

**MINUTES OF DUBLIN BOROUGH
PLANNING COMMISSION MEETING
MONDAY, MAY 7, 2024**

1. CALL TO ORDER: The May 7, 2024 meeting of the Dublin Borough Planning Commission was held in Borough Hall at 119 Maple Avenue Dublin, PA. Commission Chairman Gary Mast called the meeting to order at 7:31 p.m.

PLANNING COMMISSION MEMBERS PRESENT:

Gary Mast
Thomas Rymdeika*
Robert Morris
Eugene Miller*
Brent Smith

APPOINTED OFFICIALS PRESENT:

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| Borough Manager: | Colleen M. Pursell |
| Borough Solicitor: | Scott MacNair, Esq. |
| Borough Engineer: | Brian Cicak, P.E. |
| Dublin Fire Chief: | Kevin Nugent |

*Not Present

**Late Arrival

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

3. Approval of Minutes:

3.1. Minutes of the Planning Commission Meeting of March 18, 2024:

MOTION: A motion was made by Mr. Morris, seconded by Mr. Smith and unanimously carried, to approve the March 18, 2024 minutes, as presented.

4. Discussion Items:

4.1. Perkiomen Apartments Preliminary Land Development Application: Mr. Mast asked the applicants to introduce themselves. Mr. Dan Lyons, Esq., the applicant's attorney, Thomas Borghetti, the Development Manager, Matt Johnson, the Director of Development for Berger Communities and Michael Cowan is the site Engineer with Commonwealth Engineers. Mr. Mast asked why Dublin Village has two names. Mr. Borghetti and Mr. Johnson stated they are two separate parcels but operate as one. Mr. MacNair provided a summary of the stages involved for applicants in land development. Mr. Lyons gave an overview of the project and the steps they took up to this point. Currently there are two (2) buildings with 34 apartments each. The applicant proposes two additional apartment buildings with 24 units total. The applicant went before Zoning Hearing Board in December of 2023. The decision was granted to the applicant, one special exception and two variances; The special exception was granted to expand the existing non-conforming B6 garden apartment use by less than 50%. The second variance is to permit them to have four B6 apartments on the 3.3 acres, 4

acres is required per lot size per building should be one acre. The third is the variance to permit 34 apartment spaces where 48 parking spaces are required. Borough Council supported the application. Tonight, the applicant is requesting the Planning Commission's recommendation for approval of their Preliminary Land Development Plan.

Mr. Borghetti gave an overview of the history of Berger Communities and then explained the plans for the two buildings. The two new buildings will be 3-story buildings. There will be four units on each level. The siding will be brick and vinyl. The walking access from Middle Road to Maple Avenue, will be maintained. The trash will have a screened trash enclosure as well as some landscaping around the parking lot. Mr. Smith asked if the rentals have or will increase. Mr. Borghetti stated there will be some rental increase, since they are trying to update the existing apartments as tenants leave. Mr. Mast mentioned there has been a change in the rental population. Mr. Mast mentioned that he sees and hears a lot about what is happening there, since he has lived across the street even before the apartments were built. Mr. Mast would like a sidewalk added to the property so the residents can walk to the park, since the Borough is trying to make Dublin a walkable community. He also asked how hard it will be for the fire truck to get in there. Chief Nugent sent specs on the fire truck to make sure that responding trucks can fit. Chief Nugent indicated the ladder truck is big and it may hit some cars or the curb trying to turn in the parking lot. He suggested having a hydrant on the island by the new buildings. It was noted there will be sprinklers in the buildings.

Mr. Lyons provided the Planning Commission with the Review letters from CKS Engineers on April 17, 2024 and Bucks County Planning Commission Review letter dated May 3, 2024. With the exception of the request of waivers, each item is a will comply.

Mr. Lyons read the comments from the CKS Engineers letter dated April 17, 2024: In the first comment; "Section S.O. 7085A, regarding no one area of off-street parking or motor vehicles shall exceed 20 cars in capacity." There are two areas of 22 spaces along the existing buildings and 23 spaces along the proposed buildings, including three proposed handicap (ADA) parking spaces. One of the residents expressed their opinion that they would like more parking near their apartments. The decision was made to remove the islands, so they can add a few more spaces, in which no trees are on the islands. The mailboxes on the island will be moved to another area. Mr. Mast explained that where they want to put the mailboxes, the firetrucks will be coming in and now there will be more obstacles for the truck to try to get around. Mr. Smith suggested they should remove the islands if it provides more parking spaces. Regarding the top or bottom edge of slopes, the applicant will provide a construction easement along the property line to allow grading within five feet of the property line. They would not need a waiver. Mr. Cicak stated that as long as the applicant provides anything CKS Engineers asks for, then they will allow them to not have to provide for the full 100 feet of and within the site of the uses of manmade features. Then they would not need a waiver.

The second comment in the CKS Engineers April 17th letter, is the building setback in the zoning section, that issue has been resolved. A few of the next comments are in regard to landscaping and they will comply. Mr. Lyons stated the refuse collection stations will have three-sided white vinyl fence screening, without a gate. Mr. Mast noted there are currently no screens around the dumpsters. Mr. Cicak indicated they should include those details in their plan. If they are asking for a waiver and they don't landscape, it should say "shall provide a buffering to the satisfaction of Council". Mr. Mast questioned the landscape and Mr. Lyons stated that it doesn't specify the type of landscape needed. In comment #10, they are providing a five-foot sidewalk, up to the building. The pedestrian walkway is four feet which will connect to an existing four-foot sidewalk, and they will add turn around steps up to the building. They are almost over 50% impervious, they have about 88 square feet left, any more would require a variance. With the remaining impervious, they would like to

have a community area. Mr. Cicak mentioned they may have a four-foot sidewalk as long as it is ADA compliant, in which it will have the five-foot area with the turn around. Mr. Borghetti explained a few ideas to expand the sidewalk and the islands. Mr. Cicak suggested having a walkway from Middle Road at Dublin Village I through Maple Avenue.

Mr. Mast wanted clarification that the water connection to Dublin Village is a single connection from Dublin and they distribute water throughout the buildings. Mr. Mast would like to know what they have done to make sure there is no I/I in the system. Mr. Borghetti stated they individually meter each unit. They check the flows and if there was an issue, they would check the main unit. Based on the water usage they are using less than what they are allocated for. With the sewer they only have one connection to the main. They would be able to televise it. Mr. Mast would like to know how the new units will connect to it. There is a meter on both properties. Mr. Smith stated he likes the plan and likes to keep the Borough walkable. Mr. Morris agreed with Mr. Smith and feels it will help the community. Mr. Mast asked if he thinks the tenants in the new building will park in the older parking lots and use the walkway over. Mr. Borghetti stated tenants like to park as close to their unit as possible. Ms. Pursell informed the Planning Commission they are still waiting for a Traffic Review Letter from McMahon. Based on the minimal waivers, Mr. Lyons would like preliminary approval from the Planning Commission. Mr. Smith was comfortable making a recommendation to Council contingent upon them complying with the noted waivers they recommended, including the additional sidewalk to allow pedestrian access from the proposed building to Maple Avenue. Mr. Cicak suggested there are two choices; before presenting to Council, the applicant should ensure the plan is polished, or alternatively, they could prepare recommendations along with the meeting minutes for submission to Council. There was a discussion involving impervious and adding the sidewalk up to Maple Ave. Mr. Mast concluded that it seems like a very good plan, except for a few details.

MOTION: A motion was made as put forth by the Borough Solicitor, by Mr. Smith seconded by Mr. Morris and unanimously carried, to recommend preliminary approval conditioned upon compliance with the conditions contained in the April 17, 2024 CKS Engineer Review Letter and in addition recommendation of the following waivers: Section 708.5A, Section 6032A.15 Section 7131.L2 conditioned upon the applicant installing a three sided white vinyl fence, Section 713.1E, with the additional condition that the applicant install some type of sidewalk connection from the proposed buildings to Maple Ave.

4.2. Planned Village Development District Zoning Ordinance Amendment: Mr. MacNair gave the Planning Commission an overview of the PVD Zoning Ordinance Amendment in which Council had authorized advertising of the Ordinance. Mr. MacNair reviewed the draft Ordinance. Currently the Ordinance allows B-11 Live-Work Unit, but not in the PVD District. Section 27-409.2.A.1; B11 Live-Work Unit will now be permitted in the PVD District. Second item, currently they must have a combination of mixed use and residential in the same building. Section 27-409.2 will now allow the residential and commercial uses to occur in separate buildings on the same parcel. If they are using existing structures, they may have 15% of the site area consist of the D4 Mixed Use instead of 20%. Section 27-409.2 shall be amended by deleting subsection A(4) and replacing it with (4) Location Mix. A mix of a minimum of any two of the following types of uses (i) detached (village house) and (ii) attached (either twin, manor, or town house) dwellings shall be provided along the Comprehensive Plan Road. There was a minimum of 30% of each type of use, now you can have all of one type of use or however you want to do it. Section 27-409.3 will delete subsections H and

K and replace it with H. Driveways. All driveways and garages for dwelling units fronting along the Comprehensive Plan Road shall be accessed from rear alleyways. No individual driveways shall access the Comprehensive Plan Road other than alley and overflow parking accesses. Alley and overflow parking accesses shall be configured to discourage drivers from backing onto the Comprehensive Plan Road. Section K, B4 Village House developments, the required parking spaces per dwelling unit may include up to one (1) on-street parking space per dwelling unit provided that the street cross section is designed to accommodate on-street parking in accordance with Appendix B Streetscape Elevations of the Subdivision and Land Development Ordinance. Section 27-505 will delete subsection (D4) and replace it with: In the PVD Zoning District, the mix of uses may be in separate buildings if either the commercial or residential uses are included in existing buildings, with the residential apartment building complying with all dimensional requirements of a D4 Mixed Use building other than having commercial uses on the first floor.

MOTION: A motion was made by Mr. Smith, seconded by Mr. Morris and unanimously carried to have the Planning Commission recommend to Borough Council to approve the Zoning Ordinance Amendment Live- Work Units within the PVD District; update the standards for Mixed Uses and update Mixed Uses in the Use Regulations as presented.

5. **Other Business:** There was no other business at this time.
6. **Public Comments:** There were no public comments at this time.
7. **Adjournment:** Upon motion by Mr. Morris, the meeting adjourned at 9:17 p.m.

Respectfully Submitted,

Date Approved: 07/15/2024

Colleen M. Pursell
Colleen M. Pursell, Manager/Secretary