

Trappe Borough

525 West Main Street Trappe, PA 19426
Phone: 610.489.7181 Fax: 610.489.8827
Website: www.trappeborough.com



CONDITIONAL USE APPLICATION

Applicant Information

APPLICANT: Gregg S. Catagnus
Catagnus Funeral Home & Cremation Center, Ltd.

SELECT ONE: Owner of Record Equitable Owner
 Other _____

MAILING ADDRESS: 329 N. Lewis Road
Royersford, PA 19468

CONTACT: PHONE: _____ CELL: 484-614-0727

FAX: _____

E-MAIL ADDRESS: Office@CatagnusFuneralHomes.com
Please Print Legibly

Property Information

PHYSICAL ADDRESS: 595 West Main Street, Trappe, PA 19426

MAILING ADDRESS: 595 West Main Street, Trappe, PA 19426

TAX PARCEL NO(s): 23-00-00727-006

UNIT: 08 BLOCK: 025

ZONING DISTRICT(s): Village Commercial VC District

LOT SIZE: 1.644 acres

LOT FRONTAGE: 210 feet LOT DEPTH: 346.75' & 372' at 7th Ave.

CURRENT USE(S): vacant (former Uninvest Bank)

PROPOSED USE(S): funeral home per Section 340-29 B.(1)

CURRENT IMPROVEMENTS: building with attendant parking

PROPOSED IMPROVEMENTS: funeral home use

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Consultant Information

ENGINEER: none

MAILING ADDRESS: _____

CONTACT: PHONE: _____ CELL: _____

FAX: _____

E-MAIL: _____

Please Print Legibly

ATTORNEY: Robert L. Brant

MAILING ADDRESS: 572 W. Main Street, PO Box 26865, Trappe, PA 19426

CONTACT: PHONE: 610-489-9199 CELL: _____

FAX: 610-489-6815

E-MAIL: rbrant@brantlaw.com

[Please Print Legibly]

The undersigned Applicant hereby attests that all information included as part of this application, made for Conditional Use Approval, is true to the best of their knowledge, understanding and belief.

Signature:  Date: 9/3/20

Print Name: Gregg S. Catagnus

FOR BOROUGH USE ONLY:

Application Fee: \$ _____ Escrow: \$ _____ Escrow Check №: _____

Paid: Cash or Check №: _____ Date: _____ Amount \$ _____ Approved: _____

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PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THEIR ENTIRETY:

§340-33: Conditional Use Standards and Criteria

B. (1) Retention and use of existing principal building.

- (a) Does the proposed use retain and use the existing principal building(s) on the lot? Yes or no? If not, please explain.

Yes

- (b) Does the proposed use retain the general appearance, character and type of building materials of the front and side facades of the existing building, existing front, side porches and/or window openings? Yes or no? If not, please explain.

Yes

B. (2) Expansion shall be permitted only to the sides and rear of the existing building.

- (a) Does any expansion to the side(s) of the building conform in general appearance, scale and building materials to the front façade of the existing building? Yes or no? If not, please explain.

N/A - no building expansion is proposed.

- (b) Is the proposed expansion set back a minimum of 10 feet from the front façade of the existing building? Yes or no? If not, please explain.

N/A

- (c) Does any expansion to the rear conform, in scale, to the existing building? Yes or no? If not, please explain.

N/A

- (d) Is the roofline similar or complementary to the existing building? Yes or no? If not, please explain.

N/A

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PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THEIR ENTIRETY:

- B. (3) An existing principal building that faces the street shall not be expanded toward the street, except to permit an open front porch consistent with the architectural design of the building. An existing principal building, located behind a principal building that faces the street, may be expanded toward the street.

(a) Does your proposed expansion meet the above requirements? Yes or no? If not, please explain.

N/A

- B. (4) The applicant shall submit architectural drawings for evaluation of the proposed principal building expansion, including building elevations and colored renderings. Borough Council may approve expansion different from the existing building, provided that it complements the existing building, conforms to the character of the village, and does not detract from the intent of this Code to preserve the village appearance.

(a) Does your proposed building expansion meet these requirements? Yes or no? If not, please explain.

N/A

- B. (5) Existing, healthy, mature trees shall be preserved in the front and side yards unless they must be removed to provide vehicular access appropriate for the proposed use. Do you plan to remove any trees? Yes or no? **Yes**

(a) If so, why are the trees being removed?

Intend to remove unhealthy trees encroaching into electric lines for safety reasons and to enhance the appearance of the property.

(b) How many trees will be removed?

5 - 6

(c) What will you replace the removed trees with?

Small to medium sized dogwoods and/or red maples.

(d) Do you have a landscape plan? If yes, please provide a copy.

No

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PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THEIR ENTIRETY:

C. Removal of existing principal buildings.

(1) An applicant shall not remove an existing principal building unless Borough Council is satisfied that the building is not suitable for the proposed use according to the following criteria:

(a) Is the existing building is structurally unsound? Yes or no? If not please explain.

Yes

(b) Can the existing building be reasonably modified to accommodate access for handicapped individuals? Yes or no? If not please explain.

Yes; the building is currently handicapped accessible.

(c) Is the interior space too small to be converted to be suitable for the proposed use? Yes or no? If not please explain.

N/A

C. (2) An applicant shall not remove an existing principal building until Borough Council has approved a land development plan for conditional use of the property from which the applicant would remove the building.

(a) The location of the building proposed for removal shall not be used for parking, but shall be used for a new building or landscaping. Does your plan meet this requirement? Yes or no? If not please explain.

N/A

(b) Where adjoining properties are combined for use, or share vehicular access, the location of a removed building may be used for the vehicular access. Does your plan call for this? Yes or no? If not please explain.

N/A

(c) Replacement buildings shall be similar in general appearance, size, scale, bulk and building materials to the removed principal building. The applicant shall submit architectural drawings for evaluation of the proposed building, including building elevations and colored renderings. Borough Council may approve a replacement building different from the removed principal building, provided that it conforms to the character of the village and does not detract from the intent of this Code to preserve the village appearance. Does your plan call for a replacement building? Yes or no? If yes, does the proposed building meet the above stated requirements? Yes or no? If not please explain.

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PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THEIR ENTIRETY:

- C. (3) Documented historic principal buildings shall not be removed and any expansion shall be consistent with or complementary to the historic architecture. Does your plan meet this requirement? Yes or no? If not please explain. N/A

- D. New principal buildings: New principal buildings may be constructed on vacant properties or to the rear of existing principal buildings, provided that they shall be similar in size, scale, general appearance, and building materials to one or more buildings on adjoining lots, or to an existing historic building. The applicant shall submit architectural drawings for evaluation of the proposed principal buildings, including building elevations and colored renderings. Borough Council may approve a new building different from surrounding buildings, provided that it conforms to the character of the village and does not detract from the intent of this Code to preserve the village appearance. Does your plan call for a new principal building? Yes or no? If yes, does the proposed building meet the above stated requirements? Yes or no? If not please explain.

No new buildings are proposed.

- E. Shared access and parking. Conditional uses shall provide shared access, access easements, and driveway interconnections with adjoining lots when required by Borough Council, in compliance with § [340-34](#).

- (1) Access easements and maintenance agreements or other suitable legal mechanisms shall be provided, acceptable to the Borough Council in consultation with the Borough Solicitor. Does your plan require any of the above stated agreements? If so please provide a copy.

N/A

- (2) Liability safeguards for all property owners and lessees served by the shared access shall be guaranteed to the satisfaction of the Borough Council in consultation with the Borough Solicitor. Does your plan call for shared access as stated above? Yes or no? If yes, please explain.

No

- (3) When it is not yet appropriate to construct driveway interconnections, potential interconnections shall be shown on the applicant's plans. Does your plan call for potential interconnections? Yes or no? If yes, please explain.

N/A

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PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THEIR ENTIRETY:

§340-115: Conditional Use Requirements:

- B. (1) Is the proposed conditional use compatible with the existing and proposed land uses adjacent to the site? Yes or no? If not, please explain.

Yes

- (2) The impact on the Borough transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development must be considered. Does the proposed conditional use have any impact on the Borough's transportation network? Yes or no? If not, please explain.

No; the proposed use has no negative impact on the Borough's transportation network.

- (3) Does the proposed conditional use have any impact on the Perkiomen Valley School District? Yes or no? If yes, please include an estimate of new pupils. If not please explain.

No; the proposed commercial use will not bring new pupils to the school district.

- (4) The impact on the Borough's community facilities including estimates of additional community facilities which will be needed to serve the proposed conditional use and estimates of the abilities of existing commercial facilities to meet the demands generated by the proposed conditional use must be considered. Does the proposed conditional use have any impact on the Borough's facilities? Yes or no? If yes, please include an estimate of additional community facilities. If not, please explain.

No; the proposed commercial use will not impact the Borough's community facilities.

- (5) Does the proposed conditional use have any impact on the economy of the Borough? Yes or no. If yes, please provide an analysis of the work locations of the residents of the proposed development. If not, please explain.

No; the proposed commercial use will not have a significant impact on the economy of the Borough.

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PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN THEIR ENTIRETY:

- (6) The impact on the Borough's community facilities, including estimates of additional community facilities which will be needed to serve the proposed conditional use must be considered. Community facilities include, but shall not be limited to, sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage systems and electrical utility facilities and systems. Does the proposed conditional use impact the Borough's community facilities? Yes or no. If yes, please include an estimate of additional community facilities which will be needed to serve the proposed conditional use. If not, please explain.

No; the proposed use will not require additional community facilities.

- (7) Does the proposed conditional use increase the need for the Borough to provide police and fire protection? Yes or no, please explain.

No; the proposed use will not increase the need for the Borough to provide police and fire protection.

- (8) Does the proposed conditional use impact the Borough's recreation facilities? Yes or no. If yes, please include an estimate of the additional facilities which will be needed to serve the conditional use. If not, please explain.

No; the proposed use will not impact or create the need for additional recreation facilities.

- (9) A cost revenue analysis which shall identify the net cost of the proposed conditional use to the Borough and to the Perkiomen Valley School District. The net cost shall be the difference between the governmental expenditures which will be required to serve the proposed conditional use and the revenues that it will generate. The cost analysis shall clearly identify whether a net gain or a net loss is anticipated and shall itemize the measurements used in the evaluation. Please provide a cost revenue analysis identifying the net cost of the proposed conditional use to the Borough and to the Perkiomen Valley School District. Please identify whether or net gain or a net loss is anticipated.

N/A

September 2, 2020

RE: Conditional Use/Trappe Property

To: Tamara Twardowski

I am President of Catagnus Funeral Home & Cremation, Ltd. located at 329 N. Lewis Road, Royersford, PA. I operate that location as a funeral home involved in offering all related services and merchandise in order to serve the families that call on us. In addition, our Royersford location houses our own crematory facility that is used to carry out those services requiring cremating a loved one. We are very proud to provide this service in-house and controlled by our staff on behalf of the families that choose us to handle services for them. The State of Pennsylvania allows for each primary funeral home location owned to have a branch location operated under that same licensed business. The property located at 595 W. Main Street, Trappe would be that branch location operating with and in conjunction to the Royersford location.

The Trappe property is, at the outset, a property very well suited for the use of a funeral home and can be made to work for us with minimal alteration inside and minimal changes to the exterior. Landscaping and tree removal being most of that. The current parking lot will provide us ample parking for the services we will be offering. Having two entrances/exits will allow for visitors to come and go with ease. Also, on days we have funeral services that require exiting in procession to a burial location, the Seventh Avenue exit will provide an excellent way to yield onto Seventh Avenue, while using the traffic light at Main Street to control our travel simply and safely in either direction. In addition, we always have out staff available to assist at those areas where it is needed to safely assist the procession out of the parking lot and onto the streets. On occasion we do call on local law enforcement to help if we deem it necessary. All of these services that would be exiting the property in processions are going to be predominately held on a Monday through Saturday at a time of less traffic, typically around the noon hour or mid- afternoon hour, 11:00 am to 3:00 pm.

I also own and operate the Catagnus Funeral Home & Cremation, Inc. properties located in Pottstown and Gilbertsville, PA. It is with 40 years of experience at operating these businesses that I get excited to think what we can do with this property to become an important part of the Trappe, Collegeville and surrounding communities. At the outset of operation, the business will have no full-time employees other than myself on a day to day basis. On days of services our staff can consist of anywhere between two and six people that day for a period of three to four hours.

To conclude, if this new location of Catagnus Funeral Home & Cremation Center, Ltd. was to provide services to 30 families in our first calendar year, we would consider that a success. As in our other facilities, we would hope to grow that annual number to 100 services or more. We can only do that by providing a facility of high class and comfort, while providing the "caring and compassionate" service that has been our reputation for the past 37 years. Please access our website at www.catagnusfuneralhomes.com to see the beauty of our current facilities.

Thank you,
Gregg S. Catagnus