

**MINUTES OF DUBLIN BOROUGH
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 22, 2025**

1. CALL TO ORDER: The January 22, 2025 meeting of the Dublin Borough Planning Commission was held at the Dublin Fire Company, 194 N. Main Street, Dublin, PA. Chairman Gary Mast called the meeting to order at 7:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT:

Gary Mast
Eugene Miller
Robert Morris
Thomas Rymdeika
Brent Smith

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Scott MacNair, Esq.
Borough Conflict Engineer:	Tim Fulmer, P.E.
Borough Traffic Engineer:	Jamie Kouch
Fire Chief:	Dale Meyers
Mayor:	Christopher Hayes
Borough Council President:	Tim Hayes
Borough Council:	Sean Brennan

*Not Present

**Late Arrival

2. Pledge of Allegiance: Mr. Mast led the Planning Commission and the audience in the Pledge of Allegiance.

3. Reorganization of the Planning Commission:

3.1. Appointment of Chair: Mr. Mast called for nominations for Chair of the Planning Commission.

MOTION: A motion was made by Mr. Smith, seconded by Mr. Rymdeika, and unanimously carried, Gary Mast was appointed as Chair.

3.2. Appointment of Vice Chair: Mr. Mast called for nominations for Vice Chair of the Planning Commission.

MOTION: A motion was made by Mr. Smith, seconded by Mr. Morris, and unanimously carried, Eugene Miller was appointed as Vice Chair.

4. Approval of Minutes:

4.1. Minutes of the Planning Commission Meeting of August 19, 2024 :

MOTION: A motion was made by Mr. Miller, seconded by Mr. Morris and unanimously carried, the meeting minutes of August 19, 2024 were approved, as presented.

5. Discussion Items:

5.1. Moyer Farm Tract / Dublin Shopping Center Land Development Preliminary/Final Plan: Mr. Robert Loughery

introduced key members of the Moyer Farm Project including, Nate Fox, Esq., Greg Glitzer, P.E., and Ron Monkres P.E. Mr. Loughery gave an overview of the Dublin Town Center Project that segued into the Moyer Farm Tract. He talked about the renovations and new construction that was a part of the revitalization of Dublin in 2019. Additionally, he went on to describe the businesses and homes that make up the Dublin Town Center. Mr. Loughery also mentioned that the Shopping Center has been renovated and renamed The Plaza.

After presenting a timeline of submissions, applications and meetings from January 2022 to present, Mr. Loughery went on to detail the Moyer Tract site plan. He stated there will be 53 single family homes, 14 twins and a multi-family building. He said they have committed to the renovation and adaptive reuse of the barn, farmhouse and silo.

Mr. Mast voiced his appreciation for the left turning lane down Route 313 that came with the development of the Dublin Town Center. Mr. Smith emphasized the collective concerns for public safety, traffic, noise pollution and storm water management while stressing the need for working together. Mr. Miller spoke about the Revitalization Plan and how it's a product of community planning.

Mr. Mast turned the discussion over to the Borough's Conflict Engineer Tim Fulmer. Mr. Fulmer opened by reviewing his January 14, 2025 Wynn Associates review letter. He referred to the correspondence dated January 10, 2025 submitted by Gilmore & Associates, Inc. on behalf of the applicant, which requests waivers from the following Subdivision/Land Development Ordinance requirements.

Mr. Fulmer began with reviewing each waiver request in detail. Due to the waiver request 7.A. involving a waiver from Preliminary / Final approval, this discussion was tabled to later in the meeting. The waiver requests begin on page 4 of his review letter and were outlined as follows:

7.B. SLDO Section 22-603.1.F, which contains requirements for plan presentation, including plan sheet size. A waiver is requested to permit the plan sheets to be drawn on 30"x42" plan sheets, to increase plan legibility and enable the best fit for site geometry. Noting that the plans intended to be recorded at Bucks County Courthouse have been prepared on 24"x36" sheets, as required by the Recorder of Deeds, Mr. Fulmer indicated that his office has no objection to the applicant's request. The applicant advised they will comply.

7.C. SLDO Section 22-603.2.A.15, which requires existing features on, and within 100 feet of, the site to be shown on the plan. A partial waiver is requested for showing the required utility details within 100 feet of the site, noting that the plan includes all existing utility information within Rickerts Road and North Main Street (which will be supplemented by additional survey upon submission of Highway Occupancy Permit Plans). In general, Mr. Fulmer's office supports a partial waiver of this requirement, with the caveat that any specific required feature within 100 feet of the site that is deemed important to be shown be added to the plan upon request by the Borough. Mr. Glitzer clarified that unknowns are not indicated on the plans but topography is. The applicant advised they will comply.

7.D. SLDO Section 22-706.3.L, which requires the top or bottom edge of slopes to be a minimum of five feet from property or right of way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. A waiver is requested from providing the required setback along the right-of-way areas of North Main Street and Rickerts Road to facilitate completion of the required road improvements along these frontage roads. Mr. Fulmer's office has no objection to the applicant's request for these two areas of the site.

7.E. SLDO Section 22-707.2.B, which requires the cartway of North Main Street to be widened to a half width of 24 feet from the existing centerline along the site frontage; and a 30 feet wide ultimate right of way half width along Rickerts Road. Waiver is requested to permit a cartway half width of 18.5 feet along Main Street - which accommodates PennDOT requirements and does not provide for on-street parking which is not allowed by PennDOT; and a 25 feet wide ultimate right of way half width along Rickerts Road - for consistency with the existing right-of-way along the frontage of the adjacent development parcel to the east of the site. Mr. Fulmer advised his office has no objection to the applicant's request, provided that the street cross-section geometry proposed along North Main Street within the

frontage of the site is consistent with the existing cross-section utilized for other projects along this section of North Main Street; and all required public improvements along Rickerts Road can be contained within the dedicated ultimate right of way area. Mr. Fulmer asked for clarification whether the applicant's proposed sidewalk running parallel to Rickerts Road will be for public use since it is out of the public right of way. Mr. Fox confirmed the sidewalks will be for public use and this will be in the HOA documents as well. The applicant advised they will comply.

7.F. SLDO Section 22-707.12.B, which requires curb radii at connections to an existing street to be 40 feet. Relief is requested to permit curb radii of 35 feet at the mixed-use parcel access drives and 15 feet radii at the proposed intersection of Center Drive, to enable shorter crossings at intersections and reduce impervious coverage. Provided that intersection design facilitates larger vehicular turning movements as verified by the Borough Traffic Consultant and Dublin Volunteer Fire Company, Mr. Fulmer advised his office has no objection to the applicant's request. Mr. Kouch also expressed no concerns with this request. Mr. Smith requested verification from the Dublin Volunteer Fire Company. The applicant advised they will comply.

7.G. SLDO Section 22-707.13.A, which requires street trees to be planted at 35 feet intervals within the right of way. A partial waiver is requested to permit street trees to be planted in an informal arrangement and at intervals of greater than 35 feet to avoid conflicts with proposed subsurface utilities, and noting also that all street trees are proposed outside the street right of way. Mr. Fulmer advised his office has no objection to the applicant's request, noting that the plan identifies an equivalent number of street trees if the 35 feet spacing requirement was met.

7.H. SLDO Section 22-707.13.A(9), which contains the list of recommended street trees. A partial waiver is requested to permit the use of *Ulmus americana* "Princeton" (Princeton Elm), which has been selected for desirable growth habits, aesthetics and hardiness. Provided the selected variety is disease resistant, Mr. Fulmer advised his office has no objection to the applicant's request.

7.I. SLDO Section 22-708.5.A, which requires a maximum of 20 parking spaces within a proposed off-street parking area without providing a landscape island. Request notes that 21 spaces (actually 22) are proposed along the front of the apartment building in an effort to keep as much parking available to the residential uses as possible. Mr. Fulmer advised his office has no objection to the applicant's request to permit the minor increase of two spaces in excess of the required maximum.

7.J. SLDO Section 22-708.5.F, which requires that the edge of any parking area shall not be closer than 20 feet from the outside wall of the nearest building. Request notes this requirement is superseded by Ordinance 312, and to the extent that relief may be deemed appropriate, a waiver is sought. Provided that the Dublin Borough Fire Company is satisfied with the available area to facilitate fire fighting methods adjacent to the proposed apartment building, Mr. Fulmer advised his office has no objection to the applicant's request.

7.K. SLDO Section 22-708.5.F, which requires all parking areas (except at entrance and exit drives) to be setback at least 15 feet from the future right of way line, buffer lines, and all property lines, with the distance between the parking and street being maintained as a planting strip. Request notes this requirement is superseded by Ordinance 312, and to the extent that relief may be deemed appropriate, a waiver is sought. Relief appears to be intended relative to the reconfigured parking area in the rear of the Dublin Shopping Center, which encroaches within 15 feet of the right of way of the Comprehensive Plan road. One parking space (southernmost space of the row of 10) should be re-evaluated to ensure that vehicle overhang does not encroach on the public sidewalk proposed along the west side of the road. Mr. Glitzer committed to looking into this concern. Otherwise, the applicant advised they will comply.

7.L. SLDO Section 22-708.5.P, which requires all parking and display areas along arterial and collector roads to be set back at least 30 feet from the future right of way in order to accommodate acceleration and deceleration lanes and marginal access roads. Request notes this requirement is superseded by Ordinance 312, and to the extent that relief

may be deemed appropriate, a waiver is sought. As noted above in Item K, the only concern is the possible conflict of vehicle overhang and public sidewalk.

7.M. SLDO Section 22-708.10, which requires that curbs or tire stops be designed for the protection of planting strips and to prevent overhanging pedestrian walks. A waiver is requested to not require the use of tire stops to prevent vehicle overhang within the mixed-use parcel, as same present snow plowing and tripping hazards. In lieu of wheel stops, consideration should be given to use of bollards behind the curb (to restrict vehicle overhang) and/or widening/relocation of sidewalk, which is currently proposed up against the rear of the curb in the mixed-use parcel parking areas. The concern is that vehicle overhang may obstruct the full width of sidewalk from use by persons in wheelchairs. The applicant advised they will comply.

7.N. SLDO Section 22-712.2.D, which requires that sidewalks along Main Street in the PVD Planned Village Development District be a minimum of 15 feet wide, including a curb and planting/tree wells/trenches. Request notes this requirement is superseded by Ordinance 312, and to the extent that relief may be deemed appropriate, a waiver is sought. As five feet wide sidewalk is indicative of the area immediately surrounding the project site, Mr. Fulmer advised his office recommends approval of the applicant's request.

7.A. SLDO Section 22-301.3, which requires major subdivision and land development applicants to obtain separate preliminary and final plan approvals. Waiver is requested by the applicant to permit consideration of the plan as a "preliminary/final" application, noting the applicant's participation in a detailed sketch plan review process that enabled feedback on major site layout and planning issues. Mr. Fulmer stated that the Borough should consider whether the current plan addresses all major planning considerations, and the level of plan completeness, before approving the applicant's request.

Mr. Mast asked Mr. Fulmer if any of the items not discussed up to this point raise a concern. Mr. Fulmer stated that if there is a technical issue the engineers will work it out. Mr. Fox added there is nothing the applicant is not willing to comply with. It was then agreed to move the focus of the meeting to page 2, item 2 of the Wynn Associates review letter.

2. Project involves a lot line adjustment between the three parcels comprising the site area, which results in subdivision of three parcels (A, B, and C) for conveyance of land between parcels. Parcel A (1.47 acres) will be conveyed from TMP #10-2-39-1 to TMP #10-2-33. Parcel B (0.092 acres) will be conveyed from TMP #10-2-22 to TMP #10-2-35. Parcel C (0.522 acres) will be conveyed from TMP #10-2-39-1 to TMP #10-2-35. Parcels A, B, and C should be conveyed and consolidated with the receiving parcels, such that they do not remain as separate lots in same ownership. Deeds of conveyance and consolidation, prepared in a manner satisfactory to the Borough Solicitor, should be executed by the respective lot owners and be recorded at Bucks County Courthouse concurrent with subdivision plan recordation. Legal descriptions for the areas to be conveyed between parcels, and the resulting configuration of each parcel upon completion of the lot line adjustment, all containing seal and signature by the responsible professional land surveyor, should be submitted for review and preparation of deeds of conveyance/consolidation.

A brief discussion was held regarding page 9, item 19.

19. A permanent access easement in favor of Dublin Borough should be proposed to enable large vehicular access between Center Drive and the Borough's Well House Parcel (TMP #10-2-39-2). In the alternate, consideration should be given to adjusting the common property line between the well house parcel and the site to enable the well house parcel to directly abut the ultimate right of way of Center Drive. Additionally, plan should note that existing electric service to the Well House Parcel must be revised to provide a separate service to the well house, as the well house parcel is currently connected to the Dublin Shopping Center's electric system. Mr. Fox stated the best option is to grant the land in fee to the Borough rather than give the easement. Mr. Fulmer advised deferring to the operational

staff of the Borough that there is enough access. Also requested was a dedicated power line going to the Well House. The applicant advised they will comply.

Mr. Fulmer then brought the discussion back to page 2, starting with item 3A.

A. Layout of public space areas is generally consistent with that shown on the most recent sketch plan. Plan identifies two public space areas proposed as part of the development of TMP #10-2-33, one (0.55 acres and containing a five feet wide sidewalk and canopy trees) being located between Rickerts Road and the rear of Village House Lots 1 through 7; and the other (0.88 acres, containing five feet wide sidewalk loop, with seating areas/benches, a butterfly/humming bird grass mix area, and landscaping) located along the east side of Center Drive (just south of the Borough owned well house parcel) opposite the rear of the Dublin Shopping Center. A third public space area (0.22 acres) is located along the shopping center storefronts within TMP #10-2-25. Section 27-409.3.J of the Zoning Ordinance (as amended by Ordinance 312) contains criteria for qualifying public space area, which includes plazas, courtyards, pocket parks, outdoor eating areas, and seating areas. Sidewalk areas that accommodate public gathering and connect to other facilities, which are at least 4 feet wider than the minimum ordinance requirements (5 feet), may be included as a public space if approved by the Borough. If, due to site constraints, the provision of public space is deemed impractical by Borough Council, Council may allow for other ways to meet this objective, through a fee-in-lieu or provision of improvements (either onsite or offsite) that allow for and enhance the public realm (benches, landscaping, drinking fountains, etc.). Borough should determine if public space areas have been designed with sufficient features to qualify in satisfying the public space requirements of the Zoning Ordinance; or in the alternative, whether additional features and/or fee-in-lieu should be required.

A discussion began regarding the .22 acres indicated on the site plan as public space. It was determined that the applicant did not intend to include that area as part of the public space requirements of the Zoning Ordinance. Mr. Fox clarified that the Applicant will meet the required 5% threshold.

Mr. Mast expressed that with the walking trail and other public spaces on the presented plan, the Planning Commission is satisfied with the public space areas.

B. The height of the proposed 15,000 SF, three story, apartment building should be clarified, as the Zoning Table on sheet 12 references a maximum height of 36 feet, which exceeds the requirements of the Zoning Ordinance (35 feet). Building height is measured based on the definition of "building height" contained in Section 27-202 of the Zoning Ordinance. Building height should be revised to comply with maximum building height requirements of the Zoning Ordinance, unless variance approval is received from the Zoning Hearing Board to permit a height in excess of 35 feet. The applicant advised they will comply.

C. Sheet 11 contains a tabulation of required and provided parking for residential and mixed use proposed on TMP #10-2-33, which is based on 3 spaces per twin dwelling and village house unit, 1.5 spaces per 1 bedroom apartment unit, 2 spaces per 2 bedroom apartment unit, 1.5 spaces per live/work unit, and 1 space per every 200 square feet of Use D4 building area. Tabulation of provided parking on sheet 11 appears high, based on the number of provided residential driveway spaces (268) relative to the number of residential driveways (67) and spaces per driveway (2). Plan should be revised to clarify the provided number of parking spaces. The applicant advised they will comply.

D. Use regulations for Village House (B4) as contained in Section 27-505(B4) of the Zoning Ordinance, requires use of two or more of characteristics (on-lot trees, unenclosed porch, raised front yard, fenced front yard, and/or hedge/shrub/flowering tree plantings. Village House Typical Landscape Detail on sheet 39 proposes a shrub hedge, on-lot trees, and optional fence to comply with this requirement, which should be confirmed by the Borough. The applicant advised they will comply.

4. Landscaping Plan identifies a 5 feet wide Class A buffer yard along the perimeter of the Borough owned well house parcel; and 15 feet wide Class B buffer yards where the development on TMP #10-2-33 abuts existing parcels in

commercial use (including the Dublin Shopping Center) to the west and south of the site. Landscaping plan also identifies installation of buffer plantings around a portion of the off-street parking lots associated with the twin dwellings and mixed-use parcel. Limits of all required buffer yards should be identified on the record plan; and in cases where the width of the buffer yard exceeds the minimum yard width, building setback lines should be revised to be coterminous with the buffer yard width, as applicable. Record plan should also note restrictions relative to encroachments into buffer yards; and clarify that the Community HOA and Mixed-Use Lot owner are responsible for replacing any required buffer yard landscaping that dies or is removed, in perpetuity. (Z.O Section 27-610) The applicant advised they will comply.

5. TMP #10-2-35 contains the existing Dublin Shopping Center. Although the plan does not identify any change to the building footprints and a majority of the parking lot/access driveways, plan indicates that parking and access to the rear of the center will be modified to propose a new rear access driveway (connecting to the Comprehensive Plan street), and revised parking space configuration (which reduces the number of parking spaces within this area from 24 to 21). Although the reduction in the number of parking spaces is relatively minor, it is unclear if the existing number of parking spaces is conforming with respect to current requirements of the Zoning Ordinance. A tabulation of required parking for the shopping center should be provided for comparison with the existing/proposed number to enable confirmation that the reduction in the number of parking spaces does not result in a new or additional non-conformity. (Z.O. Section 27-614.1.D) . The applicant advised they will comply.

Additionally, prior relief from provisions of the Zoning Ordinance related to outside storage and display and display areas on portions of the sidewalk was received from the Zoning Hearing Board on August 10, 2023. As the current project includes the Shopping Center parcel, record plan should be revised to memorialize the relief received from the Zoning Hearing Board; and plan should clarify locations of outside storage displays, including any conditions of variance approval. The applicant advised they will comply.

6. A "Traffic Impact Study", dated November 6, 2024, prepared by Bowman, was submitted, which analyses the impact of increased traffic generated by the proposed development on the surrounding road network. Study evaluates the existing intersections of Rickerts Road/Braden Court, North Main Street/Rickerts Road, and North Main Street/Dublin Village Plaza Drive, as well as the three future accesses along Rickerts Road (two private access driveways serving the mixed-use parcel, and the proposed intersection of the Comprehensive Plan Road/Rickerts Road). Analysis was based on recent traffic counts, projected background traffic increases, nearby development under construction, and potential changes in traffic patterns as a result of the proposed completion of the Comprehensive Plan road linking Elephant Road to Rickerts Road. Report concludes that the development will not have any adverse impacts to the off-site study area intersections, and no mitigation measures are required. Additionally, the proposed intersections along Rickerts Road have been designed based on recommendations contained in the Traffic Impact Study. The Traffic Impact Study further recommends that the existing farmstead driveway along North Main Street be converted to an emergency only access (including provision of bollards to prevent unauthorized vehicle use), which should also be reviewed by Dublin Volunteer Fire Company. Written approval from former Chief Nugent is pending. The applicant advised they will comply.

8. Plan was reviewed by the Borough Traffic Consultant within correspondence dated December 18, 2024 from Bowman. All comments raised by the Borough Traffic Consultant should be resolved in a manner satisfactory to the Borough.

Rickerts Road is classified as a Residential Collector Street, which requires an ultimate right-of-way width of 60 feet (30 feet half width) and a 20 feet wide cartway width. (A waiver of the ultimate right of way half width along Rickerts Road to permit a half width of 25 feet is requested). Curb and five feet wide sidewalk (located predominantly outside the ultimate right of way), are proposed along Rickerts Road within the frontage of the site. Detailed design plans for Rickerts Road (including plan/profiles, cross-sections, etc.) were not submitted with the plan as required by Section 22-604.2.1; therefore, this office is unable to offer a detailed review of Rickerts Road improvements design at this time until the required plans are submitted.

North Main Street is classified as a Principal Arterial Street, which requires an ultimate right of way width of 78 feet (39 feet half width). Curb and five feet wide sidewalk (within the existing legal right of way) are proposed along North Main Street (S.R. 313) within the balance of the site frontage. All proposed improvements and encroachments within the legal right of way of North Main Street should receive approval from PennDOT via issuance of a Highway Occupancy Permit. (SLDO Section 22-707.1.J) Detailed Highway Occupancy Permit plans were not submitted with the plan application for review. This office is unable to offer a detailed review of North Main Street improvements design at this time until the required plans are submitted. It is recommended that the applicant schedule a preliminary project scoping meeting with PennDOT and Dublin Borough representatives to discuss the required and proposed improvements within the legal right of way of North Main Street, prior to plan approval. Mr. Fox stated there should be no major changes and the applicant advised they will comply.

At this time Mr. MacNair gave an overview of page 6, starting with item 9.

9. A Community Homeowners Association is proposed to own and maintain various facilities within the residential portion of the site, including stormwater management facilities, public space areas, Alley 1, and other common areas identified on the plan. Homeowners Association Charter and Bylaws should be prepared by the applicant and submitted for review by the Borough Solicitor, which outline ownership/maintenance responsibilities for all common elements of the residential community. The following issues should be addressed to the satisfaction of the Borough:

9.A. A blanket easement over the entire site is offered to Dublin Borough for the purposes of accessing public water, public sewer, and stormwater management facilities. If a blanket easement is acceptable to the Borough, terms of the easement should clarify the Borough's ability to inspect all privately owned required improvements, and enable emergency maintenance and repairs in the event that the Homeowner's Association does not fulfill its obligations with respect to maintenance and repairs.

9.B. A Declaration Plat should be prepared, which identifies the areas and improvements that are the responsibility of the Homeowner's Association, and includes the required maintenance items (such as level of mowing, snow removal, etc.) for disclosure to future lot owners/residents of the community.

9.C. A means to physically delineate HOA owned lands from private lot areas, such as by use of landscaping/fence or other similar methods, should be considered to reduce the possibility of private lot owners encroaching onto common areas. The applicant advised they will comply.

Mr. Fulmer asked the applicant if there is something included in the plan for the homeowners to see where their property stops, therefore, protecting the homeowners' open space area. Mr. Glitzer advised that in the past, posts and landscaping have been used to delineate the space.

Mr. MacNair explained why it is necessary to set up a stormwater management maintenance agreement as outlined on page 7, item 10.

In reference to page 7, item 12, Mr. Monkres stated that there is a fire flow demand analysis pending. Applicant advised they will comply. Former Fire Chief Nugent stated that he has reviewed the plans and made the necessary corrections.

Mr. Fox gave a breakdown of the EDU's proposed for this project, indicating that there appears to be enough available.

There was a brief discussion regarding page 8, item 16, and clarification was needed for responsibility of ownership of the streetlights. The applicant advised they will comply.

Mr. Loughery indicated that an area for the trash/recycling area has not yet been determined, however, the applicant will comply once the builder is chosen. He also stated he would be speaking with the servicing postmaster to address the issue of centralized mailbox unit locations. Mr. Glitzer advised he would update the plan to identify locations for off-street loading for the mixed use facility. Mr. Mast asked if there would be dedicated vehicle charging spaces. Mr. Loughery confirmed there would be.

There were no further comments on the letter from Bowman dated December 18, 2024. The applicant advised they will comply.

Mr. Fulmer noted a recommendation shown on page 2, item B, of David C. Babbitt & Associates, LLC letter dated January 17, 2025. This item stated that sidewalks are shown along all frontage streets, interior driveways, and parking areas. Mr. Babbitt recommends that the sidewalk along the northeast side of the proposed apartment building be extended to the northwest to connect with the proposed sidewalk along Rickerts Road. The sidewalk along the southwest side of the proposed apartment building is already shown connecting with the Rickerts Road sidewalk. Such a sidewalk connection will enhance pedestrian connections between the proposed village houses and the various uses on the southwest side of Main Street, including the Dublin Fire Company. The applicant was not agreeable to the this, as the applicant felt that the sidewalk that is already proposed between the apartment building and Rickerts Road is sufficient. There was a consensus among the Planning Commission that the sidewalk proposed is sufficient.

Mr. Babbitt also recommended additional landscaping between the west side of the village house on lot 8 and the adjacent walkway connecting the sidewalk on Road A with the D4 mixed use parcel. Such landscaping should consist of a combination of hedges, shrubs, trees, fencing, etc. to demarcate the public space of the walkway from the private side yard of Lot 8. The applicant advised they will comply.

Mr. Mast asked the applicant if they would consider Bucks County Planning Commission's suggestion to have a pedestrian crosswalk marked off on the roadway at Rickert Road to connect the trail near Braden Court. Mr. Loughery acknowledged the suggestion.

A discussion began between the members of the Planning Commission and Mr. Fulmer regarding the options and what steps were necessary to move forward at this point.

Mr. Mast asked if the public had any comments regarding the plan prior to the Planning Commission making a motion.

Ms. Jen Kamich, President of Dublin Acres, asked if a study was done to see how the project would affect Dublin Acres' water line. Mr. MacNair advised that stormwater management has been addressed and the applicant is in compliance with the stormwater management Ordinance. Ms. Kamich requested that the Dublin Acres private water system be located on the Moyer Farm development plan as an existing feature. The applicant agreed to look into this, and if it is located within 100 feet of the site, they would show it on the plan.

Ms. Jeanette Pasqua, Cherry Road, asked if there was a draw-down test performed on the aquafer.

Mr. Tim Moyer, Maple Avenue, requested the development plan be expedited and that the developer consider naming the development roads with the history of the farm in mind.

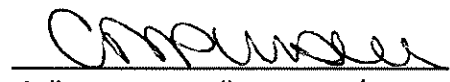
MOTION: A motion was made by Mr. Smith, seconded by Mr. Morris, and unanimously carried to recommend to Council the preliminary and final approval conditional upon compliance with Wynn Associates' Engineer review letter dated January 14, 2025, the Borough Planner letter from David C. Babbitt & Associates dated January 17, 2025, with the exception of providing another sidewalk between the east side of the apartment building and the public sidewalk along Rickerts Road, the approval does include the additional landscaping between the west side of the village house on lot 8 and the adjacent walkway connecting the sidewalk on Road A with the D4 mixed use parcel, the Bowman Traffic Engineer review letter dated December 18, 2024 and also conditioned upon the developer agreeing to convey by fee simple the

portion of property between the Borough's Well House lot and Center Drive as well as a condition to install EV charging stations adjacent to the apartment complex, and a condition that sidewalks that are on private property be subject to an easement such that they are open to public use, and that the applicant review the site plan and make any required site plan adjustments regarding the water lines along the property line abutting Dublin Acres.

7. **Other Business:** There was no other business at this time.
8. **Public Comments:** There were no comments at this time.
9. **Adjournment:** Upon motion by Mr. Smith, the meeting adjourned at 10:35 pm.

Respectfully Submitted,

Date Approved: 05/19/2025


Colleen M. Pursell, Manager/Secretary