

Minutes of the Meeting of
Borough of Trappe Planning Commission

February 19, 2019

Call to Order – M. Caffrey called the meeting to order at 7:00 PM

The Pledge of Allegiance to the Flag was performed.

M. Caffrey asked for a moment of silence in remembrance of Borough Council President Nevin Scholl who passed away in January.

Members Present: M. Caffrey, J. Rahm, B. Swartley, S. Kurcik and Alternate C. Peck

Members Arriving at 7:05: J. Washeleski and Council Liaison B. Yeagley

Also, present: T. Twardowski, Secretary

M. Caffrey asked for nominees for Planning Commission Chairman:

B. Swartley nominated M. Caffrey; S. Kurcik seconded the nomination.

There being no further nominations M. Caffrey called for a vote.

All in favor of M. Caffrey as President: Aye: 5 Nay: 0

M. Caffrey asked for nominees for Planning Commission Vice Chairman:

B. Swartley nominated S. Kurcik; M. Caffrey seconded the nomination.

There being no further nominations M. Caffrey called for a vote.

All in favor of S. Kurcik as Vice President: Aye: 5 Nay: 0

Motion to approve the minutes of the December 18, 2018 Planning Commission meeting

Moved: J. Rahm

Seconded: B. Swartley

Approved: 5-0

B. Yeagley and J. Washeleski arrived.

Sketch Plan Presentation – 132, 140 and 150 W. Seventh Avenue

Applicant representatives: Tim Hendricks and John Iannozzi, Esq.

J. Iannozzi introduced a sketch plan which includes 3 parcels on W. Seventh Avenue. The properties are split zoned with part in the R-2 Medium Density Residential and part in the LI – Limited Industrial. The portion of the property which they are proposing to develop lies in the LI portion. The plan proposed four 2-3 story buildings with 16 two bedroom apartments in each building for a total of 64 units. The conceptual plan shows building footprints, setbacks, parking, etc. based on the dimensional requirements of the limited industrial zoning ordinance. The drive would be a private drive and the applicant proposed the idea of providing an emergency

second access through another drive already entering the property servicing a current Single Family Dwelling. There are existing residential homes on the street frontage on Seventh Avenue. There is offices and a manufacturing type facility that surround the rear/sides of the property. The applicant is present this evening to introduce the sketch and obtain feedback from the Planning Commission; this is not a formal application at this time.

Comments/question from the planning commission:

J. Rahm – offered his opinion that the apartment size at around 1000 square feet is small and also expressed concern for the amount of traffic this may bring to an already stressed traffic light/intersection.

C. Peck: Will a traffic study need to be done?

J. Iannozzi: We are not that far in the process but if a study is required it will be done.

T. Twardowski stated that W. Seventh is a state road so a Penn Dot HOP is needed.

B. Swartley asked why this is a win-win for the people of Trappe.

J. Iannozzi: This is a great community and any time you bring people into a great community it increases the energy. With rentals at this price point it will allow people to move into the community that may not be ready to purchase real estate yet but want to join a great community. Mr. Hendricks did state that the average 2 bedroom apartment being built in King of Prussia and other growing areas is around 1100 SF.

B. Yeagley and C. Peck thought that it would be nice to have a connection from the property to Rambo Park. The applicant is willing to work with the Borough on connectivity.

B. Yeagley mentioned that there is noise from the neighboring industrial use that may affect the quality of life for residential use and he just wanted to make the applicant aware.

S. Kurcik – how does this qualify as medium density use? There may be a zoning issue.

J. Iannozzi – we are not presenting under the R-2 Zoning but rather under the Limited Industrial. The zoning ordinance states: Any individual use not specifically excluded, which meets the provisions of §§ 340-44 to 340-54, inclusive, of this article; and apartment use is not excluded. The plan would comply with all dimensional requirements, setbacks, buffering, etc. There are no density requirements in the LI district.

M. Caffrey – have you looked at elevations for the building yet?

T. Hendricks – we have not gotten that far but at the price point we are looking at the buildings would need to be aesthetically pleasing; vinyl sided boxes aren't anticipated.

Public Comment:

F. Schuetz – Third Avenue asked if the house that would be demolished was the current Longacre house (yes) and also wanted to comment that this site was a topic of conversation for another purpose about 15 years ago and there were environmental concerns citing examples such as the paint that was in the garage at the time and the stacks of cars that may have leaked fluids.

T. Hendricks – While we did receive a clean Phase 1 study that doesn't mean that there aren't things that need to be done to remediate some things such as asbestos in the house.

In summary, The Planning Commission has concerns regarding zoning compliance, density and traffic and would like to see connectivity considered if the proposed plan moves forward.

B. Yeagley gave a brief update on the Regional Planning Commission.

Motion to adjourn at 8:00 p.m.

Moved: M. Caffrey

Seconded: B. Swartley

Approved: 7-0

Respectfully submitted,

Tamara D. Twardowski, Secretary