

Minutes of the Meeting of
Borough of Trappe Planning Commission

February 20, 2018

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

The Pledge of Allegiance to the Flag was performed

Members Present: M. Caffrey, S. Kurcik, and J. Rahm

Also, present Brett Yeagley, Borough Council liaison and R. Umstead, Secretary

The minutes of the January 16, 2018 Planning Commission meeting were presented.

Motion to approve the minutes of the January 16, 2018 Planning Commission meeting:

Moved: J. Rahm

Seconded: S. Kurcik

Approved: 3–0

Agenda – Eye Design 220 W. 5th Ave. Land Development and Zoning Variance Request

Representatives of Eye Design, William Lithgow, Alan Winig, owner; Randy Schauer, Esq. and Gerry Gorski were in attendance.

Mr. Schauer explained Eye Design is a manufacturer of display cases for the eye glass sales industry and plans to expand their present building by 32,500 square feet in either one or two phases. The warehouse area within the building will be expanded which is intended to reduce truck traffic by eliminating off site storage of completed products. The parking will be re-configured and the driveway will be-located.

G. Gorski, Gorski Engineering Inc. advised he has received the review letter from Barry Isett & Assoc. and will comply with all the items stipulated in the letter dated Jan. 18, 2018 review letter.

A letter dated December 20, 2017 from Gorski Engineering Inc. listed five (5) waivers being requested. This will be amended to four (4) as Eye Design will place a fence around the detention basin (originally a requested as a waiver). A revised

letter will be submitted. Eye Design requests a waiver requiring sidewalks be installed on Fifth Ave and Borough Line Road as there are no sidewalks there presently. They will consider a stipulation that if sidewalks are required in the future for adjacent properties they will install the sidewalks.

Motion to recommend approval of the Land Development Plan with the revisions recommended by BIA and agreed to by Eye Design upon completion of the revised plans and revised list of waivers being presented:

Moved: S. Kurcik Seconded: M. Caffrey Approved: 3 – 0

The application for the Zoning Variance was reviewed. The requested setback variance 40 feet in lieu of 100 feet for the addition will affect one homeowner. A portion of the existing building already has a 40 foot setback.

Motion to recommend approval of the variance to enable Eye Design to construct an addition to their existing building keeping the same setback as the existing building:

Moved: M. Caffrey Seconded: J. Rahm Approved: 3 – 0

Motion to adjourn at 7:20 pm:

Moved: M. Caffrey Seconded: S. KurciK Approved: 3 - 0

Respectfully submitted
Robert T. Umstead, Secretary