



# Borough of Trappe

525 W. MAIN STREET, TRAPPE, PA 19426  
Phone: 610.489.7181 Fax: 610.489.8827  
[www.trappeborough.com](http://www.trappeborough.com)

Scott Martin, Council President  
Mallory Perlin, Council Vice President  
David Davis, Council Member  
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Julie Bechtel, Council Member  
Stewart Strauss, Council Member  
Theresa Pammer, Council Member  
Matthew G. Wismer, Mayor  
Marcus V. Dolny, Borough Manager

December 28, 2022

## TRAPPE BOROUGH ZONING HEARING

NOTICE IS HEREBY GIVEN, in accordance with §340-91 of the Trappe Borough Zoning Ordinance of 1973, as amended, (hereinafter, "Ordinance"), of a Hearing before the Trappe Borough Zoning Hearing Board on January 9, 2023, at 6:30 P.M., to be held at the Trappe Borough Municipal Building, 525 W. Main Street, Trappe Borough, PA, regarding the **Application of Trappe Fire Company**, owner of the property located at **20 W. Fifth Avenue, Trappe, PA** in the VC Zoning District for Variances from §340-36.D.4 to permit site lighting poles with a 20' height; §340-55.A(2) to permit two curb cuts for vehicular access; §340-55.B(3) to permit parking located in the front yard; §340-56.B(2) to permit existing vegetation along the side & rear property line as buffers; and §340-90 to permit 38 parking spaces to serve as the required parking spaces at the property.

At the time of the Hearing any person or parties interested will be given full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it.

TRAPPE BOROUGH

ZONING HEARING BOARD

Alan B. Kegerise, Chairman

Robert L. Brant, Solicitor



GORSKI CONSTRUCTIONEERING™

October 26, 2022

Trappe Borough  
Zoning Hearing Board  
525 West Main Street  
Trappe, PA 19426

Attn: Zoning Hearing Board  
Re: Trappe Fire Company  
Waiver Requests

Dear Members,

Pursuant to the Land Development application for Trappe Fire Company project (Tax Parcel #23-00-00307-00-3) at 20 West 5<sup>th</sup> Avenue, Trappe PA, the following relief is being requested from the Trappe Borough Zoning Ordinance:

1. Section 340-36.D.4. The maximum allowable height for site lighting poles is 12'.

Due to the large nature of the emergency response vehicles, the applicant requests a 20' light mounting height.

2. Section 340-55.A(2). Each lot shall not have more than one curb cut for vehicular access.

The existing firehouse has two curb cuts. Two separate driveways are requested so that the emergency response vehicles exiting the site do not conflict with the emergency personnel responding to a fire call. It is also much safer for pedestrians to have separate access points for the trucks and passenger vehicles.

3. Section 340-55.B(3). Parking shall be located in the side or rear yard.

Due to the need to get as many first responder parking spaces as close to the building as possible, two passenger vehicle parking spaces are in the front yard. The spaces cannot be relocated and would have to be eliminated.

4. Section 350-56.B(2). A 15' wide buffer containing, trees, shrubs and /or hedge to provide a visual screen shall be provided along side or rear property lines abutting the R-3 residential district.

There is existing vegetation along the side and rear property lines. Though some of the less desirable species will be cleared, a substantial amount will remain. The applicant agrees to walk the site with Borough staff after the clearing phase and to supplement any deficiencies in the existing buffer.



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5. Section 340-90. Calculation of parking spaces. The ordinance classification of "Public Use Dissimilar to Listed Uses" requires 215 parking spaces.

The current building has 35 parking spaces that adequately meets the first responder needs. The new plan designates 38 parking spaces, with additional areas that could be used for parking, should the need arise.

We thank you for your consideration in this matter. Feel free to contact me with any questions.

Sincerely,

  
John Riebow, BSLA, LEED-AP

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## ZONING HEARING BOARD APPLICATION

(PLEASE TYPE OR PRINT LEGIBLY)

### RELIEF BEING SOUGHT

**Check all that apply:**

- VARIANCE
- SPECIAL EXCEPTION
- APPEAL A DECISION OF THE ZONING OFFICER
- ORDINANCE/MAP VALIDITY CHALLENGE
- CERTIFICATE OF NON-CONFORMITY
- OTHER \_\_\_\_\_

### APPLICANT INFORMATION

NAME: Gorski Engineering, Inc. Attn: John Riebow

ADDRESS: 1 Iron Bridge Drive Collegeville, PA 19426

PHONE NUMBERS: (Home) \_\_\_\_\_ (Cell) 610-960-6655  
(Work) 610-489-9131 (Fax) 610-489-6850

E-MAIL: jriebow@gorskiengineering.com

SIGNATURE: \_\_\_\_\_ DATE: 10/26/22

### OWNER INFORMATION *(If different from Applicant above)*

NAME: Trappe Fire Company

ADDRESS: 20 West Fifth Avenue Trappe, PA 19426

PHONE NUMBERS: (Home) 610-489-2700 (Cell) \_\_\_\_\_  
(Work) \_\_\_\_\_ (Fax) \_\_\_\_\_

E-MAIL: rschroeter@trappefire.org

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## ZONING HEARING BOARD APPLICATION (Continued)

(PLEASE TYPE OR PRINT LEGIBLY)

### PROPERTY INFORMATION

PROPERTY ADDRESS: 20 West Fifth Avenue Trappe, PA 19426

MAILING ADDRESS: 20 West Fifth Avenue Trappe, PA 19426

TAX PARCEL NO(s): 23-00-00307-00-3

DEED BOOK : \_\_\_\_\_ DEED PAGE: \_\_\_\_\_

BLOCK NO. : \_\_\_\_\_ UNIT NO: \_\_\_\_\_

ZONING DISTRICT: VC LOT FRONTAGE: 380' +/-

LOT SIZE: 2.6 Acres (gross) LOT DEPTH: 271' +/-

CURRENT USE(S): Fire Station

PROPOSED USE(S): Fire Station

CURRENT IMPROVEMENTS: Fire station and parking

PROPOSED IMPROVEMENTS: Fire station, parking & stormwater management

### CONSULTANT INFORMATION

ENGINEER: Scott Camburn

FIRM NAME: Urwiler & Walter

ADDRESS: 3126 Main Street, P.O. Box 266 Somneytown, PA 18084

PHONE NUMBERS: (Work) 215-234-4562 (Fax) 215-234-4563

E-MAIL: scamburn@urwilerwalter.com

ATTORNEY: n/a

FIRM NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBERS: (Work) \_\_\_\_\_ (Fax) \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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## ZONING HEARING BOARD APPLICATION (Continued)

(PLEASE TYPE OR PRINT LEGIBLY)

### APPLICATION FEE

All permit fees must be submitted with the application. See "**Fee Schedule**" for application fees" (available at [www.trappeborough.com](http://www.trappeborough.com) – click on "Forms, Permits, Maps" link on left side). Please note that the *Fee Schedule* is updated annually. Accordingly, please make sure you are using the current year *Fee Schedule*. The most current "**Fee Schedule**" is available on the Borough website at [www.trappeborough.com](http://www.trappeborough.com). You will need to determine whether your application is for a residential or commercial property and pay the appropriate fees. **Checks should be made payable to "Borough of Trappe"**. PLEASE NOTE: All application fees must be paid by check.

### FOR BOROUGH USE ONLY:

Application Fee: \$ \_\_\_\_\_

Paid: Check №: \_\_\_\_\_ Date: \_\_\_\_\_ Amount \$ \_\_\_\_\_ Approved: \_\_\_\_\_

**\*\*Please make checks payable to Trappe Borough\*\***

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## ZONING HEARING BOARD APPLICATION (Continued) (PLEASE TYPE OR PRINT LEGIBLY)

### APPLICATION NARRATIVE

#### **NARRATIVE ITEM 1: PLEASE DO NOT LEAVE THIS NARRATIVE ANSWER BLANK.**

IDENTIFY EACH SECTION OF THE ZONING ORDINANCE INVOLVED WITH THIS APPLICATION, AND FOR EACH SECTION DENOTE THE RELIEF SOUGHT.

See attached letter

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## ZONING HEARING BOARD APPLICATION (Continued) (PLEASE TYPE OR PRINT LEGIBLY)

### APPLICATION NARRATIVE

#### **NARRATIVE ITEM 2: PLEASE DO NOT LEAVE THIS NARRATIVE ANSWER BLANK.**

STATE THE LEGAL GROUNDS UPON WHICH THE ABOVE-NOTED RELIEF SHOULD BE GRANTED.

See attached letter



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## ZONING HEARING BOARD APPLICATION (Continued) (PLEASE TYPE OR PRINT LEGIBLY)

### APPLICATION NARRATIVE

#### **NARRATIVE ITEM 3: PLEASE DO NOT LEAVE THIS NARRATIVE ANSWER BLANK.**

IF A VARIANCE IS BEING REQUESTED, STATE THE SPECIFIC HARDSHIP CLAIMED AND THE REASONS WHY A VARIANCE SHOULD BE GRANTED

See attached letter

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## ZONING HEARING BOARD APPLICATION (Continued)

(PLEASE TYPE OR PRINT LEGIBLY)

### APPLICATION NARRATIVE

**NARRATIVE ITEM 4: PLEASE DO NOT LEAVE THIS NARRATIVE ANSWER BLANK.**

HAS ANY PREVIOUS ZONING APPEAL OR ZONING HEARING BOARD APPLICATION BEEN  
FILED WITH THIS PROPERTY?  YES  NO

IF YES, DETAIL BELOW:

The undersigned Applicant hereby attests that all information included as part of this application made to the Zoning Hearing Board is true to the best of Applicant's knowledge, understanding and belief.

Signature: \_\_\_\_\_

Date: 10/26/22

Print Name: \_\_\_\_\_

John Riebow



RAMEL FORT

NAR Real Estate

Fair Market Advisors

RASHA 1951

W.D. Pattern Company

Trappe Fire Co

Trappe Fire

Captain's Market