

Planning Commission
140 East Church Street
Sellersville, PA 18960

November 18, 2019
7:30 P.M.

The November, 2019 Meeting of the Sellersville Borough Planning Commission was called to order by Vice Chair Swierzewski at 7:30 P.M.

ROLL CALL:

MEMBERS PRESENT: Rachel Swierzewski, Vice Chair
Marie Runkle, Secretary
Robert Adams
Walter Beard
Barry Kuhn
Richard Kuntz

ABSENT: John Larsen, Chairman

ALSO PRESENT: David J. Rivet, Borough Manager
J. Cheryleen Strothers, Cowan Associates
Randal White, Esq., R. White Legal
David Zipf, BCPC
Thomas Hufnagle, Mayor
Donald Crouthamel, Council
Kathleen Hallman, Council
Alexander Potoczny, Council
Lynn Saylor, Council

MINUTES

The minutes for the October 21, 2019 meeting were moved for approval by Mr Kuhn. Motion was seconded by Mr. Kuntz and passed with all in favor.

SELLERSVILLE SENIOR APARTMENTS

Mr. Nate Fox, attorney for Grace Inspired Ministries introduced Sean Kelly from Leon Wiener/Arbor Management, Tim Casey of Gilmore Associates and Daniel McKee, with Grace Inspired Ministries to discuss the review letter from the borough's engineers at Cowan Associates for Grace Inspired Ministry's plan to build 50 unit age-restricted apartment building on the former AMETEK parking lot at Diamond Street and E. Clymer Avenue. Mr. Fox stated that Grace Inspired Ministries intends to comply with the review letter recommendations with the exception of the required parking spaces.

Planning Commission members questioned the 82 of parking spaces proposed to be built instead of the 129 spaces required under zoning regulations. The plans do have additional parking spaces laid out in the event that in the future, they could be constructed if necessary. Mr. Kelly stated that the proposed number is based on their past experience with similar facilities that they operate where most residents do not have more than one car per resident. The proposed apartment building will have 42 one bed rooms and 8 two bedroom apartments.

Planning Commission members questioned the representatives regarding the behavioral unit residents. Part of the funding to be received from Bucks County does require that up to 20% of the units (8-10) be set aside for behavioral health residents. Mr. Kelly reviewed the screening process that they will use to select those residents. The screening process was outlined in a memorandum dated November 17, 2019 from Mr. Nate Fox, Esquire, addressed to Sellersville Borough Manager David Rivet, Cheryleen Strothers, Borough Engineer and Randy White, Esquire Borough Solicitor. The process includes former landlord references, credit references, criminal/background reports and an orientation to review house rules. Arbor Management has a Social Worker on staff that can assist in the needs of the residents.

Additional questions from attending council members included if there would be a live-in nurse at the facility Mr. Kelly said there will not be one. Why was the facility changed from a 62+ to a 55+ age restricted facility? Mr. Fox responded that one of the major funding sources, Bucks County, required the lower age limit. The question of how the paper streets would be handled was raised. Mr. Fox stated that they would be filing a motion to take quiet title.

Engineer Strothers asked the Planning Commission if they were satisfied with the proposal that benches and outdoor porches be satisfactory for the required recreational facilities. Mr. Kelly stated that their experience is that recreational equipment goes unused in their other facilities. Some apartment complexes have had gardens, but they too are not always used. They generally ask the residents what they want in terms of recreation.

Mr. White stated that the Planning Commission will need to pass a motion granting preliminary and final approval which he will have ready at the December meeting.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Chair Larsen declared this meeting duly adjourned at 8:40 P.M. The next scheduled meeting will be held at 7:30 P.M. at Borough Hall on December 16, 2019.

Attest: _____
Marie Runkle
Secretary

By: _____
David J. Rivet
Borough Manager