

**MINUTES OF DUBLIN BOROUGH  
PLANNING COMMISSION MEETING  
MONDAY, JANUARY 15, 2024**

**1. CALL TO ORDER:** The January 15, 2024 meeting of the Dublin Borough Planning Commission was held at the Dublin Fire Company, 194 N. Main St., Dublin, PA. Commission Chairman Gary Mast called the meeting to order at 7:30 p.m.

**PLANNING COMMISSION MEMBERS PRESENT:**

Gary Mast  
Thomas Rymdeika  
Robert Morris  
Eugene Miller  
Brent Smith

**APPOINTED OFFICIALS PRESENT:**

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Brian Cicak, P.E.
Borough Planner:	David Babbitt
Fire Chief:	Kevin Nugent
Borough Council President:	Timothy Hayes
Borough Council Vice President:	Jeffrey Sharer
Borough Council:	Matthew Mayes
Borough Council:	Sean Brennan

\*Not Present

\*\*Late Arrival

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

**3. Reorganization of the Planning Commission:**

**3.1.** Mr. Mast called for nominations for Chair of the Planning Commission. Mr. Smith nominated Mr. Mast as Chair. The motion carried unanimously.

**3.2.** Mr. Mast called for nominations for Vice Chair of the Planning Commission. Mr. Morris nominated Mr. Rymdeika as Vice Chair. The motion was carried unanimously.

**4. Approval of Minutes:**

**4.1. Minutes of the Planning Commission Meeting of May 1, 2023:**

**MOTION:** A motion was made by Mr. Morris, seconded by Mr. Miller and unanimously carried, to accept the May 1, 2023 minutes, as presented.

**5. Public Comment on Agenda items:** Mr. Mast invited the public to express any concerns they may have with the proposed development. Anyone wishing to speak was asked to state their name, address and concern.

Jeanette Pasquel of Cherry Lane expressed her concern for the private wells and the Superfund Site. She would like the testing to be completed by an independent contractor.

Rosemary Volpe of Rickerts Road conveyed her concern regarding private wells and traffic flow. She added there are no sidewalks on Rickerts Road.

Kara and Kim Hatfield reside on Braden Court located in Bedminster Township. They explained that the road comprises of 13 townhomes and is located off Rickerts Road. Residents from Braden Court came to the meeting with their concern that the new development will exit onto Rickerts Road in front of their entrance to Braden Court. Also, Bedminster Township will be adding a two (2) way street that will connect them to Weis. They believe that traffic from the development will cut through and they won't have a quiet cul-de-sac anymore. Ms. Hatfield spoke for all the Braden Court residents, expressing their opposition to the developer's plan to have the road exit adjacent to their entrance.

Mr. Mast explained that the Planning Commission is holding the meeting for the new development in Dublin Borough and is not responsible for what happens in Bedminster Township.

Rob Cornwall of Braden Court, suggested to the Planning Commission that the municipalities engage in a discussion about the connecting roads.

Bryan Kamich of Marlyn Lane stated that the residents of Dublin Acres have a private well. His house abuts the Moyer property and they are concerned with the water. They chose to live there because of the farm being there. They would like the developer to have some open space between their property and the new development. Mr. Kamich stated there is drainage that runs behind their property and Countryside Condominiums and would like to hear how it will be affected with the development's drainage.

Lisa Fillman of Dublin Road (Main St) would like to know where the children will attend school. Mr. Smith stated the Borough does not control the building of new schools. He suggested to Ms. Fillman that she contact the county or school district. Mr. Mast mentioned that the addition of a school was never part of the discussion during the completion of the last development.

Raymond Swartz, a homeowner in the new townhouses, would like to suggest the addition of recreational facilities in Dublin.

Anthony Rigous of Braden Court, inquired about discussions regarding traffic flow, children's safety and the potential strain on the infrastructure due to the population growth coming to Dublin.

Mr. Smith explained to those in attendance that plans are not approved without the proper studies being completed. He asked Mr. Cicak to go into detail about how the process evolves. Mr. Cicak clarified that questions regarding density and utilities need to be addressed. There will be evaluations and permits from DEP for water and sewer. Calculations will be reviewed for the land development application. The applicant

will have to go through PennDOT for a Highway Occupancy Permit, HOP, in order to complete work at the intersection of Route 313 and Rickerts Road. In addition, there will be a traffic impact study done. This marks the initial phase in a broader process.

Jeanette Pasquel asked Mr. Kracht about the water that was studied. Mr. Kracht mentioned the water is tested daily and the report must be sent in to ensure it is within tolerance. A capacity study was conducted a few years ago, forwarded to DEP and was approved. The water source will be a public water system supplied from the well.

Justin Drellich of Bishop Way commented that his neighborhood had 4 blackouts in the last month and is requesting an inquiry into the electric company. Mr. Drellich would also like someone to contact PennDOT about the turning lanes. He pointed out that there are no police on Center Drive to monitor the speed of drivers.

Cindy, resident of Dublin, would like to know why they want more development in Dublin.

Mr. Mast introduced those in attendance representing Dublin Borough.

## **6. Discussion Items:**

**6.1. Moyer Farm Tract and Dublin Shopping Center Presentation:** Greg Glitzer from Gilmore & Company and Nate Fox, Esq., were present along with Mr. Loughery who introduced himself with Nehemiah Development Company and the developer of the Dublin Town Center. Mr. Loughery is before the Planning Commission to receive feedback on his Sketch Plan which was previously presented to Borough Council. He explained that in 2013, the Planning Commission introduced to him the vision to revitalize Dublin. Center Drive will be the bypass road, to connect it all together. This was requested by Borough Council and the community to help ease the traffic on Route 313. Mr. Loughery described the Sketch Plan; there will be 54 single homes, 14 twins and an apartment area while preserving the barn and the silos and repurposing the corner. This plan started 5 years ago with the Dublin Town Center. Dublin Town Center was the first part of the project, the second part is the Shopping Center which was acquired back in September of 2023 and the last part of the project is the Moyer Tract. The Moyer Tract and Shopping Center were rezoned 5 years ago as Planned Village Development, PVD. He would like the whole area to connect.

Mr. Mast asked Mr. Loughery to explain the layout of the Sketch Plan. Mr. Loughery presented the residents with the Sketch Plan outlining the locations of the different buildings. The Moyer Farm and the Shopping Center are both in the PVD district, which must include a mixed-use building. He explained that mixed-use has apartments on top and commercial on the bottom. He would like to do an adaptive reuse of the barn, the mixed-use building will have a horizontal mixed use instead of a vertical mixed use. The multifamily building with 45 units will be in the front building and the horizontal mixed use will be in the barn will be the commercial building.

Mr. Mast asked Mr. Cicak to review his January 5, 2024, letter. Mr. Cicak introduced himself, emphasizing that he is reviewing the plans to ensure they comply with the Boroughs Ordinances and requirements. They will require a new traffic impact study. The applicant is required to put in sidewalks along the roads and the internal access roads. One of the comments from the Planning Commission is that there should be a connection between homes and commercial businesses. Parking is another concern; they want to make sure there is enough for the commercial businesses and the apartments. There should be 200 sf per parking space,

which may limit the uses that can go into the commercial area in the barn. The applicant is also planning to use 1 ½ spaces per single bedroom apartment building, the Ordinance requires 2 (two) spaces. With the review, 1 ½ spaces would be reasonable, but a waiver is required. CKS Engineers will be reviewing stormwater management basins and calculations.

Mr. Cicak informed the residents there is a process to the development. If needed, there will be a Zoning Hearing Board Meeting to discuss any changes or variances, the sketch plan review process, and they will come before the Planning Commission with their land development application and then the applicant will go to the Borough Council for approval. This process could take a few years to complete.

Mr. Babbitt, the Borough Planner, will review all zoning issues. The comprehensive Plan is first, it must be one that everyone approves of and then they will structure the Zoning Ordinance so they can attain a plan that everyone likes. There are minor amendments that will be needed to add to the Ordinance. One of his comments is the mixed-use building. The current Ordinance requires a mixed-use building, within this building shall be residential apartments with commercial businesses on the bottom. With this plan the building is being separated. Mr. Babbitt recommends a requirement be added to the Ordinance that says, "All mixed-use buildings or non-residential uses and all apartments if they exist as stand alone uses, should be right along the Main Street corridor not further away from the corridor." The plan does show that now. The goal is to see the adaptive reuse of the farm building. Everyone prefers to see the entire building occupied, rather than just half of it. The proposal includes four distinct dwelling types, in accordance with the requirements specified in the Ordinance. Mr. Babbitt reminded everyone that PennDOT has control over Main Street and any widening of the road, signal changes or striping at the intersection.

Mr. Mast asked Mr. Loughery about a reserved parcel on the plan. Mr. Loughery is uncertain about future use; currently, the area is being preserved as open space. The first part of the plan is the improvements at the new ACE Hardware. Since the area is existing, there are no site improvements yet. Mr. Mast stated that someone had an idea of a community green area and he would love to see some type of recreational area. Mr. Mast inquired whether there is a specific style for the homes, such as resembling the town center homes. Mr. Loughery is not exactly sure yet what type of style the houses will be.

Mr. Smith indicated to the residents that the water tower wasn't just painted, there was a lot of maintenance that was completed. The Borough also invested upgrading the lagoon at the sewer plant to increase capacity. DEP can now evaluate the systems and grant the Borough more EDU's for future development. The comprehensive road plan was the Borough's plan from over 20 years ago and it made the zoning and development vision for Dublin. Mr. Loughery has been very responsive to the Borough's requests.

A resident asked if there would be any other developments in the Borough. Mr. Mast informed him there will be a development at 144 N. Main Street. They will be breaking ground soon and two mixed use buildings will be going in at that property. There is also a 9-acre property that is not developed yet.

Mr. Mast explained to Mr. Loughery that there is a lot of water flowing through at the corner of Rickerts and Main Street (313), and will be flooded out when there is heavy rainfall. He believes the water comes out from Moyer Farm and goes down Rickerts Road. Mr. Loughery explained that it is not engineered yet. Mr. Mast does not want the community to expect what he is showing in his pictures that he presented.

Mr. Tim Moyer, of Maple Ave., explained to the residents the Moyer Farm is their home. His parents bought the farm in 1950 and Rickerts Road was a dirt track that some of the people urged his dad to close that road,

but he did not. The current residential area where everyone resides was once farmland that the Moyer family farmed. He stated there have been many plans in the last 5 or 6 years. His parents wanted to donate the property to different organizations, therefore they need to sell the property.

Mr. Miller inquired about the intended uses of the barn. Mr. Loughery expressed his desire for ministry space and an amenity area in the apartments, such as a meeting or event room. Additionally, he suggested considering the inclusion of some form of market on the premises and having public/open space with the silos.

Mr. Loughery explained the zoning is very dense and they would like to make it less dense.

Mr. Mast questioned the ownership of the apartments. Mr. Loughery stated his company will maintain it.

**7. Other Business:** There was no other business at this time.

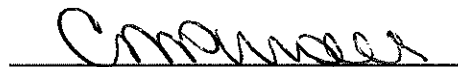

**8. Public Comments:** A resident asked what the timeline might be and is very happy with the development. Mr. Loughery stated he could not give a time but is hoping soon.

Mr. Neil Moyer, executor of the Moyer Estate, commented to the residents of Braden Court. When growing up his family played there, planted corn, made hay, and plowed. They would still be doing that today, but Braden Court was built. When Dublin Acres was proposing to build, a man came to the barn with a petition for him to sign so they wouldn't build. He did not sign, and all those people are there today. His point being, if all those fields were not sold, all the people in the meeting room would not be there. He does not think open space is used as it should. He is sad about the property, but it needs to happen.

**9. Adjournment:** Upon motion by Mr. Smith, the meeting adjourned at 9:19 p.m.

Respectfully Submitted,

Date Approved:



Colleen M. Pursell, Manager/Secretary