

Minutes of the Meeting of
Borough of Trappe Planning Commission
Virtual Meeting
April 20, 2021

Call to Order – J. Washeleski called the meeting to order at 7:06 PM and led the Pledge of Allegiance.

Members Present: D. Davis, J. Washeleski, and M. Schaffer

Members Absent: S. Kurcik, B. Swartley, and T. Pammer

Also, present: M. Dolny, Secretary

Public Present:

Attorney George Ozorowski, Anthony LaBrusciano, and Joshua Raymond for 102 W. 7th Avenue

The minutes of the January 19, 2021 Planning Commission meeting were distributed and reviewed.

Motion to approve the minutes of the January 19, 2021 meeting:

Motion: M. Schaffer

Seconded: D. Davis

Approved: 3-0

102 W. Seventh Avenue Tract – Proposed Multi-use from Single use in the LI district

M. Dolny gave an overview on the property. The proposed uses are all permitted in the LI district. However, the applicants are looking to go from a single use to multiple use. Areas of concern relate to storage of materials on the property, signage having to comply with Borough Ordinances, relationship with 106 W. 7th Street, and parking.

Speaking on behalf of the applicants Attorney G. Ozorowski stated that this is an existing flag lot, with public water and sewer, and the applicants are proposing no construction or changes to the building at all. Buildings will be used as is. It previously was light manufacturing. Application speaks about 4 uses. That was a mistake, it will only be 3 uses: Raymond Landscaping, LaBrusciano Roofing and Exterior LLC, and a proposed future use Economy Dumpster Rental LLC. Overall, there will be 11 employees but most would just be checking in and out. Only 2-3 would remain on site throughout the day. Building has 1,550 square feet of office area that the businesses will share. The remaining areas will be for storage of materials, goods, and equipment. There is retail space but at this time there are no plans for any retail use at the location, and applicants are aware that adding uses would require them to return to council.

Other matters to note. 20 parking spaces are shown, applicants understand noise ordinances, driveway is 27 feet wide which meets requirements, only five dumpsters would be on the premises, and a large portion of the building does not have an applicable use at this time.

D. Davis asked about buffering to neighbors. M. Schaffer asked if there would be any use of Hot Tar. No, the company does not use that product.

A motion was made for recommendation of approval to be conveyed to the Trappe Borough Council:

Motion: M. Schaffer

Seconded: D. Davis

Approved: 3-0

Public Forum:

D. Davis and M. Schaffer asked about the partial closure of 1st Avenue. This was to help alleviate traffic in both directions due to excessive parking on 1st Avenue because of a paving project.

The meeting adjourned at 7:42 PM.

Respectfully submitted,

Marcus V. Dolny, Secretary