

Minutes of the Meeting of  
Borough of Trappe Planning Commission  
Trappe Borough Hall  
January 18, 2022

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

Members Present: T. Pammer, J. Washeleski, and M. Schaffer  
Members Absent: D. Davis, S. Kurcik, and B. Swartley  
Also, present: M. Dolny and D. Brown, Barry Isett & Associates.

Public Present:

Dr. Azad Iskender and Nick Feola, Bursich Associates, Inc. for 803 W. Main Street.  
Michelle Whitman  
Cathy Johnson  
Geraldine Petr

**Motion to ratify the selection of Marcus Dolny as the acting Secretary for the Planning Commission by the Trappe Borough Council on January 3, 2022:**

**Motion: M. Schaffer                      Seconded: T. Pammer                      Approved: 3-0**

The minutes of the November 23, 2021 Planning Commission meeting were distributed and reviewed.

**Motion to approve the minutes of the November 23, 2021 meeting:**

**Motion: M. Schaffer                      Seconded: T. Pammer                      Approved: 3-0**

**Ordinance #468: Zoning Ordinance-**

**Motion to recommend approval to Borough Council:**

**Motion: M. Schaffer                      Seconded: T. Pammer                      Approved: 3-0**

**Ordinance #469: Zoning Map Revisions-**

**Motion to recommend approval to Borough Council:**

**Motion: M. Schaffer                      Seconded: T. Pammer                      Approved: 3-0**

**Land Development and Subdivision- FUGO:**

M. Dolny informed the board that Borough Council had approved preliminary approval of the 5 recommended waivers from the October Meeting, but did not take any further action.

The applicant had submitted updated plans, and D. Brown was able to return a review letter today. Applicant stated that all comments are received and they are amendable to meeting the remarks. D. Brown did note that he feels the plans are far from substantially complete as there are 9 plus pages of comments and still significant detail missing.

Main focus was on the final waiver request relating to the handling of trees and a fee in lieu of. T. Maras proposed a fee of \$3,250.00 per lot, and would be making every attempt possible to preserve as many tree clusters as possible during the grading and development.

Discussion was also noted regarding the lack of recreational offering, open space and dog walk as required and the county's comment addressing walkability. One of the issues would be any type of trail would have to be ADA accessible and the location of the subdivision simply restricts the connectivity for all proposed homes. T. Maras stated they were proposing an additional fee in lieu of amounting to \$500 per lot.

Other notes, the applicant reiterated that the Roads would not be dedicated and there would be a management company in place over seeing the HOA. Discussed the need for an additional fire hydrant. J. Washeleski commended the applicant for their proposed choice of road names, paying tribute to former council members, Phil Ronca and Nevin Scholl.

Visitors in attendance asked for further clarification regarding responsibility of down trees, current and future within the creek bed. The HOA would still be responsible for non-developed property and open space. The county can give direction to the applicant and developers in regards to current obstructions. It was also noted that the effects of matters at Bronson Circle are closely being monitored to the effect on the FUGO area and other surrounding neighbors.

The Commission addressed the following waiver:

A waiver to permit the applicant to remove more than 15% of the trees that are 6 inches dbh or greater on the site.

**Motion to recommend approval to Borough Council, with a fee in lieu of to be determined by the Council:**

**Motion: M. Schaffer**

**Seconded: T. Pammer**

**Approved: 3-0**

The Commission discussed and entertained preliminary/final approval of the current plans. D. Brown stated that he does not feel the plans are substantially complete, noting there are still nine pages of comments. The applicant stated they are willing to meet all comments in D. Brown's review and are hoping for approval to move forward with permitting with the other involved agencies. M. Dolny made the suggestion of only granting preliminary with stipulations. D. Brown and the members of the Commission were open to the idea.

**Motion to recommend a conditional preliminary approval to Borough Council, whereas the applicant shall meet all conditions and justify all comments in the Preliminary Plan Review Letter dated 1/18/22 by D. Brown prior to seeking approval from Borough Council.**

**Motion: M. Schaffer**

**Seconded: T. Pammer**

**Approved: 3-**

**Public Forum:**

No further discussion

Next Planning Commission meeting will be February 15, 2022 at 7:00PM as needed.

**The meeting adjourned at 8:21 PM.**

Respectfully submitted,

Marcus V. Dolny, Secretary