

Sellersville Borough
Planning Commission
140 East Church Street
Sellersville, PA 18960

March 18, 2024
7:00 P.M.

The March 18, 2024 Meeting of the Sellersville Borough Planning Commission was called to order by Mrs. Rachel Swierzewski at 7:00 p.m.

ROLL CALL:

MEMBERS PRESENT: Rachel Swierzewski
Barry Kuhn
Robert Adams
Walter Beard
Richard Kuntz
Marie Runkle
Walter Beard
Paul McCabe

ALSO PRESENT:

Eileen M. Bradley, Borough Manager
Scott McMackin, Cowan Associates
David C. Zipf, BCPC Planner

PUBLIC COMMENT ON NON-AGENDA ITEMS:

There was no public comment at this time.

REGORGANIZATION:

Ms. Bradley stated that the Commission had to reorganize, given that this was the first meeting of the new year.

Mr. Kuhn made a motion, seconded by Mr. McCabe, to nominate the same slate of officers, with the exception of Secretary: Mrs. Swierzewski as Chair and Mr. Kuhn as Vice Chair. The motion was unanimously approved by all present.

Mr. Kuhn made a motion, seconded by Mr. Beard, to nominate Mr. McCabe as Secretary. The motion was unanimously approved by all present.

MINUTES:

Mrs. Swierzewski called for a motion to approve the Minutes of December 18, 2023.

Mr. Beard made a motion, seconded by Mr. McCabe, and unanimously approved by all present, to approve the Minutes of December 18, 2023 as presented.

NEW BUSINESS:

49 W. Clymer Avenue Sketch Plan:

Mr. Joe Mongan and Mr. Bob Wurster appeared on behalf of the Applicant, Equity Boost Partnership, LLC. Mr. Mongan presented a sketch plan for 49 W. Clymer Avenue (TMP #39-007-015, proposing demolition of the existing unsafe structure and construction of three townhomes on 0.325 acres in the MR Medium Density Residential District. No waivers had been requested at this time.

The sketch was compliant with zoning requirements, but parking was a potential problem. The Applicant offered to deed restrict the property to prohibit storage in the garages, to maintain the garages as parking space only.

UNFINISHED BUSINESS:

Frisch Lot Line Change:

Mr. Richard C. Mast, P.E. appeared on behalf of the Applicant, the Estate of Conrad J. Frisch. Mr. Mast presented a plan for lot line change to 95 E. Old State Road (TMP #52-017-054) which proposed transferring a portion (13,853 s.f.) of the original lot to the adjoining property at 3 Old State Road (TMP #39-007-039).

No construction was proposed on any of the lots. While the parent lot was located within both West Rockhill Township and Sellersville Borough, Mr. Mast added that West Rockhill Township had stated that no application would need to be filed in West Rockhill Township. A Deed of Consolidation for TMP #39=007-039 and Parcel "A" would be executed, and a note added to the final plan.

Mr. Kuhn made a motion, seconded by Mr. Beard, and unanimously approved by all present, to approve the Frisch Lot Line change conditioned upon adding a note to the plan for Deed Consolidation and compliance with Cowan Associates review letter dated February 8, 2024.

PUBLIC COMMENT:

There was no public comment at this time.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Mr. Kuhn made a motion, seconded by Mr. Beard, to adjourn the meeting at 7:30 p.m. All were in favor.

The next scheduled meeting of the Sellersville Planning Commission would be held at 7:00 P.M. on April 15, 2024.

By: _____
Eileen M. Bradley
Borough Manager