

**MINUTES OF DUBLIN BOROUGH
PLANNING COMMISSION
MEETING MONDAY, JULY 18, 2022**

- 1. CALL TO ORDER:** The July 18, 2022, meeting of the Dublin Borough Planning Commission was held at Borough Hall, 119 Maple Ave., Dublin, PA. Michael Kracht, Esq. called the meeting to order at 7:32 p.m.

PLANNING COMMISSION MEMBERS PRESENT:

Gary Mast
Robert Morris
Eugene Miller*
Brent Smith
Thomas Rymdeika

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Thomas F. Zarko, P.E.

*Not Present

**Late Arrival

- 2. Pledge of Allegiance:** Mr. Smith lead the Planning Commission and audience in the Pledge of Allegiance.

- 3. Re-Organization of the Planning Commission:** Mr. Kracht advised that he spoke with Mr. Miller prior to the meeting, and he requested not to be nominated as Chairman at this time due to other commitments. He did indicate that he will stay on as a member. Mr. Kracht stated that Mr. Miller has been a member of the Planning Commission for roughly 20 years.

- 3.1. Nomination of Chairman:** Solicitor Kracht called for nominations for Chair of the Planning Commission for the next year. Mr. Brent Smith nominated Mr. Gary Mast. The motion carried unanimously.

- 3.2. Nomination of Vice Chairman:** Solicitor Kracht called for nominations for Vice Chair of the Planning Commission for the next year. Mr. Brent Smith nominated Mr. Robert Morris. The motion carried unanimously.

- 4. Approval of Minutes:**

- 4.1. Minutes of the Planning Commission Meeting of June 20, 2022:**

MOTION: A motion was made by Mr. Morris, seconded by Mr. Rymdeika and unanimously approved to accept the June 20, 2022 minutes as presented.

- 5. Discussion Items:**

- 5.1. 144 N. Main Street Land Development Agreement, Morning Development, LLC:** In attendance were Attorney Ms. Kellie McGowan Esq., Mr. Antonio DiCianni, member of Morning Development, Paul Schwartz, USA Architects and Jake Modestow, Stonefield Engineering and Design.

Ms. McGowan introduced those in attendance and stated they received Mr. Zarko's initial review letter dated June 3, 2022, based upon preliminary plans that were submitted for the property at 144 N. Main St., located

in the TC2 District. There was a revised set of plans sent out last week in response to Mr. Zarko's review letter which she believed address all of Mr. Zarko's comments. They would like the Planning Commission to be on board. Mr. Kracht reported that Ms. McGowan gave Mr. Kracht a letter before the meeting dated July 18, 2022, on behalf of Morning Development, LLC, for an extension through September 12, 2022, to proceed with the plan. The application was originally filed on April 29, 2022. Mr. Kracht stated that there will not be a motion tonight that they are having the meeting to introduce the plan and receive input at this time.

Mr. Modestow gave an overview of the existing vacant property as it stands today at 144 N. Main Street. He explained the details of the proposed 3.8-acre mixed-use development. Mr. Modestow stated that they have received a dedicated easement for Manor Drive which would allow secondary access to the property. The objective is to have the buildings pushed up against the right of way. He also noted that there are wetlands on the property and there was a traffic study by McMahan Associates a few years ago.

Mr. Modestow explained the proposed plan which includes two (2) 15,000 square foot buildings with four (4) floors. The first floor is approximately 12,000 square feet. There will be a cantilever portion over some of the parking, which is one of the waivers they are requesting. The bottom level will consist of commercial space and the upper levels will house 78 apartments (approximately 12 studio apartments, 36 one-bedroom apartments and 32 two-bedroom apartments), 45' high and possibly a roof top garden. Each retail unit will be around 7,500 square feet, leaving space for "nooks" which are small empty spaces for quiet areas. Additionally, there will be a restaurant in the building. The primary entrance for residents will be around the back of the building, there will be doors in the front for retail.

Mr. Modestow continued explaining the plan, as to what has been approved by PennDOT. Across the North Main frontage, you are required to be 39 feet wide for the right of way along the site frontage, but it is undersized. They will dedicate 19 feet to the Borough or PennDOT, bringing the right of way to 39' wide. Mr. Mast thought the required amount was 48 feet. Mr. Modestow stated that you would take the half width of 39 feet and there is 22 feet now and they will be giving the remainder of 15 feet with a 39 feet width. Mr. Zarko stated the cartway is 48 feet. There will be a left turn lane onto the property at the signalized site access intersection and restriping on Main Street, from Rickerts Road towards the main intersection at Elephant Road. Mr. Mast asked if there will be a left lane into the property, a straight lane and a right lane into Dublin Town Center. Mr. Modestow explained there will be just two lanes, there will not be a right turn into the Dublin Town Center. Mr. Smith asked if there will be a left turn into Manor Drive. Mr. Modestow replied to Mr. Smith that there will not be a left turn into Manor Drive. Mr. Mast added that the road narrows across the street from Manor Drive, so there is no way of getting around someone making a left-hand turn. Mr. Zarko stated there will be a center lane running up Main Street from Rickerts Road past the Town Center. Additionally, there will be some open space, with tree frontage.

Mr. Modestow showed the renderings to the Planning Commission and explained there will be curb by the cartway, 6 feet of landscaping and scattered street trees. The front of the property will have a rolling hill consisting of concrete (creating steps) and grass to be used as a public space with 6 foot sidewalks, that you can walk across the property and a covered walkway between the buildings. Mr. Mast asked where the residents will walk out of the building from their apartments and cross the street. Mr. Modestow replied they can only access it from the back of the building with an easy access to walking paths. Mr. Mast explained that he has been promoting walkability in the community for a long time, it's a lot easier to walk across the street rather than drive. There is a 7 foot grade change from east to west, so there are two (2) general plateaus, with building B being higher than building A. You shouldn't notice it as much because of the landscaping and vertical changes. There will be little patio areas with bench seats for the public. A pedestrian bridge will connect the westerly portion to the easterly portion, providing access to and from the rear entrance. They will provide a buffer around the perimeter of the property, the buffer relief was requested. They are working with the Department of Environmental Protection to maintain the stream located in the back of property. Mr. Smith asked if they would put retaining walls in. Mr. Modestow specified where the retaining walls will be and he went into detail on the lighting and landscaping, including 105 trees, (27 Evergreens, American Holly's, Eastern Red Cedars), 187 micro shrubs and 98 evergreen shrubs, which will bring a thick evergreen

area along the rear property line, which was not accounted for. There will be 12 LED poles around the perimeter of the building, between 1- and 3-foot candles that will also light up the residential parking, 18 canopy lights and 12 building lights. There will be 2 trash containers behind the building and utility corridor up the middle of the two buildings.

Mr. Smith asked about the parking. The cantilever area is that first come first serve. The westerly area of the lot will house unassigned parking spots for residents. The easterly area, against building A and B, will house parking for the retail stores. There will be 192 parking spaces (189 spaces are required), 60 spaces for the retail and 132 compact spaces for residents. It was noted that the residents parking spaces are smaller because they will become accustomed with the spaces, whereas people parking for the retail are in a hurry and need a wider space. Mr. Mast confirmed that the residents of the apartments would not have assigned parking. Mr. Modestow stated that if you assign parking then it takes away from the "shared parking" concept. People come and go at different hours. Mr. Smith asked if there will be a site manager. Mr. Modestow stated that there will be someone floating between sites.

Mr. Mast asked if the street on the renderings were for the entrance into Whistlewood or is it to their parking. Mr. Modestow stated it was the entrance into Whistlewood. Mr. Mast just wanted to confirm that wasn't a secondary entrance. Mr. Zarko asked if Whistlewood residents would be permitted to cut through the property to use the signalized intersection. Ms. McGowan stated that there was not a discussion on restrictions. Mr. Smith stated the Borough does not enforce no thru traffic. Mr. Mast stated that there is a bus stop at Manor Drive and Route 313 for the entire Whistlewood apartments which causes congestion.

Mr. Mast asked how the height of the building compares to the height of the building across the street at the Town Center. Mr. Zarko believes it will be higher. Ms. McGowan replied that it is 45 feet high, but it will depend on the roof top area being approved by the Zoning Hearing Board, because it will go over 45 feet. The exterior will be brick. Mr. Smith asked Mr. Schwartz if he did other projects like this one and he stated that he has not. Mr. Mast asked if they would use the two colors that are on the renderings. Mr. Schwartz said it is the colors they want to use.

Mr. Smith asked Mr. Zarko about the traffic study. Mr. Zarko stated it included the traffic study from the Loughery development and what it will look like in the next several years, including all possible upcoming projects in Dublin. McMahon Associates is reviewing the study and has not accepted it yet. Mr. Modestow indicated that they think PennDOT will be accepting it. He does not believe that it will be an obstruction to the right of way. Mr. Zarko reminded him that it still needs to be reviewed. Mr. Kracht asked Mr. Modestow if he was a Traffic Engineer and Mr. Modestow answered that he is.

Mr. Kracht asked if the open space will be offered for dedication to the Borough and who will maintain it. Ms. McGowan clarified their use of the term "open space" as being "dedicated" in the TC2 District, which requires that they must dedicate a minimum of 3% of the property to public area. Everything outside of the dedicated right of way is private and to be maintained by the property owner. Mr. Kracht also asked if they would get to the proposed roof rendering. Ms. McGowan stated that they previously went before the Zoning Hearing Board and received partial relief for the buffers, dimension only, not from the planting requirement. It was a 15-foot requirement, but they couldn't ensure that. The Zoning Hearing Board referenced the residential buffer in their letter but did not reference the commercial buffer. Ms. McGowan is awaiting the variance from the Zoning Hearing Board Solicitor for a response. Mr. Kracht asked if the Main Street lights need to be a certain style. Mr. Modestow is aware and stated he did receive a review letter from the lighting consultant. Mr. Zarko stated that Mr. Ron Smith is the lighting consultant for the Borough and has all the information on ornamental lighting for the Borough.

Mr. Mast asked if each individual unit would be billed separately for sewer and water. Ms. McGowan confirmed that each apartment will each get billed separately. Mr. Smith would like Borough Council to see the current plans so they will be familiar with the project before the project is scheduled for a future Council Meeting. There was a consensus from the Planning Commission concerning the proposed rooftop amenities.

Mr. Kracht stated that Mr. Zarko's previous review letter asked about the open space areas and if it was open to the public. Ms. McGowan confirmed that it is open to the public. Mr. Kracht asked the Planning Commission if they like the open space on the steps, which received favorable comments.

Mr. Modestow recapped the project including a trellis. They are trying to create a nice public space including sidewalks that run perpendicular along Main Street. Mr. Schwartz stated that they will have a sign on the building, but that is in the works. Mr. Mast stated that there has been issues with signs in the Borough and is hoping that it is attractable. He also mentioned that the Sign Ordinance concerns signs that are visible from the street. Mr. Smith stated that every business should have a consistent sign. Mr. Modestow agreed. He also assured that residents would love the rooftop garden to create some quiet space. It is a nice amenity. Mr. Mast stated that since the rooftop would add value. Mr. Smith liked the idea and asked if it was allowable in Dublin Borough. Mr. Zarko believes it is not allowed according to code. Mr. Smith would like to consider it and asked what they would have to do, to keep it a safe place. He also asked if there is a target price for rent. Mr. Modestow stated that they have not come up with a price but it will be competitive in the Borough. Ms. McGowan asked Mr. Schwartz if there is a private deck on the second floor. Mr. Schwartz replied that it is a corner unit feature. Mr. Mast asked if there will be air conditioning units on the top floor where the white roof spaces are. Mr. Schwartz replied that it's just a white roof and possibly vents and air conditioning units, it would all be for the common space. Mr. Smith asked if they were to stay within 42 feet high, would they need a variance. Mr. Zarko replied as long as they stay within the Ordinance. Mr. Mast asked if there is a prohibition in the Ordinance. Mr. Zarko stated possibly.

Mr. Mast asked if anyone has any comments. Mr. Rymdeika stated he loved the rooftop and asked if they have a target as to the kind of retail businesses that will go in the buildings. Mr. Dicianni would like to have a true town center, a coffee shop, retail goods, boutiques... Mr. Smith reminded the Planning Commission that the rooftop will need further research. He also questioned if there was a storm water management system. Mr. Zarko stated that yes, it will function like a retention basin. Mr. Mast cited the Bucks County Planning Commission report dated June 8, 2022 in which it says it appears the low flow channel may negatively impact the downstream wetlands due to velocity and sediment loading.

Mr. Kracht asked if the Planning Commission liked the rooftop idea and there was a consensus to have the rooftop. He also asked the Planning Commission if they liked the idea of the steps and the open space. Mr. Smith stated the 6-foot sidewalk will be liked by the residents. Mr. Mast stated the step idea is different and questioned if the public would like it and feel encouraged to use it. Mr. Kracht explained that people may gather on the steps, and it could become a hangout. Mr. Mast stated that people hanging outside in front of the retail shops might block shoppers from viewing all of the stores. Mr. Smith stated that each coffee shop or restaurant could have its own outside seating. Ms. McGowan thanked everyone.

No action was taken by the Planning Commission, and the applicant agreed to attend a future meeting to discuss the project once the reviews or the resubmitted plans were completed by Borough Consultants.

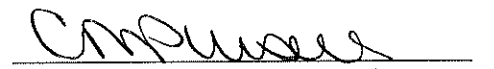
7. Other Business: There was no other business at this time.

8. Adjournment: Upon motion by Mr. Rymdeika, the meeting adjourned at 9:17 p.m.

Respectfully Submitted,

Date Approved: _____




Colleen M. Pursell, Manager/Secretary