

Minutes of the Meeting of  
Borough of Trappe Planning Commission

November 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, J. Washeleski, J. Rahm, S. Kurcik and Council Liaison B. Yeagley

Members Absent: B. Swartley, Alternate C. Peck

Also, present: T. Twardowski, Secretary

**Motion to approve the minutes of the August 21, 2018 Planning Commission meeting**

**Moved: J. Washeleski**

**Seconded: M. Caffrey**

**Approved: 4-0**

***Minor Subdivision of 140 E 7<sup>th</sup> Avenue – 2 lots (1 new building lot)***

M. Bercek from Bercek and Smith Engineering, Inc. was present representing the applicants, Karl and Kathy Neuman. The applicant is proposing to create 1 new building lot, which complies with all zoning requirements of R1. A note will be added to the plan that states that stormwater management, E & S, and grading approvals will need to be obtained for any future land disturbance.

The applicant has reviewed the review letter from Barry Isett 11/14/2018 and will comply with all the comments with the exception of the curbing and sidewalk. The applicant is asking for a waiver or deferment of curb and sidewalk at this time. T. Twardowski informed the applicant that the Borough in the past has required a note on the plan stating that the applicant and future owners will install curb and sidewalk at such time as the Borough informs the owner that they need to be installed. Additionally, the applicant will need to provide will-serve letters for water and sewer to ensure that water and sewer can be provided to the site. She also mentioned that the existing property was the subject of a zoning hearing and granted a variance in 2012, and a note should be added to the plan referencing the variance.

**Motion to recommend approval of the Neuman Subdivision at 140 E Seventh Ave with a deferment of curb and sidewalk installation:**

**Moved: J. Rahm**

**Seconded: J. Washeleski**

**Approved: 4-0**

### **Zoning Hearing Application – 385 Borough Line Road**

The Borough received a variance application for a side yard setback variance and a height variance for a garage to be built at 385 Borough Line Road. The applicant was not present. The proposed garage is shown to be approximately 5-6' from the side property line, the required setback is 25'. Due to the topography of the lot, the elevation of the ground at the rear of the garage will be lower than the front and so the height at the rear will be 20' as opposed to the 15' allowed by zoning. The applicant is asking for a variance to put the garage where shown for multiple reasons including: there is a sewer line behind the house which the garage would cover if it would be moved to the required setback, the garage would block the back doors, more earth would need to be disturbed, more impervious surface would be created by having to install additional driveway, and the natural flow of storm water would be disrupted.

The planning commission discussed the application and had the following concerns/comments:

- Could the driveway/garage be moved to the opposite side of the house (realizing there would be more cost to relocate the drive)?
- That the setback will actually be 5-6 feet (not less) and is that enough to building without disturbing the neighboring property?
- It appears to be a 7' grade change and over 20 feet that is equal to about a 35% slope, which is fairly steep. Will there be grading around the back of the garage to try to smooth that out?
- It would be nice to have an elevation view to see if there height variance is really necessary and what is the actual height variance needed. Will the foundation be exposed, will there be some structural fill brought in to lessen that exposure?

**Motion to not object to the granting of the variance conditioned upon the Zoning Hearing Board considering the comments/concerns of the planning commission.**

**Moved: S. Kurcik**

**Seconded: M. Caffrey**

**Approved: 4-0**

There was some discussion among the planning commission regarding the road for Hidden Hollow and whether the grade is correct as it seems rather steep. T. Twardowski will look into.

**Motion to adjourn at 7:55**

**Moved: M. Caffrey**

**Seconded: J. Washeleski**

**Approved: 4-0**

Respectfully submitted,

Tamara D. Twardowski, Secretary