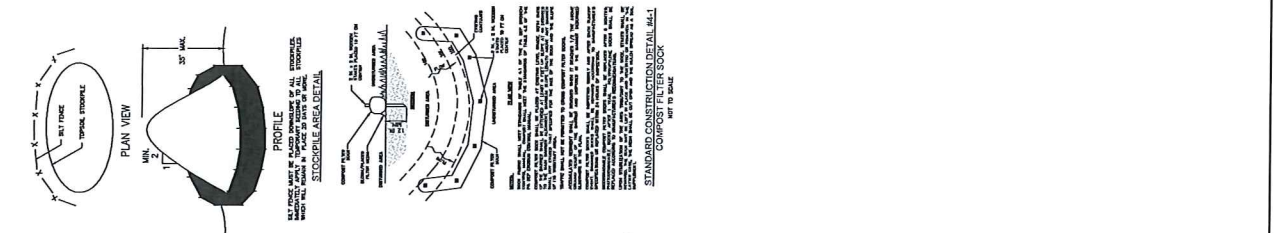
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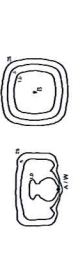
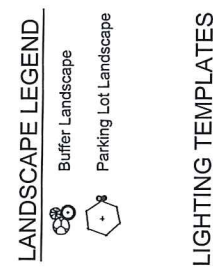
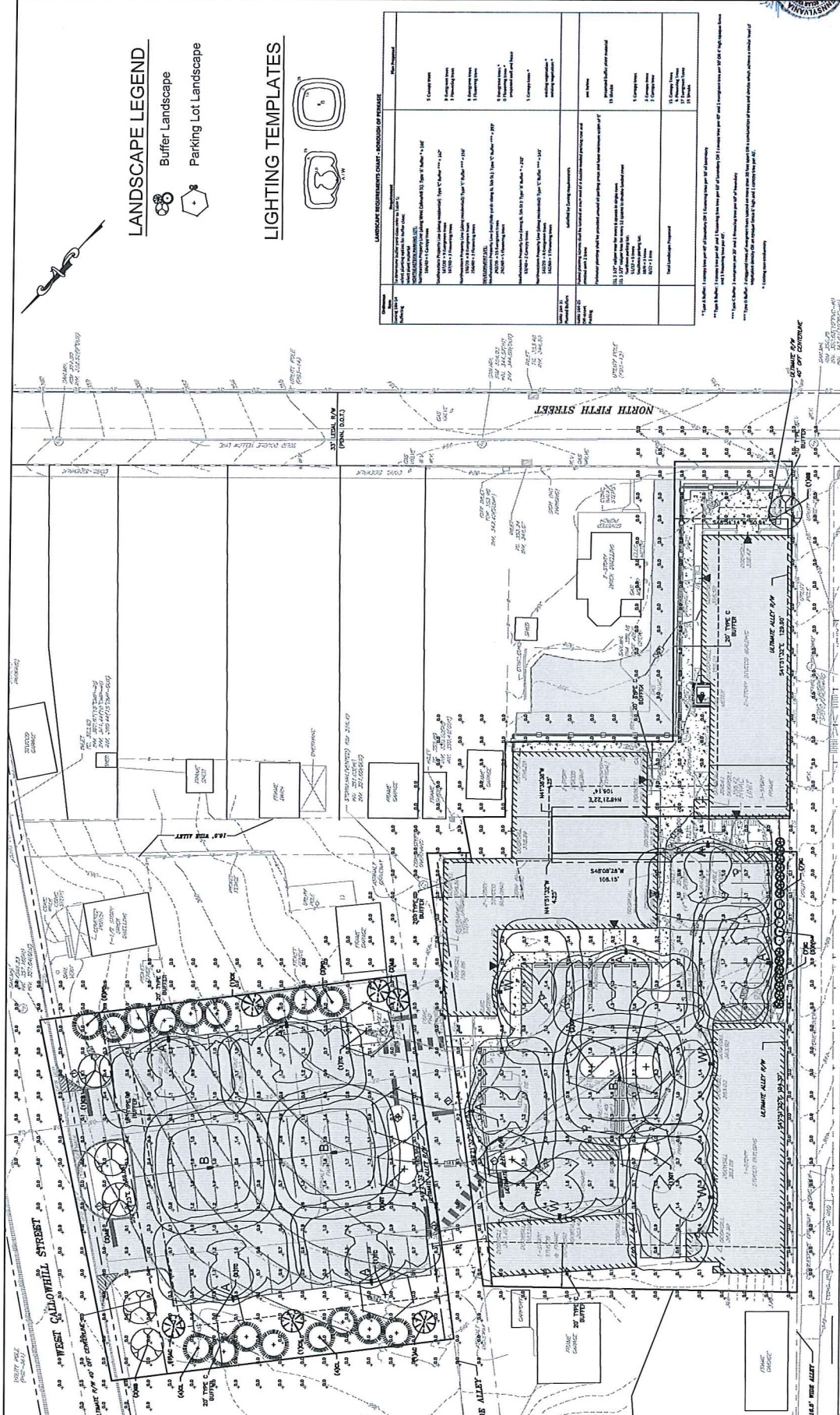
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**LANDSCAPE REQUIREMENTS TABLE - INDICATOR OF RELEASE**

Item	Quantity	Notes
1. 10' x 10' Tree	1	Plant in 10' x 10' hole
2. 8' x 8' Tree	1	Plant in 8' x 8' hole
3. 6' x 6' Tree	1	Plant in 6' x 6' hole
4. 4' x 4' Tree	1	Plant in 4' x 4' hole
5. 2' x 2' Tree	1	Plant in 2' x 2' hole
6. 1' x 1' Tree	1	Plant in 1' x 1' hole
7. 12" Tree	1	Plant in 12" hole
8. 10" Tree	1	Plant in 10" hole
9. 8" Tree	1	Plant in 8" hole
10. 6" Tree	1	Plant in 6" hole
11. 4" Tree	1	Plant in 4" hole
12. 2" Tree	1	Plant in 2" hole
13. 1" Tree	1	Plant in 1" hole

1. Plant in 10' x 10' hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 2. Plant in 8' x 8' hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 3. Plant in 6' x 6' hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 4. Plant in 4' x 4' hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 5. Plant in 2' x 2' hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 6. Plant in 1' x 1' hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 7. Plant in 12" hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 8. Plant in 10" hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 9. Plant in 8" hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 10. Plant in 6" hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 11. Plant in 4" hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 12. Plant in 2" hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)  
 13. Plant in 1" hole per part of 21 Penn State Code Chapter 21.11 (Commonwealth of Pennsylvania)

**PLANT SCHEDULE**

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5. 2' x 2' Tree	1	Plant in 2' x 2' hole
6. 1' x 1' Tree	1	Plant in 1' x 1' hole
7. 12" Tree	1	Plant in 12" hole
8. 10" Tree	1	Plant in 10" hole
9. 8" Tree	1	Plant in 8" hole
10. 6" Tree	1	Plant in 6" hole
11. 4" Tree	1	Plant in 4" hole
12. 2" Tree	1	Plant in 2" hole
13. 1" Tree	1	Plant in 1" hole

**STATISTICS**

Description	Symbol	Area	Per Cent	Notes
North Parking Area	X	15.16	23.8	11.51
South Parking Area	X	1.16	33.8	15.81
Other				0.61

**LUMINAIRE SCHEDULE - COOPER LIGHTING - VISION SITE SMALL**

Symbol	Lamp	Beam Spread	Height	Notes
A	VERO SITE SMALL LED E18-4405	54°	10'	1x
B	VERO SITE SMALL LED E18-4405	54°	10'	1x
C	VERO SITE SMALL LED E18-4405	54°	10'	1x
D	VERO SITE SMALL LED E18-4405	54°	10'	1x

**LANDSCAPE REQUIREMENTS TABLE - INDICATOR OF RELEASE**

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**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

September 9, 2022

File No. 18-11084

Debbie Sergeant  
Code Enforcement Administrator  
Borough of Perkasio  
620 West Chestnut Street  
P.O. Box 96  
Perkasio, PA 18944

Reference: 306 N. Fifth Street Redevelopment  
306 N. Fifth Street  
Waiver of Land Development Plans – Review #1

Dear Debbie:

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has reviewed the Waiver of Land Development Plans for the above-referenced project. We offer the following comments for consideration by the Borough:

I. Submission

- A. Waiver of Land Development Plans for 306 N. Fifth Street Redevelopment, as prepared by Holmes Cunningham Engineering, consisting of nine (9) sheets, dated July 21, 2022.
- B. 306 N. Fifth Street Redevelopment Waiver Request Letter, as prepared by Holmes Cunningham Engineering, dated July 21, 2022.
- C. 306 N. Fifth Street Redevelopment - Waiver of Land Development Request letter, as prepared by Obermayer, Rebmann, Maxwell & Hippel, LLP, dated August 12, 2022.
- D. Trip Generation Analysis, 306 N. Fifth Street Redevelopment, as prepared by Holmes Cunningham Engineering, dated August 3, 2022.
- E. Stormwater Exemption letter for 306 N. Fifth Street Redevelopment, as prepared by Holmes Cunningham Engineering, dated August 3, 2022.

II. General Information

The subject property consists of two (2) tax map parcels within Perkasio Borough: (1) TMP 33-006-073 (0.497 acres net) with frontage on W. Callowhill Street that contains an existing parking lot, and (2) TMP 33-006-081 (0.870 acres net) located at 306 North Fifth Street which contains four (4) existing buildings and a central paved parking area in the rear of the site. The two (2) parcels are separated by a 16.5-foot wide alley. The Applicant and Owner of Record for both parcels is 4<sup>th</sup> Soil Perkasio, LLC.

The Applicant proposes to renovate the existing buildings and parking area of TMP 33-006-081 to provide three (3) office use buildings and one accessory storage use building. TMP 33-006-073 will be improved to provide the required parking for the proposed uses. Upon completion of the improvements, the site will only have access to W. Callowhill Street. The site is zoned Two Family Residential (R-2) Zoning District with the Residential Infill Overlay District (RIOD) and the intended use is "Office, Business or Professional" (D1), which is a use not permitted in the R-2 Zoning District. However, the "Office" use currently exists at the site, and therefore, would be considered an existing nonconforming use. According to FEMA map 42017C0143J, dated March 16, 2015, the site is not located within a 100-year floodplain. The site will be served by public water and sewer provided by the Perkasio Regional Authority (PRA). The Applicant has requested a Waiver of Land Development.

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65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

### III. Review Comments

#### A. Zoning Ordinance (Chapter 186)

We have identified the following issues in regards to the requirements and provisions of the current Perkasio Borough Zoning Ordinance:

1. §186-20.C.(5) – An extension of the alley to the southwest of TMP 33-006-081 crosses through two (2) of the existing buildings. We recommend that the Borough vacate this portion of the alley to avoid any liability related to the buildings, parking area and walkways located within this portion of the alley. Also, a portion of the existing building extends into the existing alley between the two (2) subject parcels. The Applicant should request an easement for this portion of the building extending beyond the property line and into the right-of-way of the alley. We note that all four (4) existing buildings are located within the yard setbacks, including two (2) buildings within the ultimate right-of-way of the existing alleys, and are considered existing non-conformities that are not altered by the proposed improvements.
2. §186-28.B – At each point where a private accessway intersects a public street or road, a clear-sight triangle of 10 feet, measured from the point of intersection of the street line and the edge of the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two feet above the street grade. It appears the proposed fence may conflict with the clear sight triangle for the private driveway on TMP 33-006-080. The sight triangles should be added to the plans and the fence should be adjusted, if necessary.
3. §186-32 & 37 – Front fences, hedges or walls less than seven feet high above the natural grade are permitted in the required front and side yards. The height of the proposed fence within the front yard of N. Fifth Street and along the property line with TMP 33-006-081 should be noted on the plan to determine compliance with these requirements.
4. §186-41 – No accessory building, structure or use shall exceed 15 feet in height. The height of the building to be renovated for storage will exceed 15 feet and is considered an existing non-conformity. This non-conformity should be noted in the Zoning Table.
5. §186-51 – The Land Development Plans do not appear to indicate the location of a trash disposal area. If the trash for the site is to be kept outside, the location of the disposal area should be identified on the plans. If the trash is to be kept inside the buildings, then a note should be added to the Record Plan specifying this requirement.
6. §186-54 – The Landscape Requirements Chart indicates that a Type C buffer is required along the 142 L.F. boundary adjacent to a residential use where there is an existing nonconformity. The Landscape Requirements Chart indicates existing vegetation is proposed to meet the buffering requirement; however, no existing vegetation is shown. The existing vegetation intended to meet the buffer requirement should be shown on the plan and additional plantings should be provided as necessary to provide the required buffer.
7. §186-61.C.(4)(a) – One off-street parking space for each 300 square feet of gross floor area, plus one additional space for every two employees shall be provided for an office use. The Parking Calculations table indicates 25,840 square feet of proposed office space and a total of 97 required parking spaces. The plan proposes a total of 76 parking spaces and appears to indicate a variance will be requested. However, the Borough is planning on adopting an amendment to the Zoning Ordinance which will adjust the required number of parking spaces for each use. The amendment is currently scheduled for Council decision in October. If the Applicant waits until after the amendment is approved by Council to request the Waiver of Land Development, then the proposed parking will comply with the new parking requirement and a variance will not be required. Otherwise, either a variance will be required from the Zoning Hearing Board or an additional 21 parking spaces shall be provided.
8. §186-70.A – Two way aisles in parking lots shall be 24 feet wide. The access aisle from the alley between the two parcels is less than 23 feet wide. Also, the parking aisle within the alley is less than 21 feet wide. These parking aisles should be widened to provide the required 24-foot width.

9. §186-70.F – Accessible parking spaces for disabled persons shall be located in accordance with the Americans with Disabilities Act standards. The following issues related to accessibility should be addressed:
  - a. Based on the proposed spot elevations, it appears the ADA accessible parking space at the southwestern end of the parking area on TMP 33-006-081 exceeds a 2% slope. The grading should be revised to comply with ADA regulations.
  - b. Provide details (slope, spots elevations, etc.) on the plan that demonstrate that the path from the handicap parking spaces to the buildings are ADA accessible.
  - c. The number of handicapped parking spaces required per 77 spaces is four (4) spaces including one van accessible space. Three (3) spaces are currently proposed. The plans should be revised to provide one additional accessible parking space.
  - d. The location of all accessible parking signage should be clearly labeled on the plan.
10. §186-71.B – Every auditorium, convention hall, exhibition hall, funeral home, multiple-family dwelling of 20 units or more, office building, restaurant, hotel, sports arena or welfare institution exceeding 6,000 square feet shall have at least one off-street loading space. Each required space shall be no less than 12 feet in width, 30 feet in length and 14 feet in height. The plan notes a loading area adjacent to the proposed storage use; however, the space only appears to be 9 feet wide by 25 feet long. The loading spaces should be revised to provide the required dimensions.

B. Subdivision and Land Development Ordinance (Chapter 164)

We have identified the following issues in regards to the requirements and provisions of the current Perkasio Borough Subdivision and Land Development Ordinance (SALDO):

1. The Applicant is requesting the following waivers with the accompanying justifications:
  - a. §164-8.B. – Requires a separate stage of approval for the submission of preliminary plans and final plans for all major subdivisions and land development. The Applicant is requesting a waiver of the land development process.
  - b. §164-20.B. – Requires widening of existing streets where the minimum width does not meet the specific requirements for the individual street as required by Borough Council in specific cases. Both N. Fifth Street and W. Callowhill Street are considered collector streets which require a cartway width of 40 feet (20-foot half width). Also, the alleys abutting the parcels require a cartway width of 22 feet and sidewalk as deemed necessary by Borough Council. The Applicant is requesting a waiver from road widening of both N. Fifth Street and W. Callowhill Street and the abutting alleys. We have no objection to this waiver request conditioned upon the Applicant replacing the curb and sidewalk along the property frontage of N. Fifth Street to provide an ADA accessible sidewalk and driveway apron.
  - c. §164-25.A.(1)(a) – Requires planting beds be provided for rows of off-street parking spaces exceeding 12 spaces. The Applicant is requesting a waiver to provide 13 continuous parking spaces in 3 parking rows. We have no objection to this waiver request.
  - d. §164-25.A.(1)(b) – Requires planting islands at the end of a double-loaded parking row be planted with two trees per island. The Applicant is requesting a waiver from providing the required island trees due to utility conflicts and available space. We have no objection to this waiver request conditioned upon the required trees being planted at alternate locations onsite.
  - e. §164-25.A.(1)(f) – Requires the edge of any parking area or parking driveway to not be closer than 15 feet to the outside wall of the nearest building. This area should be used for foundation plantings and sidewalks to entryways. The Applicant is requesting a waiver to provide parking aisles directly adjacent to the office buildings. We note that this is consistent with the existing condition and have no objection to this waiver request conditioned upon adequate aisle width being provided throughout the site and vehicle circulation exhibits be provided to demonstrate adequate maneuverability for emergency vehicles.

- f. §164-31.F. – Requires the top or bottom edge of slopes be a minimum of five (5) feet from property or right-of-way lines of streets in order to permit the normal rounding of the edge without encroaching on the abutting property. The Applicant is requesting a waiver to allow grading across the roadway right-of-way lines for the demolition of existing features and proposed improvements. We have no objection to this waiver request.
    - g. §164-68.C.(2) and 70.C.(2) – Requires the location, names and widths of streets, the location and name of railroads, the location of property lines and name of owners, the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided or developed to be provided on the plans. The Applicant has requested a waiver to provide an aerial of the surrounding area. We have no objection to this waiver request conditioned upon the Applicant providing any information related to offsite existing features requested by the Borough Engineer.
    - h. §164-70.A.(5) – Requires Final Plans be on sheets either 18 inches by 22 inches or 36 inches by 44 inches, and all lettering be so drawn as to be legible if the plan should be reduced to half size. The Applicant is requesting a waiver to provide the plans on 24-inch by 36-inch sheets. We have no objection to this waiver request.
2. §164-20.A - Where a subdivision or development abuts or contains an existing street of inadequate right-of-way width, the required future right-of-way width shall be indicated on the plan. Both N. Fifth Street and W. Callowhill Street are considered collector streets which require a right-of-way width of 80 feet (40-foot half width) ultimate right-of-way. Also, the alleys abutting the parcels require a right-of-way width of 25 feet. The plans note that the ultimate rights-of-way of W. Callowhill Street and N. Fifth Street are not offered for dedication. A waiver from this requirement would be necessary to retain the ultimate rights-of-way. In addition, the plans should clarify if the ultimate right-of-way for the existing alley is offered for dedication.
3. §164-24.A – Driveways shall be so located, designed and constructed as to provide a reasonable sight distance at intersections with streets. The required and available sight distances for the driveways on W. Callowhill Street should be noted on the plans.
4. §164-25 – The following issues related to the layout of the off-street parking should be addressed:
  - a. The two stop bars and stop signs approaching the proposed parking lots along the alley adjacent to the former Glassworks building should be eliminated.
  - b. We recommend a few of the parking spaces at the end of the middle parking aisle near W. Callowhill Street be eliminated to allow traffic recirculation within the parking lot without going back onto W. Callowhill Street.
  - c. Crosswalks should generally be perpendicular to the pathway they are crossing. We recommend that the diagonal crosswalk be replaced with two (2) perpendicular crosswalks to get to the two (2) opposing diagonal corners.
  - d. The Site Improvement Plan indicates a continental crosswalk while the detail indicates a standard crosswalk. The type of crosswalk should be clarified.
5. §164-25.A(1)(b) – Raised planting islands shall be located at each end of a double- loaded parking row. The plans should be revised to show any curb for the raised planting islands.
6. §164-25.A(1)(d) – Perimeter plantings shall be provided around all parking areas and shall have a minimum width of five feet. Shrubs have not been provided for the sides and edges of the parking areas fronting the alley between the two (2) subject parcels and along W. Callowhill Street. Perimeter plantings for this parking area should be provided to meet this requirement. Also, we recommend a taller species of shrubs be specified than the 14 *Ilex crenata* 'Soft Touch' proposed along the parking perimeter buffer to provide a sufficient buffer from vehicle headlights.

7. §164-25.A(2)(a) – All parking areas shall have at least one tree of one-and-one-half-inch caliper, minimum, for every six parking spaces in single rows and one tree of one-and-one-half-inch caliper, minimum, for every 12 parking spaces in double-loaded rows of parking spaces. The calculations provided in the Landscape Requirements Chart only include the double loaded ratio for the 51 parking spaces on TMP 33-006-073. Calculations should be provided for the two single rows of parking spaces. Based on the total number of parking spaces in this parking lot, one (1) additional tree would be required.
8. §164-31. – The following issues related to grading should be addressed:
  - a. Based on a finished floor elevation of 358.90, the proposed contours from the central parking area on TMP 33-006-081 appear to direct runoff towards the existing Glassworks building along the entire western side of the building. Additional spot elevations should be provided, as necessary, to demonstrate adequate drainage away from the building.
  - b. The proposed contours in the parking area on TMP 33-006-073 do not accurately show the curb reveal for the curbed areas at the parking lot entrance and should be revised.
  - c. Spot elevations should be provided at the corners of the existing buildings and along the proposed sidewalk to clarify the proposed grading and demonstrate adequate
9. §164-32. – A temporary construction easement should be obtained from the owner of TMP 33-006-080 for the proposed paving of the driveway on their property as well as clearance to install the proposed improvements on the subject property.
10. §164-32.A – The proposed fence along the driveway of the adjacent parcel, TMP 33-006-080, appears to extend onto the rear of this property. Also, it appears that a portion of the concrete walkway extends beyond the rear property line of this adjacent property. These proposed features should be relocated within the subject property, or an easement should be obtained from TMP 33-006-080 for the fence and sidewalk.
11. §164-37.E(2) – Access and circulation for fire-fighting equipment, garbage collection, and snow removal shall be planned for efficient operation and convenience. Truck turning templates should be provided to demonstrate that emergency vehicles and trash trucks are able to navigate the site.
12. §164-38.H. – Parking areas shall be located or designed in such a manner that they are visibly secluded from eye level of the surrounding area. Grading to depress the parking area, raised berms, landscaping or fencing are satisfactory methods to create such seclusion. We recommend additional landscape plantings or fencing be provided along the W. Callowhill Street frontage to seclude the parking lot from the adjacent residential properties.
13. §164-41.2 - The trip generation analysis should be revised to change the use of the 14,240 s.f. light industrial building (Glassworks) to a proposed office space. Also, the garage space being converted into office space should be noted as new office space for the analysis. The previous accessory use of a detached garage should not be included in the space for the existing traffic projection. Depending on the results of the analysis and in accordance with §186-55, a more detailed traffic assessment may be required. Finally, the total square footage for the four (4) buildings should be verified, as it appears to be 29,604 s.f., which is higher than the square footage used in the trip generation letter.
14. §164-50.A. – Monuments shall be placed at each change in direction of boundary. Monuments (or pins as necessary) should be provided at all existing property corners where markers do not currently exist.
15. §164-51.B. – The following issues related to the sidewalk should be addressed:
  - a. In order to provide uniformity with the remainder of W. Callowhill Street, the parking lot entrances should be revised to provide a concrete driveway apron with depressed curb along the frontage in accordance with the Perkasio Borough Depressed Curb & Driveway Apron Detail. The detail should be added to the plans.
  - b. All driveway aprons proposed to be replaced or repairs should be reconstructed to meet ADA regulations.



- c. The existing sidewalk and curb along the property frontage of N. Fifth Street is in poor condition. Also, the Applicant proposes to remove the existing driveway along the former Andersen Engineering building. The sidewalk and curb along the frontage should be replaced to meet Borough standards and ADA regulations.
  - d. We recommend all sidewalks be a minimum of five (5) feet wide in accordance with the latest ADA standards.
  - e. ADA ramps shall be provided at all proposed crosswalks. Provide a detail at no more than a 1"-10' scale for ADA facilities (ramp locations/turning areas).
16. §164-54.B. – Review and approval by the Perkasio Fire Chief should be obtained by the Applicant in order to ensure that fire protection is provided. A copy of the approval letter should be submitted to the Borough and our Office.
  17. §164-59. – Gas, electric power and telephone facilities should be shown on the Utility Plan and Landscape Plan. Perkasio Borough Electric Department would design the layout of the electrical system and UGI Utilities will review the layout of any proposed gas system for the project. We note that the site consists of existing buildings; however, if any additional utility connections are proposed, the plans should be updated accordingly and correspondence from the Borough Electric Department and UGI submitted to the Borough and our Office.
  18. §164-68.C(6) - The edge of pavement lines for the properties to the east of the site should be shown on the plan. The parking facilities for these lots were previously interconnected and any adverse impact to the overall circulation should be considered. Also, it is unclear if the existing access is to remain to the alley between the 3,800 sf building and the 10,000 sf building. If the access is to remain, then the dimension of the alley's proposed access width should be added to the plans.
  19. §164-56.C. & §164-68.D.(22) – The Applicant should provide a certification from the Perkasio Regional Authority (PRA) setting forth that sewage service and capacity are available for the proposed use. Also, a planning module for land development as required under Pennsylvania Sewage Facilities Act (Act No. 537) should be submitted. A copy of the approved Sewage Facilities Planning Module or exception should be provided to the Borough and our Office.
  20. §164-68.D.(23) – An indication of the available water volume for fire flow and the water volume required to satisfy the Insurance Services Office (ISO) standards for fire protection should be provided
  21. §164-70.D. – The Site Improvement Plan, sheet 4 of 10, should identify all areas to be grass.
  22. §164-70.D.(1) – Separate sheets should be provided for the site layout and grading to provide sufficient space and clarity for the proposed improvements, dimensions, setback lines and grading information.
  23. §164-70.D.(3) – The radii for all pavement sections throughout the parking lot should be identified on the plan.
  24. §164-70.D.(10) – The following issues related to existing and proposed utilities should be addressed:
    - a. The invert for the 6" PVC sanitary sewer lateral at the existing manhole should be noted on the plan. Also, inverts for the sanitary lateral should be established to determine any conflicts with the existing 4" PVC storm pipe crossing.
    - b. The location, size and pipe material of the existing sanitary sewer pipe crossing through TMP 33-006-081 should be shown on the plan.
    - c. Details for the sanitary sewer lateral and connection to the existing manhole should be added to the plans.

- d. Two (2) existing inlets are shown in the parking area of TMP 33-006-081. The existing inlet at the southern corner of the parking area is noted as filled with debris and is shown halfway between the parking lot pavement and sidewalk concrete. The plan should clarify if these inlets are to remain and adjusted as necessary. If the inlets are to remain, then they should be cleared of debris and all connecting pipes should be identified.
- e. The connection point for the 12" RCP extending from TMP 33-006-081 towards the alley and the connection pipes for the storm manhole within the alley should be shown on the plan.

25. §164-70.D.(11) – The state route number of S.R. 4039 should be labeled along N. Fifth Street.

26. §164-76.A. – Three (3) days prior to the commencement of any operation in the construction or installation of streets, curbs, sidewalks, drainage facilities, street signs, monuments and capped sewers, the owner shall notify the Borough Engineer, who shall inspect the work, materials, construction and installation to assure that the same are in accordance with Borough requirements. A note stating the above should be added to the plans

C. Amended Stormwater Management Ordinance (Chapter 158) – East Branch Perkiomen Creek Watershed (District 'B')

We have identified the following issues in regards to the requirements and provisions of the current Perkasio Borough Amended Stormwater Management Ordinance (SMO):

1. §158-5.B.(9)(a) – Construction or reconstruction of buildings or additions to existing buildings or other impervious surface (regulated activities) is exempt when an area of impervious surface is removed from the site so that upon completion of the regulated activity, the total increase of impervious surface area is 1,000 square feet, or less. The plans indicate that there is a net decrease in impervious surface of approximately 2,738 square feet. Therefore, the project is exempt from the requirements of stormwater management.
2. §158-20.B. – No Regulated Earth Disturbance activities within the Borough shall commence until approval by the Borough of an Erosion and Sediment Control Plan for construction activities. Upon review of the erosion and sedimentation control design, we offer the following comments:
  - a. Inlet protection should be provided for the vented storm manhole within the alley to the east of the Glassworks building.
  - b. The plan proposes 12" silt sock in an area of proposed paving. The silt sock should be relocated downslope of the proposed improvements so it can remain during the germination process once the proposed improvements have been completed.
  - c. A majority of the disturbance for the parking lot on TMP 33-006-073 is directed towards W. Callowhill Street. Silt sock should be provided along the sidewalk and inlet protection should be provided for the existing inlet downslope of the project on W. Callowhill Street.
3. §158-20.D. – Evidence of any necessary permit(s) for Regulated Earth Disturbance activities from the appropriate PADEP regional office or County Conservation District must be submitted to the Borough. An Adequacy Letter from the Bucks County Conservation District has been received. However, once the required plan revisions have been completed, an updated adequacy letter should be obtained from the Conservation District noting the most recent plan revision date.

D. General Comments

1. Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall initiate the HOP process simultaneous to the preliminary plan submission in accordance with the latest PennDOT procedures. Any documentation submitted as part of the HOP process shall be simultaneously submitted to the municipality for review purposes. Additionally, in order to facilitate a review of the highway occupancy plan submission, the Applicant shall include Gilmore & Associates (BP ID 000288) as an "Engineering Firm" on the permit application within the PennDOT ePermitting System.

2. The following details should be added to the plans: proposed fence specifications and installation, crosswalk pavement markings, concrete driveway apron, and Borough roadway paving section.
3. Planting Soils note #3 under the General Landscape Planting Notes specifies a minimum depth of 18" be provided for all trees and large shrubs. This note should be revised to specify a minimum of at least three feet be provided.
4. The Applicant is responsible for any other required approvals, permits, etc. (i.e., BCCD, Perkasio Regional Authority, Perkasio Fire Chief, Perkasio Electric Department, UGI, PennDOT, etc.). Copies of these permits and approvals should be submitted to the Borough and our office.

We recommend the plans be revised to address the above comments to the satisfaction of the Borough. Considering the extent of the required plan revisions identified in this letter, we may have additional comments relating to compliance with the Borough Ordinances upon resubmission by the Applicant. In order to help expedite the review process of the resubmission of the plans, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. If you have any questions regarding the above, please contact this office.

Sincerely,

*Douglas C. Rossino*

Douglas C. Rossino, P.E.  
Gilmore & Associates, Inc.  
Borough Engineers

DCR/tw

cc: Andrea L. Coaxum, Borough Manager  
Megan McShane, Executive Assistant  
Jeffrey P. Garton, Esq., Borough Solicitor  
Jeffrey Tulone, Public Works Director  
Harold Stone, Electric Superintendent  
Nicholas Fretz, Manager, Perkasio Regional Authority  
Perkasio Fire Company Number 1 (Station 26)  
4<sup>th</sup> Soil Perkasio, LLC, Owner/Applicant  
Nate Fox, Esq., Obermayer Rebmann Maxwell & Hippel, LLP  
Kristin Holmes, P.E., Holmes Cunningham Engineering  
Erik Garton, P.E., E.V.P., Gilmore & Associates, Inc.



**SUBDIVISION AND LAND DEVELOPMENT**  
**2022 REVIEW APPLICATION**

1260 Almshouse Road • Doylestown, Pa 18901  
Phone 215/345-3400 FAX 215/345-3886 EMAIL [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org)

This application must be completed on both sides by the applicant, or their agent, and submitted digitally following the procedures below for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code (PaMPC), Act 247 of 1968, as amended.

MUNICIPALITY: <u>Perkasie Borough</u>	PLAN TYPE: <input checked="" type="checkbox"/> Land Development <input type="checkbox"/> Subdivision
NAME OF PROPOSAL: <u>306 N. Fifth Street Redevelopment</u>	PLAN CLASS: <input type="checkbox"/> Major <input type="checkbox"/> Minor
LOCATION: <u>306 N. Fifth Street, Perkasie, PA</u>	<input type="checkbox"/> Municipal <input type="checkbox"/> Sketch
TAX PARCEL NO.: <u>33-006-073 &amp; 33-006-081</u>	TOTAL ACREAGE: <u>1.6</u>
APPLICANT: <u>4th Soil Perkasie LLC</u>	APPLICANT TELEPHONE: <u>215-837-0669</u>
APPLICANT ADDRESS: <u>410 W. Creamery Road, Perkasie, PA 18944</u>	APPLICANT EMAIL: <u>jwahlers@4thsoil.com</u>
OWNER OF RECORD: <u>Same</u>	DEVELOPMENT TYPE: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial
OWNER ADDRESS: <u>Same</u>	<input type="checkbox"/> Conversion <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional
OWNER EMAIL: <u>jwahlers@4thsoil.com</u>	<input type="checkbox"/> Lot Line Change <input checked="" type="checkbox"/> Office <input type="checkbox"/> Residential
PRESENT LAND USE: <u>Office</u>	

PROPOSAL:

**NONRESIDENTIAL:** Number of Building Lots or Leaseholds: 1 **RESIDENTIAL:** Number of Lots or Units: 0

Proposed New Building Area: 25,840 (all existing buildings)  
Gross square feet (floor area)

WATER SUPPLY: <input checked="" type="checkbox"/> Public (Check one) <input type="checkbox"/> Community On-site <input type="checkbox"/> Individual On-lot	SEWERAGE: <input checked="" type="checkbox"/> Public (Check One) <input type="checkbox"/> Community <input type="checkbox"/> Individual On-lot	OPEN SPACE: <input type="checkbox"/> Public (Check One) <input type="checkbox"/> Private TOTAL OPEN SPACE ACREAGE: <u>0</u>
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**Submission Procedures:** Please follow this link to view full and detailed submission procedures for submitting this application along with all documents: <https://www.buckscounty.gov/398/Subdivision-Land-Developments>

- 1) Submit this completed application to [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org), or click on the SUBMIT button on the bottom of Page 2.
- 2) A confirmation email will be sent back to submitter with official BCPC number and a link to upload required documents (see below).
- 3) Once all documentation has been received and reviewed for completeness, an email will be sent back to submitter with fee confirmation.
- 4) Confirmed fee should be mailed to the Bucks County Planning Commission. Review of the submission will begin when fee is received.

The following documentation is **required** for every plan submission, at the applicable level, in addition to a completed application form. Please check the appropriate state of plan submission and the inclusion of the required documentation:

<input type="checkbox"/> Sketch Plan or	<input type="checkbox"/> One <b>digital</b> file of plan
<input type="checkbox"/> Revised Sketch Plan	
<input checked="" type="checkbox"/> Preliminary Plan or	<input checked="" type="checkbox"/> One <b>digital</b> file of preliminary plan/revised preliminary plan
<input type="checkbox"/> Revised Preliminary Plan	<input type="checkbox"/> One digital file of proof of variances, special exceptions, conditional uses, or other agreements
	<input type="checkbox"/> One <b>digital</b> file of Sewage Facilities Planning Module
	<input type="checkbox"/> One <b>digital</b> file of Transportation Impact Study
<input type="checkbox"/> Revised Final Plan	<input type="checkbox"/> One <b>digital</b> file of final plan/revised final plan
	<input type="checkbox"/> One <b>digital</b> file of conditions of preliminary approval

If proposal is made by applicant or agent directly to the Bucks County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township/Borough of Perkasie and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification. Members of the BCPC and staff are authorized to enter land for site inspection if necessary.

John Wahlers  
Print Name of Applicant  
  
Signature of Applicant

8/3/2022  
Date

BCPC USE ONLY	
BCPC File No.:	_____
Date Received:	_____
Fee Paid:	_____

## BUCKS COUNTY PLANNING COMMISSION FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Bucks County Planning Commission for subdivision and land development reviews as authorized by Act 194 amending Act 247, the Pennsylvania Municipalities Planning Code. These fees are effective **January 1, 2022**. Plans will not be accepted for review without the appropriate fee and completed application form. If you need assistance in calculating application fee(s), please call us at 215-345-3400.

### Residential subdivisions, land developments, and conversions *(Including Tentative Planned Residential Development Plans)*

					Base Fee	+		
	up to	2	lots or units	=	\$200			
3	up to	10	lots or units	=	\$105	+	\$70	for each buildable lot/unit over 2
11	up to	25	lots or units	=	\$630	+	\$50	for each buildable lot/unit over 10
26	up to	50	lots or units	=	\$1,320	+	\$45	for each buildable lot/unit over 25
51	up to	100	lots or units	=	\$1,980	+	\$25	for each buildable lot/unit over 50
101	+		lots or units	=	\$2,640	+	\$20	for each buildable lot/unit over 100

### Nonresidential land developments

					Base Fee	+		
0	up to	5,000	square feet	=	\$315	+	\$0.055	per square foot of floor area
5,001	+		square feet	=	\$500	+	\$0.20	per square foot of floor area, not to exceed \$6,000 in addition to the base fee

### Nonresidential subdivisions

up to	2	lots or units	=	\$230		<b>Curative Amendments</b> (not municipal curative amendments)	\$2,500	
3	up to	10	lots or units	=	\$130			per lot
11	+		lots or units	=	\$105			per lot
						<b>Private Petitions for Zoning Change</b> (not municipal petitions)	\$2,000	

For the purposes of this Fee Schedule the definitions in Article II of the Pennsylvania Municipalities Planning Code of subdivision and land development shall be used.

There is **no fee** for review of a sketch plan or final plan submission (unless otherwise noted below).

All fee charges are intended to cover the entire review process from preliminary to final stages **except** as follows:

- 1) **Each resubmission of a plan with minor revisions** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$250.00, whichever is less. A subdivision which proposes no more than two lots may be resubmitted with minor revisions one time without a charge for the review.
- 2) **Each resubmission of a plan involving a major revision or change in program** from the original submission shall be required to pay an additional fee as required in the tables above. A major revision or change in program may include, but is not limited to, a change in use, dwelling type, density, lot layout, street layout, or site layout.
- 3) **Each plan submitted for review two years or more after the first submission** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$200.00, whichever is less, if the plan contains only minor revisions. If there are major revisions to the plan, the submission will require a fee in accordance with the fee schedule above. Major changes are as noted in #2 above.
- 4) **Proposals submitted which contain a mix of uses** will be subject to the appropriate fee for each use.

**MEETINGS WITH THE STAFF** of the Bucks County Planning Commission to discuss applications either prior to or during the formal development application are encouraged and are free of charge. Appointments can be made by contacting 215-345-3400.

**SIGNING OF PLANS FOR RECORDING:** The Bucks County Planning Commission now signs plans electronically. If you have municipally-signed plans with an official BCPC number you can go directly to the Bucks County Recorder of Deeds to record your plan. Please contact the Recorder of Deeds at 215-348-6209 should you have any questions about recording your plan.

**REQUESTS FOR ADDITIONAL COPIES OF REVIEW:** Digital copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, the municipality, and the municipal engineer. If you wish to have digital copies sent to other persons, please list their **NAME(S), TITLE(S), and EMAIL(S):**

Kristin Holmes, Partner  
 Holmes Cunningham Engineering  
 kristin@hcengineering.net

Nate Fox, Partner  
 Obermayer Rebmann Maxwell & Hippel  
 nate.fox@obermayer.com

**SUBMIT**



# BOROUGH OF PERKASIE

620 W. Chestnut Street  
PO Box 96  
Perkasie, Pa. 18944-0096

(215) 257-5065  
Fax (215) 257-6875

November 18, 2022

Dear Resident:

Perkasie Borough has received a Waiver of Land Development Application from the new owner of 306 N. 5<sup>th</sup> St. The property is located at the intersection of N. 5<sup>th</sup> St & Callowhill St and is known to many residents as "The Glassworks".

The new owner is proposing a renovation of the four existing buildings on the site and the adjacent parking lot located at W. Callowhill St. The renovated buildings would house offices and storage, uses which are consistent with previous business activity at the site.

While the owner has submitted a request for a waiver of compliance with the full Land Development process, it important to note that any development at the site would need to meet the standards set out in the Borough Subdivision and Land Development Ordinance and the Zoning Ordinance. The Waiver of Land Development Application has been reviewed by Perkasio Borough's land planner and engineer, and by the Bucks County Planning Commission.

Perkasie Borough Council invite you to a public meeting to discuss plans for the site and to gather resident feedback. The meeting will take place at Perkasio Borough Hall, 620 W. Chestnut St, Perkasio, PA 18944 at 7:00pm on 5th December 2022.

More information about the project and a copy of the preliminary plans can be found at our website at [www.perkasieborough.org/subdivision-land-development/](http://www.perkasieborough.org/subdivision-land-development/). A copy of the plan is also available at Perkasio Borough Hall during our office hours, 8:00am-4:00pm Monday-Friday.

You may also submit comments or ask questions before the meeting by emailing [admin@perkasieborough.org](mailto:admin@perkasieborough.org) or call 215-257-5065.

Sincerely,

Andrea L. Coaxum  
Manager, Perkasio Borough

**PERKASIE BOROUGH  
ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE BOROUGH OF PERKASIE, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE PERKASIE BOROUGH ZONING ORDINANCE SO AS TO AMEND THE PROVISIONS OF CHAPTER 186, ZONING, ARTICLE IV, USE REGULATIONS AND RESTRICTIONS, SECTION 186-14, ADDITIONAL SEWER AND WATER REGULATIONS, SUBSECTION C, USE OF GROUNDWATER AS POTABLE WATER PROHIBITED BY EXTENDING THE RESTRICTION ON THE CONSTRUCTION OF NEW POTABLE WATER WELLS THROUGHOUT THE ENTIRE BOROUGH OF PERKASIE.**

WHEREAS, the Borough Council of the Borough of Perkasia, after public hearing, has determined that the health, safety, and welfare of the residents of Perkasia Borough would be served by amending the Perkasia Borough Zoning Ordinance as follows:

NOW, THEREFORE, BE IT ORDAINED and enacted that the Perkasia Borough Zoning Ordinance be and hereby is amended as hereinafter provided.

**SECTION 1.** The Perkasia Borough Zoning Ordinance as set forth in Article IV, Use Regulations and Restrictions, Section 186-14, Additional Sewer and Water Regulations, Subsection C, Use of Groundwater as Potable Water Prohibited, shall be and is hereby amended so as to read as follows:

**C. Use of Groundwater as Potable Water Prohibited.**

(1) No person shall drill, install, or otherwise construct any new potable water well, cistern, or any other groundwater collection device in those areas within the "Groundwater Restricted Area" as shown on the Groundwater Restricted Area Map which accompanies this chapter and which identifies properties throughout the entire Borough of Perkasia.

**SECTION 2.** This Ordinance shall become effective five (5) days after enactment.

Approved by the Borough Council of the Borough of Perkasio, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**BOROUGH OF PERKASIE**

\_\_\_\_\_  
**Andrea L. Coaxum, Secretary**

\_\_\_\_\_  
**James Ryder, Council President**

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
**Jeff Hollenbach, Mayor**

**THIS ORDINANCE SHALL BECOME EFFECTIVE  
FIVE (5) DAYS AFTER ENACTMENT AND SIGNATURE**



**PERKASIE BOROUGH  
ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE BOROUGH OF PERKASIE, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE PERKASIE BOROUGH ZONING ORDINANCE SO AS TO AMEND THE PROVISIONS OF CHAPTER 186, ZONING, ARTICLE IV, USE REGULATIONS AND RESTRICTIONS, SECTION 186-14, ADDITIONAL SEWER AND WATER REGULATIONS, SUBSECTION C, USE OF GROUNDWATER AS POTABLE WATER PROHIBITED BY EXTENDING THE RESTRICTION ON THE CONSTRUCTION OF NEW POTABLE WATER WELLS TO ADDITIONAL AREAS OF THE BOROUGH OF PERKASIE.**

WHEREAS, the Borough Council of the Borough of Perkasia, after public hearing, has determined that the health, safety, and welfare of the residents of Perkasia Borough would be served by amending the Perkasia Borough Zoning Ordinance as follows:

NOW, THEREFORE, BE IT ORDAINED and enacted that the Perkasia Borough Zoning Ordinance be and hereby is amended as hereinafter provided.

**SECTION 1.** The Perkasia Borough Zoning Ordinance as set forth in Article IV, Use Regulations and Restrictions, Section 186-14, Additional Sewer and Water Regulations, Subsection C, Use of Groundwater as Potable Water Prohibited, shall be and is hereby amended so as to read as follows:

**C. Use of Groundwater as Potable Water Prohibited.**

(1) No person shall drill, install, or otherwise construct any new potable water well, cistern, or any other groundwater collection device in those areas within the "Groundwater Restricted Area" as shown on the Groundwater Restricted Area Map attached hereto which accompanies this chapter and which is bounded by W. Callowhill Street at N. 8<sup>th</sup> Street, to S. Main Street to the Pleasant Spring Creek then to the East Branch of the Perkiomen, all of Elm Avenue, S. 6<sup>th</sup> Street from Elm Avenue to W. Park Avenue, then N. 9<sup>th</sup> Street to Bridge Street, and N. 8<sup>th</sup> Street to W. Callowhill Street.

**SECTION 2.** This Ordinance shall become effective five (5) days after enactment.

Approved by the Borough Council of the Borough of Perkasio, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**BOROUGH OF PERKASIE**

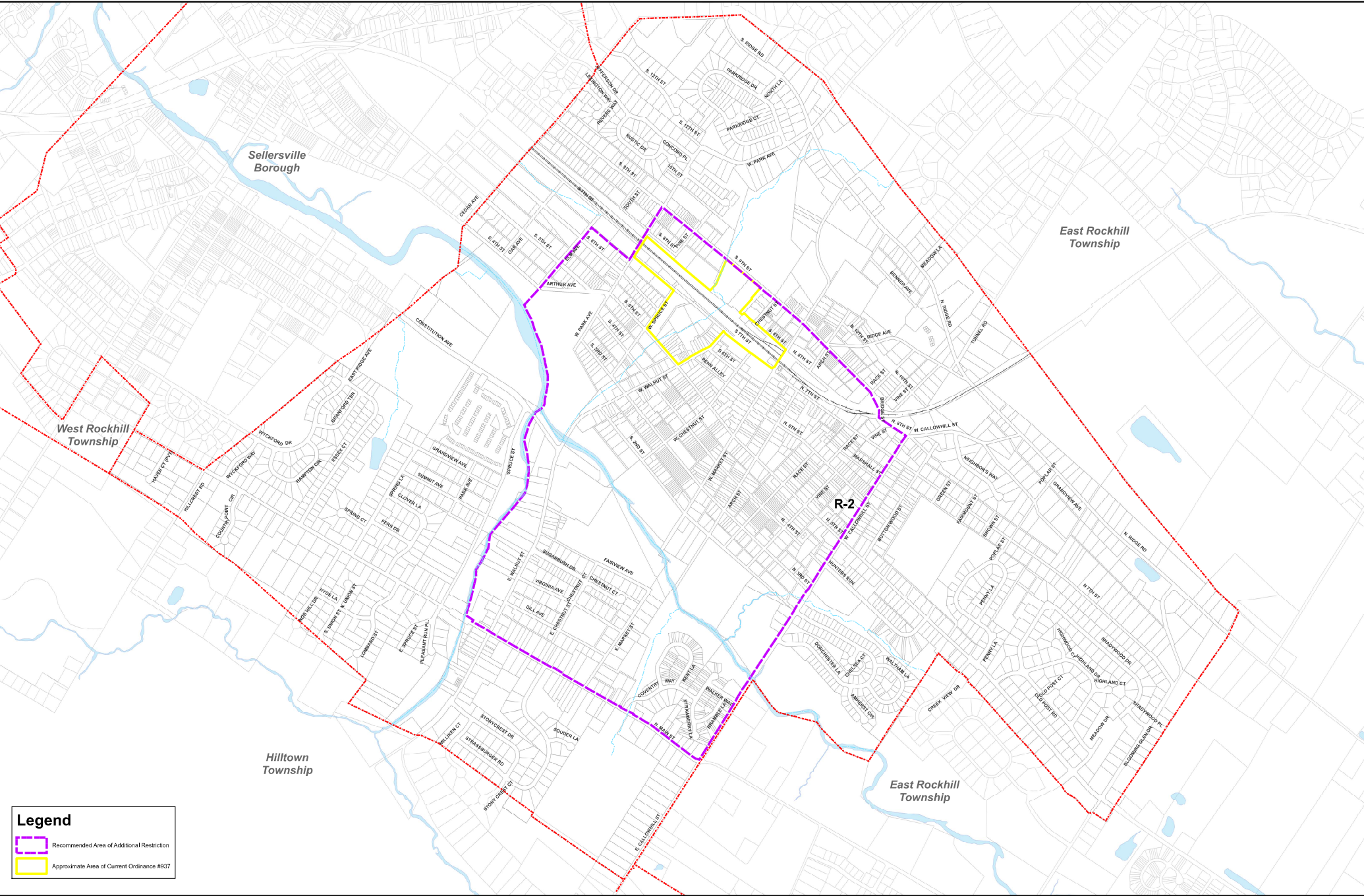
\_\_\_\_\_  
**Andrea L. Coaxum, Secretary**

\_\_\_\_\_  
**James Ryder, Council President**

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
**Jeff Hollenbach, Mayor**

**THIS ORDINANCE SHALL BECOME EFFECTIVE  
FIVE (5) DAYS AFTER ENACTMENT AND SIGNATURE**



**Legend**

- Recommended Area of Additional Restriction
- Approximate Area of Current Ordinance #937

**RESOLUTION #2022-62**  
**ESTABLISHING BOROUGH COUNCIL MEETING DATES**

BE IT RESOLVED that Perkasio Borough Council will hold public meetings on the following dates during 2023:

January 2	July 3
January 16	July 17
February 6	August 7
February 20	August 21
March 6	September 5 (Tuesday)
March 20	September 18
April 3	October 2
April 17	October 16
May 1	November 6
May 15	November 20
June 5	December 4
June 19	December 18

BE IT FURTHER RESOLVED that the above meetings are official public meetings of the Borough Council and shall convene at 7:00 PM in the Borough Office, 620 W. Chestnut Street, Perkasio, PA and that the first meeting of each month is designated for Committees of Council.

RESOLVED this 19<sup>th</sup> day December, 2022.

BY: \_\_\_\_\_

James A. Ryder  
Council President

ATTEST: \_\_\_\_\_

Andrea L. Coaxum  
Borough Manager/ Secretary

## RESOLUTION #2022-60

### A RESOLUTION AMENDING THE WAGE SCHEDULE FOR PERKASIE BOROUGH EMPLOYEES FOR THE FISCAL YEAR 2023

BE IT RESOLVED, that beginning January 1, 2023 the approved base salaries or wages of certain positions be established in accordance with the following schedule:

<b><u>Administration</u></b>	<b><u>As of January 1, 2022</u></b>	<b><u>As of January 1, 2023</u></b>
Borough Manager- Eff. 17 Mar	Per Contract	Per Contract
Finance Director	\$103,000	\$106,090
Executive Assistant	\$62,088	\$62,088
Acctg. & Municipal Permits Clerk	\$51,875	\$53,431
Utility Billing Rep	\$51,922	\$53,480
Accounts Receivable Rep.	\$61,801	\$63,655
Code Administrator	\$52,250	\$53,817
Community Development Director	\$71,720	\$73,872
Special Events Assistant	\$17.00/hour	\$17.51/hour
<b><u>Police</u></b>		
Police Chief	\$133,644	\$137,987
Secretary	\$46,644	\$48,043
Records/Admin Assistant	\$58,401	\$60,153
School Crossing Guard	\$16.50-\$18.00/hour	\$17.00-\$18.54/hour
<b><u>Public Works</u></b>		
Public Works Director	\$82,752	\$85,235
Public Works Foreman	\$31.62/hour	\$32.65/hour
Equipment Operator-A	\$26.24-\$29.07/hour	\$27.09-\$30.01/hour
Equipment Operator-B	\$23.38/hour	\$24.14/hour
Truck Driver-A	\$25.67-\$28.52/hour	\$26.50-\$29.45/hour
Truck Driver-B	\$22.82/hour	\$23.56/hour
Laborer-Permanent	\$17.82/hour	\$18.40/hour
Laborer-Temporary	\$16.75/hour	\$17.29/hour
<b><u>Electric Department</u></b>		
Electric Superintendent	\$120,138	\$123,742
Electric Line Supervisor (Foreman)	\$52.05/hour	\$53.74/hour
Electric Line Worker 1 <sup>st</sup> Class	\$48.95/hour	\$50.54/hour
Electric Line Worker 2 <sup>nd</sup> Class	\$41.61/hour	\$42.96/hour
Electric Line Worker 3 <sup>rd</sup> Class	\$34.27/hour	\$35.38/hour
Electric Helper/Ground Hand	\$29.37/hour	\$30.32/hour

<b><u>Recreation</u></b>	<b><u>As of January 1, 2022</u></b>	<b><u>As of January 1, 2023</u></b>
Park & Recreation Director	\$75,190	\$85,235
Aquatic Facilities & Program Mgr.	\$ -	\$50,000
Aquatics Supervisor	\$25.00-\$30.00/hour	\$25.00 - \$30.00/hr.
Assistant Aquatics Supervisor	\$19.00-\$20.00/hour	\$19.00 - \$20.00/hr.
Head Life Guard	\$17.00-\$18.00/hour	\$17.00 - \$18.00/hour
Life Guard - New	\$15.00/hour	\$15.00/hour
Life Guard - 2nd year	\$15.25/hour	\$15.25/hour
Life Guard - 3rd year	\$15.50/hour	\$15.50/hour
Life Guard - 4th year	\$15.75/hour	\$15.75/hour
Life Guard - 5th + year	\$16.00/hour	\$16.00/hour
Swim Instructor	\$15.00/hour	\$15.00/hour
Swim Instructor Differential	\$.50/hour	\$.50/hour
Front Desk - Supervisor	\$15.00/hour	\$14.00/hour
Front Desk - New	\$13.00/hour	\$13.00/hour
Front Desk - 2nd Year	\$13.25/hour	\$13.25hour
Front Desk - 3rd Year	\$13.50/hour	\$13.50/hour
Front Desk - 4th + year	\$14.00/hour	\$14.00/hour
Deck Attendant - New	\$10.00/hour	\$10.00/hour
Deck Attendant - 2nd Year	\$10.25/hour	\$10.25/hour
Deck Attendant - 3rd + Year	\$10.50/hour	\$10.50/hour
Recreation Prog Mgr/Director	\$12.50-\$15.50/hour	\$12.50 - \$15.50/hour
Recreation Program Assistant	\$8.75-\$10.25/hour	\$8.75 - \$10.25/hour

**Emergency Management Coordinator** \$2,000.00

Approved this 19<sup>th</sup> day of December, 2022.

By: \_\_\_\_\_  
Council President  
James A. Ryder

Attest: \_\_\_\_\_  
Borough Manager/Secretary  
Andrea L. Coaxum

**RESOLUTION #2022-~~3061XX~~**  
**CONSOLIDATED FEE SCHEDULE ~~2022~~2023**

WHEREAS, the Borough of Perkasio charges fees for various services provided and applications made to the Borough; and

WHEREAS, Borough Council wishes to adopt a consolidated schedule of fees for these services;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Perkasio that the following consolidated schedule of fees is adopted for the year ~~2022~~2023, and shall remain in effect until further amended. Those fees with asterisks are to be calculated at half the cost.

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**FEES**

1. **Building Fees** \*

The applicant or owner submitting for a permit shall pay the following application fees at the time of application. In addition to application filing fees, the PA UCC state fee of \$4.50 (or as amended by the State) will be collected. Upon completion of any reviews, any monies not expended shall be refunded to the applicant. Conversely, fees in excess of what was collected will be charged to the applicant.

A. **New Construction: Residential and Non-Residential including Additions, Garages and Accessory Buildings:**

**New buildings, Additions or Alterations not applicable to Section B:**

**Building Permits Fee \***

\$195 application fee + \$4.50 PAUCC

\$195 plus 17.25¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq/ft. Additional square footage over 100,000 sq/ft shall be 5¢ per sq/ft or fraction thereof.

**Plumbing Permit Fee**

\$70.00 application fee + \$4.50 PAUCC

\$69 plus 6¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq/ft. Additional square footage over 100,000 sq/ft shall be 3¢ per sq/ft or fraction thereof.

**Mechanical Permit Fee \***

\$60.00 application fee + \$4.50 PAUCC

\$36 plus 3¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq/ft. Additional square footage over 100,000 sq/ft shall be 2¢ per sq/ft or fraction thereof.

**Energy Permit Fee \***

\$50.00 application fee + \$4.50 PAUCC

\$30 plus 2.65¢ per square foot of floor area or each fraction of floor area, up to and including 100,000 sq/ft. Additional square footage over 100,000 sq/ft shall be 1.5¢ per sq/ft or fraction thereof.

Electrical Permit Fee = calculations as applicable in Section V Below \*

Note: Square footage is defined as gross floor area of all floors within the perimeter of to outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor-to-ceiling height 6'6" or more.

Construction Permit Fee = The sum of all Building, Plumbing, Mechanical, Energy, Electrical, Accessibility and Fire permits applicable to the project. (May include individual residential permit fees in Sections K through S)

**Fees for partial projects shall be calculated as follows: \***

- a. Footing/Foundation: 10% of the Construction Permit Fee
- b. Shell only without Footing/Foundation 50% of the Construction Permit Fee
- c. Shell including Footing/Foundation 60% of the Construction Permit Fee
- d. Tenant fit-out or all remaining interior alterations shall be calculated at 40% of the Construction Permit Fee for the affected floor area.

**B. Alterations and/or Renovations where floor area does not apply: \***

Alterations, renovations, repairs or modifications of existing buildings or structures where floor area does not apply (i.e. doors, windows, roofs, structural openings or beams, etc.) and includes non-residential demolition;



- a. \$300 plus \$28 for each \$1,000 of estimated construction value of alterations, renovations or modification certified by the permit applicant
- b. Minor Repairs with a total project value of less than \$2,000: \$75.00

C. Tenant Fit-out: \*

Tenant fit-outs shall be calculated in accordance with Section I, item (d) listed above.

D. Accessibility plan review and inspection: \*

\$115 plus 7¢ per square foot of floor area or each fraction of affected floor area.

E. Fire plan review and inspection: \*

\$115 plus 9.5¢ per square foot of floor area or each fraction of affected floor area.

F. Certificate of Occupancy for change of ownership without change of use: \*

The following fees pertain to existing structures only and shall not be applied to new construction or any other fees specified in Section I.

- a. \$153 for the first 2,000 square feet plus \$24 per 1000 sq/ft thereafter (or fraction thereof).

G. Certificate of Occupancy for change of use and/or non-certified occupancy: \*

Fees shall be calculated in accordance with Section I, item (d) listed above.

H. Non-residential Swimming Pool: \$300 plus \$28 for each \$1,000 of construction value \*

I. Pre-Manufactured Dwelling: \$ 414 (Complete) \*

Shall bear an approved label identifying compliance to HUD requirements (Excludes habitable basements and/or structures not fabricated and constructed by the manufacturer in the factory)

J. Modular Dwelling : \$637.50

Shall bear an approved label identifying compliance to UCC requirements (Excludes habitable basements and/or structures not fabricated and constructed by the manufacturer in the factory)

The following sections pertain to specific Residential projects

K. Decks (uncovered): \$ 115.00 plus 26.5¢ per sq/ft of area.

L. Wood Stoves: \$ 115.00

M. Demolitions: Structures under 250 sq/ft: \$ 50.00 \*  
Structures over 250 sq/ft without a foundation: \$ 75.00 \*  
Structures with a foundation: \$ 184.00 \*

N. Swimming Pools: Above Ground: \$ 115.00 In-Ground: \$ 184.00

O. Hot Tub / Spa: \$ 115.00

The following sections pertain to specific Residential projects only when the Municipality has amended the UCC

P. Accessory Structures under 1,000 square feet: \$ 115.00 plus 26.5¢ per sq/ft of area. \*

Q. Re-roofing / Re-siding: \$ 115.00 \*

R. Replacement of HVAC equipment: \$ 115.00 per unit \*

S. Minor repairs to plumbing system: \$ 115.00 \*

T. Sewer Lateral Repair/ Replacement: \$ 115.00 each \*

U. Water Service Replacement / Repair: \$115.00 each \*

V. Electrical Inspection and Plan Review \*

A. General Inspections

1)	Rough Inspection	
	Base Fee	\$60.00
	Cost per fixture	\$0.50
2)	Final Inspection	
	Base Fee	\$60.00
	Cost per fixture	\$0.50
3)	Minor Work less than 5 Fixtures	
	Rough and Final inspections included	\$60.00

B. Photovoltaic Modules

First three Solar Modules	\$21.00 each
Each additional module after three	\$12.00 each
All associated feeders, service, motors, etc., are calculated in accordance to the appropriate fee schedule section.	

C. Sump Pumps \$60.00 each

D. Fire Pump Controller \$60.00 each  
All associated feeders, service, motors, etc., are calculated in accordance to the appropriate fee schedule section.

E. Service – Meter Equipment

100 amp	\$87.00
200 amp	\$104.00
400 amp	\$130.00

600 amp	\$175.00
800 amp	\$225.00
1000 amp	\$301.75
1200 amp	\$387.75
Up to 1600 amp	\$474.00
Over 1600 amp	\$734.00
Each additional meter	\$17.25
F. Feeders or Sub Panels	
100 amp	\$87.00
200 amp	\$104.00
400 amp	\$130.00
600 amp	\$175.00
800 amp	\$225.00
1000 amp	\$301.75
1200 amp	\$387.75
Up to 1600 amp	\$474.00
Over 1600 through 2000 amps	\$734.00
Each additional 1,000 amps over 2,000 amps	\$366.00
G. Swimming Pools	
Pool Bonding	\$87.00
Wiring of Pump	\$87.00
Pennsylvania Pool Certification	\$388.00
H. Temporary Service	
	\$87.00
I. Signs with Electric	
Signs with Electric – First Sign	\$61.50
Each Additional Sign	\$14.00
J. Parking Lot Lighting	
Parking Lot Poles – First Pole	\$61.50
Each Additional Pole	\$14.00
K. Hard wired appliances such as Ranges, Cook Tops, Dishwashers, Garbage Disposals, Baseboard Heating, Heat Pumps, Water Heaters and Air Conditioning	
Outlet for Single Unit 20 KW, less than 1HP	\$61.50
Each Additional unit for 20 KW, less than 1HP	\$14.00
L. Motors	
Up to 3/4 HP	\$17.25
Over 3/4 HP to 5 HP	\$34.50
Over 5 HP to 20 HP	\$61.50
Over 20 HP to 40 HP	\$115.00
Over 40 HP to 100 HP	\$156.00
Over 100 HP to 200 HP	\$200.00
Over 200 HP	\$200.00 plus \$50.00 for each 50 HP (or portion of) over 200
M. Generators, Welders, Furnaces	

Up to 10 KW	\$34.50
Over 10 KW to 20 KW	\$61.50
Over 20 KW to 50 KW	\$115.00
Over 50 KW to 100 KW	\$156.00
Over 100 KW to 150 KW	\$216.00
Over 150 KW to 300 KW	\$259.00
Over 300 KW to 500 KW	\$387.00
Over 500 KW to 575 KW	\$475.00
Over 575 KW to 1000 KW	\$647.00
Over 1000 KW	\$647.00 plus \$50.00 for each 200 KW (or portion of) over 1000

N. Transformers, Vault, Enclosures, Substations

Up to 37 ½ KVA	\$34.50
Over 37 ½ KVA to 75 KVA	\$61.50
Over 75 KVA to 175 KVA	\$115.00
Over 175 KVA to 275 KVA	\$216.00
Over 275 KVA to 300 KVA	\$259.00
Over 300 KVA to 350 KVA	\$387.00
Over 350 KVA to 500 KVA	\$475.00
Over 500 KVA to 1000 KVA	\$647.00
Over 1000 KVA to 3000 KVA	\$820.00
Over 3000 KVA	\$820.00 plus \$50.00 for each 200 KVA (or portion of) over 3000

O. Signaling Systems (burglar alarms, fire alarms, etc.)

For the First Device	\$61.50
Every 5 devices (or fraction of) thereafter	\$14.00

P. Reintroduction of Power

\$130.50

Q. Modular and Mobile Homes

Modular Homes – Service and Outlets	\$87.00
Mobile Homes – Service Including Feeder of Receptacles	\$90.50

R. Real Estate Certification

Residential	\$144.00
Commercial	\$202.00

S. Plan Review

20% of the above inspection fees added to the total

Minimum Residential	\$34.00
Minimum Commercial	\$100.00

W. Electric Agency Registration - Electric Underwriting Agency Registration--\$100.00 per agency

X. Permit Voided - Issued permit voided \$50.00

Y. Building Code (UCC) Appeal \$500.00 basic fee plus \$1,000 escrow (for costs above \$500)

2. **ZONING APPLICATION FEES**

Residential Construction \*

Single Family Dwelling	\$100.00
Multi Family (per unit)	\$100.00 each unit
Addition/Alteration	\$50.00
Accessory structures	\$50.00

Non-Residential Construction \*

New Construction	\$100.00
Addition/Alteration	\$50.00
Accessory Structure	\$25.00

Sign Permits - \*

\$100.00	Up to six square feet
\$175.00	Over six square feet
\$50.00	Temporary Sign

Request for Zoning Change \$1,000 + escrow

Light Home Based Occupation Permit \$25.00

Zoning Determination Fee \$125.00

Use & Occupancy Permit \$150.00

Zoning Hearing Board

Zoning Hearing Board Fees for a Variance/Special Exception/Interpretation of Law

Residential use	\$600
Non-residential use	\$1,000

Postponement-(caused or request by applicant) \$250.00

Conditional Use Application \$600 plus \$2,500 escrow

3. **SUBDIVISION AND LAND DEVELOPMENT FEES**

The applicant or owner submitting plans for a subdivision or land development shall pay the following application filing fees at the time of application and plan submission. In addition to application filing fees, the applicant shall be required to furnish an escrow fund to pay for the professional fees and other costs incurred in reviewing the plans and processing the application. The applicant or owner also agrees to an additional 3% for engineering, legal and other services rendered to the Borough in connection with the project which will be included in the total cost. Upon completion of the review, whether the application is approved or rejected, any monies not expended in the review shall be refunded to the applicant. Conversely, fees in excess of the escrow fund will be charged to the applicant.

PRELIMINARY PLANS

Preliminary Lot Line Change *	\$300 application fee +\$500 escrow
Preliminary Minor Subdivision (2 lots) *	\$500 application fee + \$1,000 escrow
Preliminary Major Subdivision *	\$1,000 application fee + \$100 per lot + \$5,000 escrow
Preliminary Non-Residential Land Development	\$750 application fee plus \$50 per 1,000 gross Square feet of building +\$5,000 escrow

**FINAL PLAN SUBMISSION**

Lot Line *	No additional charge if filed within one year after preliminary approval. Otherwise same as preliminary.
Minor Subdivision/land development *	\$500 application fee + replenish escrow account to full amount (\$2,000)
Non-Residential Land Development *	\$500 application fee+ replenish escrow account to full amount (\$500) if filed within one year after preliminary plan approval.  Otherwise same as preliminary land development.
Major Subdivision *	\$500 application fee+ replenish escrow account to full amount (\$7,500)
Grading/Drainage Permit	Application Fee-\$100 Professional Services Escrow-\$1,200
Plan of Substitution	N/A
Stormwater Management	See Item #15
Park and Recreation Impact Fee	\$1,500 per dwelling unit

**4. TRASH FEES**

Trash & Recycling and Fee	\$50
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**Regular Trash**

Disposal containers are to be plastic "Perkasie Borough" trash bags at the cost of:

(1)	Large bags	\$3.25
(2)	Small bags	\$2.25
(3)	Small gusseted bag	\$2.50
(4)	Recycling Buckets	\$3.00 (if available)
(5)	Recycling Tubs	\$7.50
(6)	Trash toter service (64 gallon)	\$75 per quarter

Recycling

Replacement Fee for Hang Tags \$5.00

Large Trash Items

Large trash items (excluding all items that contain freon) \$10.00

These "fee for collection" items include the following, and other similar large items:

Washing Machines	Wood Stoves	Riding Lawn Mowers
Dryers	Trash Compactors	Dishwashers
Hot Water Heaters	Air Compressors	Microwave Ovens
Humidifiers	Electric Generators	Ice Boxes
Stoves (gas or electric)	Snow Blowers	Furniture

Waste Hauler Permit Fee \$100.00

Trash Certification Fee \$20.00

5. **POOL FEES**

Memberships

10% Discount for on-line registrations only ~~present~~ January 15 - March 31, 20213

5% Discount for on-line registrations only, from April 1 – ~~May 21, 2021~~ April 30, 2023

~~Individual-Age 14 and older \$110.00~~

~~Non-Resident Surcharge \$60-\$80 per person~~

~~(For all members not residing within the Borough ages 2 – 62 years old) \$10 Discount from 1 to 2 family members~~

~~Non-Resident Surcharge – Senior Citizen \$30 per person~~

~~Borough Business Surcharge (Businesses with 50+ employees) \$30 per person~~

~~Individual Age 14 and older \$100~~

~~Per Person fee for 2+6 members~~

~~Resident \$60~~

~~Non-Resident \$80~~

~~Per Person fee for 6+ members~~

<del>Resident</del>	<del>\$50</del>
<del>Non-Resident</del>	<del>\$70</del>

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Perkasie Aquatic Club Member Individual Age 6+ ~~\$100~~ \$110

Pennridge Aquatic Club Only	Resident	<del>\$94</del> <u>\$90</u>
	Non-Resident	<del>\$124</del> <u>\$120</u>

Family

<del>2 Member Family</del>	<del>\$193</del>
<del>3 Member Family</del>	<del>\$254</del>
<del>4 Member Family</del>	<del>\$316</del>
<del>5 Member Family</del>	<del>\$373</del>
<del>6 Member Family</del>	<del>\$416</del>
<del>7-10 Member Family</del>	<del>\$447</del>

~~Twilight Family (Borough Residents Only)~~ ~~\$219~~  
~~Max. 4 Members or Director Approval~~

Senior (62+ years old) ~~\$130~~ \$150

Senior (Borough Residents Only) ~~Free~~ \$55

Borough Business Surcharge (50+employees) \$40/person

Borough Employee and Family \$0  
(Includes permanent employee, spouse and children of employee under the age of 18 living in the household.  
This does not include part-time seasonal and extended family.)

Borough Council and Family \$0  
(Includes Councilmember, spouse and children of Councilmember under the age of 18 living in the household.)

**Activity Fees**

Everybody Swims Program \$0  
(A free learn to swim program for 3<sup>rd</sup> graders that live in Perkasie Borough.)  
(A limit of 100 open slots per season.)

Group Lessons  
Member Swimming Lessons ~~\$97~~ \$100  
Non-members ~~\$112~~ \$115  
8 lessons over a period of 2 weeks (M-Th) 40 minutes

Member Private Lessons ~~\$185~~ \$190  
Non-member ~~\$200~~ \$205  
8 30-Minute Lessons



30 Minutes Individual Private Swim Lesson \$50 members/\$65 non-members

**Daily Admission**

**Monday - Friday**

General Admission 18 years and older ~~\$16~~ \$20  
 Child (3-17) or Senior (age 62+) ~~\$11~~ \$15

2nd Street Pool – (0-6 years old) \$3  
 Menlo Aquatics Center Members \$0

~~Twilight (after 5:00 p.m.) Monday – Friday~~

~~Adult \$9  
 Child or Senior \$6~~

**Saturday and Sunday**

General Admission 18 years and older \$31  
 Child (Age 3-17) \$21

**Guest of Season Member**

Adult (Age 18 and older) ~~\$16~~ \$20  
 Child (3-17) or Senior ~~\$11~~ \$15

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**Twilight (after 5:00 p.m.)**

~~Guest of Season Member~~

~~Adult Weekday \$9 \$10  
 Child or Senior Weekday \$6 \$8  
 Adult Weekend \$16  
 Child or Senior Weekend \$11  
 Adult Guest of Member Weekend \$10  
 Child or Senior Guest of Member Weekend \$8~~

~~Non-Members~~

~~Adults \$16  
 Children or Senior \$11~~

Replacement charge for lost member passes \$6

**Pool Party Rentals**

<u>Monday-Friday</u>	<u>Resident</u>	<u>\$460</u>	<u>NR</u>	<u>\$540</u>
	<u>RES Member</u>	<u>\$414</u>	<u>NR Member</u>	<u>\$486</u>
<u>Saturday-Sunday</u>	<u>Resident</u>	<u>\$630</u>	<u>NR</u>	<u>\$690</u>
	<u>RES Member</u>	<u>\$567</u>	<u>NR Member</u>	<u>\$621</u>

**During Pool Hours:**

Max of 30 party participants (children and adults). Fee includes pool use, ~~pizza ordered through Rita's, Light decorations, staff, and use of pavilion at Menlo for pre and post swimming party. participant wrist bands, staff, and use of tables or tents at Menlo for pre and post swimming party.~~ Parties are 3 hours starting at 12pm or 4pm. No security deposit required

<del>Monday-Friday</del>	<del>Resident</del>	<del>\$390</del>	<del>NR</del>	<del>\$450</del>
	<del>RES Member</del>	<del>\$351</del>	<del>NR Member</del>	<del>\$405</del>
<del>Saturday-Sunday</del>	<del>Resident</del>	<del>\$630</del>	<del>NR</del>	<del>\$690</del>
	<del>RES Member</del>	<del>\$567</del>	<del>NR Member</del>	<del>\$621</del>

**After Pool Hours:**

For Perkasio Borough residents and Menlo Members only. Fee includes 2 hour time period, 8:00 – 10:00 pm available Fridays and Saturdays only. Includes choice of either leisure or competition pool (may switch each hour). Outside food is allowed but trash must be removed after party. Snack bar will not be open.

Cost is ~~\$18- \$23~~ per person for a minimum of ~~35-40~~ guests and a maximum of 100 guests to include children and adults. \$500 security deposit required, must be scheduled 2 weeks in advance, must have certificate of insurance.

**6. PARK AND RECREATION FEES**

Park pavilion  
Borough Resident ~~\$35-70,40-75~~ \$25 key deposit if electric is needed.  
(Deposit must be cash or separate check, 2 weeks in advance)

Park pavilion  
Non Borough resident ~~\$55-9060-95~~, \$25 key deposit if electric is needed.  
(Deposit must be cash or separate check, 2 weeks in advance)

Park pavilions non-profit  
Borough organizations and schools  
in the Pennridge School District \$15-40, \$25 key deposit if electric is needed  
(Deposit must be cash or separate check, 2 weeks in advance)

Pavilion	Park	Boro Resident	Non Resident	Non Profit	Electric Key
Skate Park	Lenape	55	75	35	\$25 deposit
Rotary	Lenape	35	55	15	N/A
Twin Bridges	Lenape	55	75	35	N/A
Covered Bridge	Lenape	55	75	35	N/A
Kulp	Kulp	55	75	35	N/A

Lions	Menlo	70	90	40	\$25 deposit
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Field Rentals (softball/baseball) to  
*Includes outfield for track/soccer etc.* ~~\$75-\$80~~ per team per season, \$25 key deposit if access storage shed is needed. (Deposit must be cash or separate check, 2 weeks in advance)

Roster Required each season, additional \$1 per resident and \$2 per non resident

Seasons - Spring: Mar, Apr, May; Summer: Jun, Jul, Aug; Fall: Sep, Oct, Nov

Kulp Field lights ~~\$25/game \$50 per season~~  
~~\$40/double header~~  
 \$25 key deposit if electric is needed (Deposit must be cash or separate checks, 2 weeks in advance.)

Tournament Request \$50 per field per day

All Event Permits Non-Profit event permit base fee \$35.  
 For Profit event permit base fee \$100  
 All permits must be submitted 45 days in advance  
 Add on service fees for road closures, public works,  
 Electric all per hour based on current fee schedule and  
 Due upon Council approval  
 Base fee covers one date; additional \$10 per date fee if  
 Multiple dates on one permit

~~Fire Work Permits \$100.00~~

Community Garden Plots \$20, \$25 deposit for water hydrant key & plot clean up.

\*As part of the Borough's recreation offerings, local businesses, contractors and individuals interested in running park and recreation programs at Borough parks and facilities can contact our Parks and Recreation Department directly. ~~Interested parties are offered 80% of program revenue.~~ Interested parties are offered a percentage of program revenue.

**7. EVENT FEES**

FARMERS MARKET

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Full Season	\$180 (single space) / \$275 (double space)
Half Season	\$130
Drop in / weekly	\$30

**UNDER THE STARS CAR SHOW**

Food Vendor	\$200
Craft / Service / Commercial Vendor	\$30
Exhibitor entry fee	\$15 (advance), \$20 (day-of)

**FALL FESTIVAL**

Food Vendor	\$200
Craft / Service/ Commercial Vendor	\$50

**AMERICA'S OLDEST TREE LIGHTING**

Food Vendor	\$175
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**FAMILY PRIDE FESTIVAL / EARTH DAY / SUMMER CONCERT SERIES:**

Food Vendor	\$100
Craft / Service / Commercial Vendor	\$30

**8. TRANSIENT RETAIL LICENSE FEES**

One day	\$25.00
One calendar week or fraction thereof	\$75.00
One calendar month or fraction thereof	\$200.00
One calendar year or fraction thereof	\$400.00

**9. ELECTRIC SERVICE FEES**

Security deposit with electric heat	\$300.00
Security deposit without electric heat	\$200.00

Reconnection fee	
During normal business hours	\$100.00
After normal business hours	\$200.00

Limiter hook-up fee	\$50.00
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Meter Test Fee	\$25.00
Duplicate tenant electric bills sent to landlord	\$15.00/account
Renewal fee for each account	\$5.00

Electric bills which are not paid by the due date are subject to late payment charges applied monthly as follows: 5% of the then unpaid balance of the monthly bill and 1.5% of the outstanding balance from previous billings.

Final Meter Certification Fee	\$25.00
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Temporary electric installation: min. charge	\$25.00
Install new electric service to subdivisions	\$2,000.00/Lot
Install street lights in subdivisions	\$2,800.00/Each

Cost of electric per lot:

Secondary underground electric	per lot \$750.00
Primary underground electric	per lot \$550.00
Transformer and fiberglass pad	per lot \$700.00

Cost of LED street lights:

Concrete base	\$400.00
Aluminum pole	\$1,100.00
LED fixtures	\$900.00
Labor	\$400.00

<u>Labor.</u> Straight Time	\$70.00
Overtime	\$105.00

Equipment.

Line Truck	\$85.00
Bucket Truck	\$75.00
Chipper	\$50.00
Air Compressor	\$40.00
Pick-up truck	\$45.00
Dump Truck-1-Ton	\$65.00

Material: Actual cost (10% may be added for handling).

Contracted Services: All contracted services will be billed out at actual costs plus 10%. (The 10% is based on scheduling, reviewing work and administrative costs.)

Customer Generated Electrical Service

Installation of net meter	\$375.00
Administrative fee	\$ 50.00
First inspection fee	\$125.00
Annual reinspection	\$ 35.00

Pole Attachment Fees

Application Fee:	\$35.00	Per Pole
For new Attachments		
Audit Fee:	\$35.00	Per Pole
Make Ready		
Engineering Fee:	TBD	To be provided for Each Permit

Request based on level of effort.

Annual Attachment Fee per Pole  
Date

Year 2022	\$29.00
Year 2023	\$29.50
Year 2024	\$30.00
Year 2025	\$30.50
Year 2026	\$31.00
Year 2027	\$31.50
Year 2028	\$32.00
Year 2029	\$32.50
Year 2030	\$33.00

Each Renewal Term \$0.50/year increase thereafter

Other Fees

Unauthorized Attachment Fee	\$35.00/pole
Storm Restoration Fee	\$100.00/pole

**9-10 PUBLIC WORKS SERVICE FEES**

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Labor: Straight Time	\$55.00
Overtime	\$80.00

Equipment:

Backhoe	<del>\$90.00</del> <u>\$100.00</u>
Refuse Truck	<del>\$75.00</del> <u>\$85.00</u>
Dump Truck-1 Ton	<del>\$65.00</del> <u>\$75.00</u>
Mower	<del>\$45.00</del> <u>\$55.00</u>
Leaf Vacuum	<del>\$50.00</del> <u>\$60.00</u>
Black Top Roller	<del>\$45.00</del> <u>\$55.00</u>

Material: Actual cost (10% may be added for handling).

Contracted Services: All contracted services will be billed out at actual costs plus 10%. (The 10% is based on scheduling, reviewing work and administrative costs.)

**1011. POLICE DEPARTMENT SERVICE FEES**

Special duty: Shall be billed at 2 times the officer's hourly rate plus applicable taxes and benefits.

No Parking Signs: \$ 2.25

Use of Police Vehicle \$20.00

Use of Crossing Guard \$17.00 - \$18.54/hr.

**4112. PUBLICATION FEES**

Zoning Ordinance	\$20.00
Subdivision and Land Development Ordinance	\$15.00
Comprehensive Plan	\$52.00
Building Codes	Cost + Postage + 10%

**4213. AMUSEMENT DEVICE FEES**

First device	\$65.00
Each additional device permitted under the same application	\$25.00
Each and every re-inspection necessitated in a license year	\$25.00

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**4314. CABLE TELEVISION—(Pursuant to Ordinance 744)**

Filing Fee-Section C-2(f)	\$25.00
Penalty for non-compliance-Section D-2(d)	\$2,000 and reasonable attorney fees and court costs
Fine for violation of customer service standards Section E-2(d)	\$25.00 with reasonable attorney fees

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**4415. CLAIMS, MUNICIPAL--Delinquent Account Collection Fees (pursuant to Ordinance #832)**

A.	Preparation and filing of Municipal Liens:	\$150.00
B.	Attorney's fees incurred in the collection of delinquent accounts including, but not limited to, District Justice and/or Common Pleas actions:	\$125.00
C.	Additionally, the owner shall be responsible for all costs of collection in addition to attorney's fees including, but not limited to, filing fees and court fees as may be paid by the Borough.	

**4516. STORMWATER MANAGEMENT SITE PLAN SCHEDULE OF FEES**

A.	Filing Fee	\$75.00
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G.	Sump Pump Discharge & Permit	
	Connect to Borough storm sewer	\$250.00
	Plus \$5.00 per foot, maximum	\$1,000.00
	Bottomless Inlet Box	\$1,000.00

**1617. MISCELLANEOUS FEES**

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Alarm system registration	\$ 10.00
Copies	
one sided	\$ .25
two sided	\$ .50
color copy	\$ 1.00
8 ½ x14 copy	\$ .50
11x17 copy	\$ 1.00
Oversize copies (Land development, building or plot plans)	Actual cost to reproduce plus mileage (IRS rate) to drive to copy center, plus employee time to drive to/from facility at \$25 per hour
Deed registration	\$10.00
Duplicate of Borough meetings	\$20.00 per meeting
Explosives Permit:	\$15.00
False alarms	\$ 50.00
Flood Plain Certification	\$100.00 + cost of survey if necessary
Inter-Municipal transfer of Liquor License Application Filing Fee	\$600
Military Banners	\$150
Permit Fee: Circuses, Carnivals & Exhibitions	\$100.00
Pole attachment permit application	\$25.00
Police incident reports	\$ 15.00
Reproduction of photographs from police	\$25.00 fee per request plus \$1.00 incidents/accidents per standard 3"x5" photograph or \$8.00 per 8"x11" photograph
Return check charge	\$25.00



Sidewalk Permit (If sidewalk was installed without the Borough being notified.)	\$ 75.00
Street utility cut permits	\$175.00 Per 100 square feet of disturbance + additional \$25.00 for each additional 100 sq. ft. of utility cut.
Street maps	\$ 1.00
Tax Certification Fee:	\$10.00
Zoning maps	\$5.00 \$1.00 small

**1718. PROFESSIONAL SERVICES**

Solicitor	\$140.00
Engineering Services Gilmore Assoc.	
Principal Engineer	\$147/hour
Project Assistant	\$87/hour
Consulting Professional I-V	\$107 - \$142/hour
Design Technician I-V	\$82 - \$102/hour
Construction Rep. I-III	\$97 - \$117/hour
Surveying Crew	\$172/hour

BE IT FURTHER RESOLVED, that this fee schedule supersedes and replaces all prior fee schedules adopted by Perkasio Borough Council.

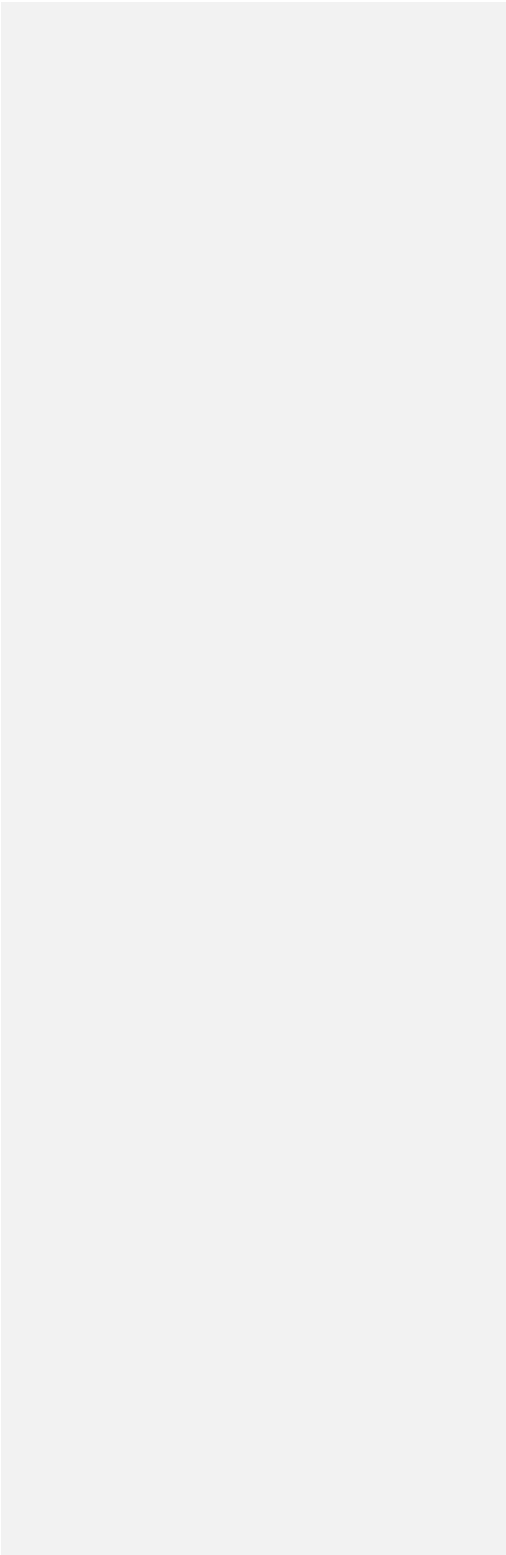
RESOLVED this ~~6<sup>th</sup> of June 2022~~ 19<sup>th</sup> of December 2022

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Attest: \_\_\_\_\_  
Andrea L. Coaxum  
Borough Manager/Secretary

By: \_\_\_\_\_  
James A. Ryder  
Council President of Council

DRAFT





# Bucks County

## **County Commissioners**

ROBERT HARVIE, Chair  
DIANE M. ELLIS-MARSEGLIA, LCSW, Vice Chair  
GENE D. DIGIROLAMO, Secretary

## **Human Services Administration**

RACHAEL K. NEFF, LSW  
Director of Human Services  
55 East Court Street, 4<sup>th</sup> Floor  
Doylestown, PA 18901

## **Memorandum of Understanding**

**The Police Departments of Dublin Borough, Pennridge Regional, Perkasie Borough, Quakertown Borough, Richland Township, Springfield Township, and Tincum Township, and the County of Bucks  
Human Services Division  
Human Services Co-Responder Initiative**

### **Partner Agencies –**

This Memorandum of Understanding (“MOU”) describes a voluntary agreement between the Police Departments of Dublin Borough, Pennridge Regional, Perkasie Borough, Quakertown Borough, Richland Township, Springfield Township, and Tincum Township (the Police Departments) and the County of Bucks Human Services Division (the “Division”), which have agreed to partner in addressing the social services needs of individuals contacting 911 for emergency response through the Human Services Co-Responder Initiative (the “Initiative”).

The Police Departments agree to work in conjunction with the Division in addressing the social needs of individuals contacting 911 emergency services and those who have been determined to require specific social service needs. The MOU will remain in effect for a two-year period commencing February 01, 2023 and ending on January 31, 2025. This two-year period may require a flexible start and end date based on the hire date of the Co-Responders and grant extension, if granted.

The seven Police Departments will work in partnership with the Co-Responder team dedicated to their township/boroughs. The Police Departments will cooperate with these entities and work in good faith to ensure the Co-Responders are used appropriately.

### **Background and Purpose –**

The Human Services Division in Bucks County (the “County”) oversees funding and contractual services for individuals in need of social services throughout the County. The following entities fall within the Human Services Division: the Area Agency on Aging, Behavioral Health and Developmental Programs, Children and Youth Social Services Agency, and the Bucks County Drug and Alcohol Commission. The mission of the Division is to support and strengthen individual and family wellness through community connections, collaboration, integration, and responsible stewardship of resources. The over-arching goals of the Initiative are to: (i) decrease the time law enforcement spends responding to situations involving social services needs, (ii) provide a more effective emergency response through the addition of clinical-informed support and an enhanced community resource knowledge base, and (iii) divert individuals primarily presenting with social services needs from further penetration into the criminal justice system.

## **Funding –**

The Initiative will be funded exclusively by the Division through Grant funding for this period. Following this period, if the Initiative is determined to be effective, the Police Departments will assume financial responsibility of the Initiative.

## **Program Operations –**

The Human Services Co-Responders (the “Co-Responders”) are employees of the Division. However, the Co-Responders will report to both the management team of the Division and the Investigations Commander (the police department will indicate who the direct contact will be) of the Police Department. The Co-Responders’ workstations will be housed within the station of the Police Department and the Co-Responders will have a secretary assigned to them to facilitate access to police records and other secure police functions. The purpose of directly situating the Co-Responders at the station of the Police Department is to ensure that there is strong collaboration and communication with the law enforcement organization so that the Co-Responders may respond promptly to any social services needs.

The Police Department’s co-response will also ensure those who outreach for an emergency response receive timely and streamlined connection to resources to address their social service needs and divert individuals primarily presenting with social services needs from further penetration into the criminal justice system.

## **Specific Co-Responder Responsibilities –**

Co-Responder Responsibilities – Responsibilities at the scene for the Co-Responders include de-escalation of emotional situations, assessments, brief mental status evaluations for suspected emotional disorders, crisis intervention, and linkage to services.

1. Co-Responders do not place hands on or intervene physically with members of the community. In situations where physical intervention is required, the officer should stay on the scene.
  2. Co-Responders do not leave the scene until the situation is stabilized and a disposition is determined. Co-Responders will call officers to return to the scene if the situation deteriorates.
- A. The Co-Responder acts as a support to the police and will be permitted to:
1. Operate within the Police Departments from a vehicle that circulates among the districts and is recognized as the mobile crisis vehicle.
  2. Participate in ride-alongs with police officers for training purposes.
  3. Attend roll calls.
  4. Maintain a mailbox and workstation within station of the Police Department.
  5. Keep officers informed of the disposition of each case as permitted by law.
  6. Communicate on authorized police radio channels.
  7. In the event of an emergency in a neighboring township that warrants a Co-Responder, the County shall have discretion at authorizing their response.
- B. Types of Calls – The following are typical situations which can benefit from the Co-Responders’ assistance:
1. Suicidal thoughts without attempt.
  2. Strange or bizarre behavior.

3. Persons with known mental illness disconnected from services and causing concern in the community.
4. Family and domestic violence involving multiple members.
5. Child and adolescent issues without criminality.
6. Runaways.
7. Questionable need for Adult or Child Protective Services.
8. Repeat callers who request attention unrelated to legal issues.
9. Families and victims of traumatic events.
10. Geriatric issues with unknown needs for service.
11. Subjects who are under the influence of drugs or alcohol who are requesting help.

C. Types of calls that are not appropriate for the Co-Responders to address include:

1. A person currently under the influence of alcohol or a substance who is unstable at the time of contact.
2. A person who has a weapon or is immediately involved in a violent or assaultive act.
3. A person who is required by law or policy to be arrested or transported to the ER.

### **Police Department Responsibilities –**

A. Responsibilities at the scene for the officer include:

1. Making the decision to request support from the Co-Responder;
2. Remaining at the scene until the Co-Responder has determined a disposition or determined that further assistance is not needed;
3. Transporting the person to the Emergency Room or to the walk-in clinic if necessary.

### **Meetings –**

The Division as well as the Police Departments agree to meet on a monthly basis throughout the first year of the duration of the Initiative. These standing meetings will allow both entities to provide updates and share relevant information as to the impact of the Initiative. Any concerns noted by the agencies should be discussed during these forums and addressed in a collaborative manner.

### **Project Evaluation –**

The County agrees to conduct an evaluation of the Initiative to track the impact and outcomes of the Initiative and has created a database that independently tracks Initiative-specific client-related data; examples of this data include: the location of the contact, reason for initial contact, social services referrals made, and number of follow up contacts with the individuals. While all referrals from the Initiative are made directly from the Police Departments to the Co-Responders, the Co-Responders collect additional information about the individuals with whom they interact. These client-specific case notes are maintained in the County's Co-Responder database and this specific detailed information is not shared with the Police Department.

The Initiative evaluation will be conducted by an outside evaluator who will provide reports about the progress of the Initiative on a semi-annual basis. The evaluator will agree to measure immediate changes realized during Initiative participation as well as long-term outcomes realized post-Initiative participation.

**Term and Termination –**

This Agreement shall commence on February 01, 2023 ("Effective Date") and shall remain in effect until January 31, 2025. The County reserves the right to terminate this agreement with thirty (30) days' prior written notice of termination. In order to provide for the efficient administration of the Initiative, the Police Departments agrees to provide the County with no fewer than ninety (90) days' prior written notice of termination.

**Independent Contractor –**

It is mutually understood and agreed that the Co-Responders are employees of the County of Bucks who will work with the Police Departments as an independent contractor, for all purposes, and not Police Department employees. The County of Bucks shall be responsible for the payment of unemployment compensation, worker's compensation and any income, occupational, F.I.C.A. or other taxes, assessments, interest or penalty of any kind whatsoever assessed by any governmental agency or entity which may pertain to any monies earned, collected, paid or charged by or to each party pursuant to this Agreement. In addition, the Co-Responder shall have no claim under this Agreement or otherwise against the Police Departments for any employee benefits of any kind. No relationship, other than independent contractor, is created between the parties. Neither party has any rights as agent, employee, joint venture or partner in the business of the other.

**Indemnification –**

Each party shall indemnify and hold harmless the other party, its divisions, employees, officers and agents (and, in the case of the County, its Board of Commissioners) from and against any and all claims, demands, causes of action, losses, damages, penalties, fines, liabilities, costs and/or expenses (excluding attorneys' fees and costs) asserted against or incurred by the indemnified parties, its divisions, employees, officers and agents (and, in the case of the County, its Board of Commissioners), arising out of, based upon, occasioned by, or in relation to: (a) the party's performance of this agreement or actual or alleged non-performance of this Agreement, excepting those arising from grossly negligent acts or the willful misconduct of the indemnified party; (b) any representation or warranty made by the party in this Agreement being false or materially misleading; or (c) any claim, suit, action, or infringement or misappropriation of a third party's intellectual property rights. This obligation to indemnify shall survive termination or expiration of this Agreement.

**Signatures**

The following entities agree to enter into this MOU:

**County of Bucks, Human Services Division:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Diane M. Ellis-Marseglia, LCSW

Name: Rachael K. Neff

Title: Commissioner, Vice Chair

Title: Director of Human Services

Date:

Date:

*Signatures Continued on next page*

**Dublin Borough Police Department:**

By: \_\_\_\_\_

Name: Michael Regan

Title: Chief of Police

Date:

By: \_\_\_\_\_

Name: Jeffrey Sharer

Title: Council President

Date:

**Pennridge Regional Police Department:**

By: \_\_\_\_\_

Name: Paul Dickinson

Title: Chief of Police

Date:

By: \_\_\_\_\_

Name: Marianne Morano

Title: Township Manager

Date:

**Perkasie Borough Police Department:**

By: \_\_\_\_\_

Name: Robert Schurr

Title: Chief of Police

Date:

By: \_\_\_\_\_

Name: James Ryder

Title: Council President

Date:

**Quakertown Borough Police Department**

By: \_\_\_\_\_

Name: Scott McElree

Title: Chief of Police

Date:

By: \_\_\_\_\_

Name: Donald E. Rosenberger

Title: Council President

Date:

*Signatures Continued on next page*

**Richland Township Police Department**

By: \_\_\_\_\_

Name: Rich Ficco

Title: Chief of Police

Date:

By: \_\_\_\_\_

Name: Leslie Huhn

Title: Township Manager

Date:

**Springfield Township Police Department**

By: \_\_\_\_\_

Name: Michael McDonald

Title: Chief of Police

Date:

By: \_\_\_\_\_

Name: James Hopkins

Title: Chair of Board of Supervisors

Date:

**Tinicum Township Police Department**

By: \_\_\_\_\_

Name: Nicole Madden

Title: Chief of Police

Date:

By: \_\_\_\_\_

Name: Richard Rosamilia

Title: Chair of Board of Supervisors

Date:



JEFFREY P. GARTON  
DOUGLAS C. MALONEY  
THOMAS J. PROFY, IV\*†  
FRANCIS X. DILLON  
JOHN A. TORRENTE\*  
STEVEN M. JONES  
MICHAEL J. MEGINNISS  
BREANDAN Q. NEMEC\*  
BRENDAN M. CALLAHAN\*  
SEAN M. GRESH  
SIOBHAN TIMMERMAN†  
BRYCE H. McGUIGAN\*  
BRADLEY R. CORNETT\*  
KATHARINE J. WEEDER\*  
TRACY L. CASSEL-BROPHY\*  
CHRIS LITTLE SIMCOX\*  
BRENDAN G. CORRIGAN^  
KIMBERLY N. BARRON  
CHLOE M. BOUDAZIN



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JEFFREY P. GARTON, ESQUIRE  
[jgarton@begleycarlin.com](mailto:jgarton@begleycarlin.com)

\*Member of PA & NJ Bars  
†Master of Laws (Taxation)  
^Member of PA & NY Bars

November 23, 2022

**VIA EMAIL**

**[rschurr@perkasiempd.org](mailto:rschurr@perkasiempd.org)**

Robert A. Schurr, MC  
Chief of Police  
Perkasie Borough Police Department  
311 S. 9<sup>th</sup> Street  
Perkasie, PA 18944

**Re: Co-Responder Program / MOU**

Dear Chief Schurr:

Pursuant to your request, I have reviewed the proposed MOU to be executed by the several Police Departments in Upper Bucks and the County. In that regard I have the following comments:

1. **Funding.** It states in this paragraph that after the Grant expires that the Police Departments will assume responsibility for the Initiative. I don't know that Council necessarily made that commitment at the meeting, but I do know that the Agreement does expire on January 31, 2025, so I don't know that any change needs to be made in the Agreement.
2. **Program Operations.** Do you have any concern with Co-Responders having access to police records and other secure police functions? I talk about this in connection with CREA requirements. If you have a way to manage the access such that they do not have access to documents and reports that are not appropriate, then I have no issue with respect to this provision as well.

Other than the aforementioned, I have no additional comments. If you have any questions, please advise.

Very truly yours,

Jeffrey P. Garton

JPG:bcr

cc: Andrea L. Coaxum, Borough Manager

# Reindeer to visit Perkasio for nation's oldest tree lighting ceremony

## Weekend of events planned

By **FOR MEDIANEWS GROUP** |  
November 21, 2022 at 8:15 a.m.

PERKASIE — Perkasio Borough continues its long-standing holiday tradition on Saturday, Dec. 3, when the town hosts the nation's oldest community Tree Lighting Ceremony.

Two of Santa's reindeer will visit the event and have indicated they are very happy to pose for photos with visiting families before they head north to rest ahead of their epic Christmas journey.

Perkasio's Tree Lighting Ceremony was officially recognized as the oldest in the US in 2015, when it was read into the Congressional Record by Congressman Mike Fitzpatrick; the ceremony began in 1909 and is now in its 114th year.

The reindeer join Perkasio's traditional event lineup, which includes live holiday music, Pennridge school groups, games, food, live dioramas, horse and carriage rides, food trucks, performances and more.

The event opens at 5 p.m. when former Perkasio Mayor John Hollenbach recites "Twas the Night Before Christmas." Santa Claus and Mrs. Claus arrive on a Perkasio Electric Truck to light the Christmas tree at 7 p.m.

One lucky child will be chosen to climb on the stage to help Santa light the tree; kids should bring a non-perishable food item for Pennridge FISH to enter the drawing. New this year, the RAMs Pint House is hosting a Kids' Christmas Village on Seventh Street, with a host of family friendly activities and a visit from the Grinch.

"Perkasio's Tree Lighting holds a special place in the hearts of our community," said Aaron Clark, chair of council's Parks and Recreation Committee. "We're thrilled to welcome residents old and new, and to invite visitors from across the region to enjoy our town. Santa tells us America's Oldest Tree Lighting is one of his very favorite events of the season — truly a magical family evening out!"

Families are welcome to take photos with Santa in the RE/MAX440 building at 7th and Market streets and will find more photo ops with costumed characters or visiting reindeer, and at the Bloom Flower Company display.

Aerial acrobatic performances, excerpts from the Nutcracker by dancers at the Shannon Carney Dance Academy, the Revivals Block Party, wandering carolers, live musicians, hot cocoa, food vendors, free horse and carriage rides, ballerinas in store windows, giveaways from event sponsors, and shopping and dining specials round out a very special evening.

### **Other events of the weekend**

The Perkasio Towne Improvement Association presents First Friday from 5 to 8 p.m. on December 2. Perkasio's Nostalgic Holiday Train Display will be on display at the Electric Building at 120 N. 7th St from noon to 8 p.m. on both Friday and Saturday. The Perkasio Historical Society on West Walnut Street is hosting a "Polar Express" themed story time (4 p.m.) and "Christmas in Perkasio" display from 3 p.m. on Saturday. Families can catch Santa on Friday night as he makes his rounds of Perkasio neighborhoods and again on Saturday afternoon when everyone rides for free at the historic Carousel at Perkasio's Menlo Park.

"Families can enjoy a really festive holiday weekend in Perkasio," said Linda Reid, the borough's community development manager. "There is so much happening. We've listed these events on the Tree Lighting page of our website, and the Perkasio Borough Facebook page features changing and up-to-date information."

America's Oldest Tree Lighting event and all the free fun for families would not be possible without the support of major sponsors: American Heritage Federal Credit Union, Gilmore and Associates The Gutter Guys, A&T Chevrolet-Subaru and IT Landes Home Team. Perkasio Borough also wishes to thank Thrivent Financial, Laurel Abstract, Grim Biehn & Thatcher and Dunkin' Perkasio for their support.

For more information about this year's event, visit [www.perkasioborough.org](http://www.perkasioborough.org). Questions to 215-257-5065 or [events@perkasioborough.org](mailto:events@perkasioborough.org)

# Perkasie takes Farmers Market indoors for the winter

Perkasie takes Farmers Market indoors for the winter

By [MEDIANEWS GROUP](#) |

November 16, 2022 at 10:50 a.m.

PERKASIE >> Fans of the Perkasie Farmers Market are delighted to know that their favorite locally made foods will be available year-round now that the market moves indoors for a brand-new seasonal Winter Market.

The Winter Market opens at the Perkasie Fire Hall on November 26th and will run on the 2nd & 4th Saturday of each month through May 13th, 2023 (no market on December 24th).

The first market is timed to coincide with Small Business Saturday, always a day that shoppers make a point to come to town to support Perkasie's small businesses. Cafes are open for breakfast from 8:00am, the indoor market will open from 10am-12pm then visitors will find shopping & dining specials all over town. The Perkasie Towne Improvement Association will host Santa, Holiday music, sweet treats and a lively Holiday vendor fair on N. 7th St from 11am-3pm.

As always, the market offers a FREE community spot to local non-profits and civic groups each week, and customers can continue to collect loyalty card punches for the whole Winter season.

Visitors to the Fire Hall are reminded to observe signage in the Fire Hall Parking lot. Additional parking is available across the street at the Grandview Service Center.

Follow "Perkasie Farmers Market" on Facebook and @perkasiefarmersmarket on instagram for more information, vendor listings and other news.

Please direct questions about the Perkasie Farmers Market to the Borough's Events Assistant, Jessica Tantorno, at 215-257-5065 or at [events@perkasieborough.org](mailto:events@perkasieborough.org)