

Minutes of the Meeting of
Borough of Trappe Planning Commission
Virtual Meeting
August 18, 2020

Call to Order – S. Kurcik called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

Members Present: S. Kurcik, T. Pammer, J. Washeleski, and Alternate M. Schaffer
Also, present: T. Twardowski, Secretary, Doug Brown, P.E

Public Present:

Lawrence J. Byrne, P.E. representing 395 E. Seventh Avenue, along with property owner John Campion

Susan Rice P.E., representing Trappe Village Apartments, LLC – Request for Zoning Change

J. Edmund Mullin, Esquire, representing Trappe Village Apartments, LLC

Fred Schuetz

The minutes of the June 16, 2020 Planning Commission meeting were distributed and reviewed. No meeting was held in July, 2020.

Motion to approve the minutes of the June 16, 2020, meeting:

Motion: J. Washeleski

Seconded: M. Schaffer

Approved: 4-0

395 E. Seventh Avenue – Subdivision

Larry Byrne, P.E. outlined that the applicant proposes to subdivide the parcel, which is located in both Trappe Borough and Perkiomen Township, into two separate lots, along the municipal boundary. The existing home and barn will remain on the lot in Trappe, and there will be no new development in Trappe Borough. There will be one new single-family dwelling in Perkiomen Township. The applicant has received the review letter from Barry Isett and Associates and plans to comply with all comments, with the exception of two items that they will request waivers for.

Motion to recommend preliminary/final approval for the John Campion minor subdivision at 395 East Seventh avenue along with the following waivers: Section 295-34 C(1) requiring existing and proposed features within 400 feet to be shown on the plans and Section 295-26C requiring shade trees to be planted paralleling the right of way line:

Motion: J. Washeleski

Seconded: M. Schaffer

Approved: 4-0

Request for Zoning Change – W. Seventh Avenue Tract

Ed Mullin, Esq. presented a plan depicting 22 single family homes on a tract of W. Seventh Avenue that is currently zoned Limited Industrial. Trappe Village Apartments has previously submitted a plan for 96 apartments for the same parcel and currently has a zoning appeal against the Borough's Zoning Officer. After discussions with the residents in the area and Borough Staff, the applicant is proposing a single family home development that complies with

the Village Commercial Zoning District. A request to amend the zoning map for the parcels to VC has been submitted and has been scheduled for a Public Hearing on September 15, 2020 at 7:00 p.m. As required by the Municipalities Planning Code, zoning amendments must be reviewed by both the local and County Planning Commission. If the Borough does amend the zoning the applicant will stipulate that the only use that would be allowed on the parcels is single family homes consistent with the proposed plan. If approved, the zoning decision challenge would be withdrawn.

The Planning Commission did not make any motion on whether or not to recommend approval of this zoning amendment request.

Land Development – 71 W. Third Avenue

Accolade Properties proposes to demolish the existing structures located on this property and build seven single family homes. This agenda item will be tabled until the September meeting when a representative from the applicant can be present.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Tamara D. Twardowski, Secretary