

Planning Commission  
140 East Church Street  
Sellersville, PA 18960

March 19, 2018  
7:30 P.M.

The March, 2018 Meeting of the Sellersville Borough Planning Commission was called to order by Chairman Larsen at 7:30 P.M.

**ROLL CALL:**

**MEMBERS PRESENT:** John Larsen, Chairman  
Rachel Swierzewski, Vice Chairwoman  
Walter Beard  
Ronald Kinsey

**ABSENT:** Robert Adams  
Barry Kuhn  
Marie Runkle, Secretary

**ALSO PRESENT:** David J. Rivet, Borough Manager  
David Zipf, BCPC  
J. Cheryleen Strothers, Cowan Associates  
Randal White, Fox Rothschild

**MINUTES**

Mr. Beard moved to approve the minutes of the January 15, 2018 meeting. Motion was seconded by Mr. Kinsey and passed with all in favor.

**TELFORD LUTHERAN COMMUNITY SENIOR HOUSING PROPOSAL**

The Planning Commission heard a presentation from representatives of Grace Inspired Ministries to build an age restricted housing development on the old AMETEK parking lot parcels located on Diamond Street and E. Clymer Avenue. Grace Inspired Ministries is a joint effort of the Rockhill Community and the Lutheran Community at Telford. The three representatives were Nathan Fox, Esq.; Dan Mc Kee, President and CEO of the Lutheran Community at Telford; and Frederick Schea, Pennswood Consulting, LLC.

Mr. Nathan Fox, Esq. addressed the Planning Commission and explained that as the Group has an agreement of sale with AMETEK for the former parking lot parcels. Said parcels are in an Industrial Zone and residential uses are not currently allowed. For the project to move ahead, the Planning Commission would have to provide a recommendation to Borough

Council to make either a text or map amendment to the zoning ordinance or allow a use variance for dimensions and apartments in an Industrial Zoned district.

Daniel McKee, President and CEO of Lutheran Community at Telford, described the project as a three story building complex with 69 one and two bedroom living units (12 two bedroom and 57 one bedroom units) on a 5.88 acre plot. The location is attractive as it is in a borough with walkability to amenities. The plan presented includes two parking spots per units. Mr. McKee stated that his experience with similar housing developments shows that the typical use is 1.25 vehicles per unit. There are some environmental issues with the site that need to be addressed before it can be used for residential purposes.

Mr. McKee further explained there is a need in this area for seniors to have affordable housing for those who cannot afford to remain in their homes or can no longer maintain them. The target market is retirees and some working seniors 62+ of age who are not in need of skilled nursing or assisted living services. Income qualified is topped out at 50% of the Bucks County median income which is currently about \$36,000/year.

The project would be funded through a federal program that is administered by the state through the Pennsylvania Housing Authority. Tax credits are used as a funding mechanism and the program is competitive. Mr. McKee stated that it may take a couple of years for the funding to be approved. Real estate taxes would be paid for the first 15 years and then it would be owned by a not for profit. A payment in lieu of taxes (PILOT) would have to be negotiated thereafter.

Mr. Frederick Schea, who is in the Grace Inspired Ministries board is a retired banker and is putting together the project's funding package.

Solicitor White stated that the Planning Commission's first step is to indicate whether or not the Planning Commission supports the housing development as presented. The second step is for the staff and Grace Ministries to figure out the best route to follow to allow it to happen.

Following a brief discussion, Mrs. Swierzewski moved to support the project's concept. Motion was seconded by Mr. Beard and passed with all in favor.

**ADJOURNMENT:**

There being no additional matters to come before this meeting of the Planning Commission, Chairman Larsen declared this meeting duly adjourned at 8:30 P.M.

Attest: \_\_\_\_\_  
Marie Runkle  
Secretary

By: \_\_\_\_\_

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David J. Rivet  
Borough Manager