

**MINUTES OF DUBLIN BOROUGH  
PLANNING COMMISSION MEETING  
MONDAY, MAY 1, 2023**

**1. CALL TO ORDER:** The May 1, 2023, meeting of the Dublin Borough Planning Commission was held at Borough Hall, 119 Maple Ave., Dublin, PA. Commission Chairman Gary Mast called the meeting to order at 7:34 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. Caroline Zook, Esq.
Borough Engineer:	Thomas F. Zarko, P.E.
Borough Traffic Engineer:	Jamie Kouch, P.E.
Fire Chief:	Kevin Nugent
Borough Council:	Matthew Mayes

\*Not Present

\*\*Late Arrival

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

**3. Approval of Minutes:**

**3.1. Minutes of the Planning Commission Meeting of September 19, 2022:**

**MOTION:** A Motion was made by Mr. Smith, seconded by Mr. Morris and unanimously carried, to accept the September 19, 2022 minutes.

**4. Discussion Items:**

**4.1. 144 N. Main Street Land Development, Morning Development, LLC:** Representatives from the Morning Development Company introduced themselves.

Mr. Mast advised that Borough Council approved the Preliminary Land Development Plans / Application on December 12, 2022. On April 5, 2023 Borough Engineer Tom Zarko issued a Fourth Revised Final Plan Review Letter. Mr. Mast asked Ms. McGowan if the applicant "will comply" with all items listed in this letter. Ms. McGowan stated that the applicant "will comply" with the comments contained in Mr. Zarko's letter but noted that there were a number of outside agency approvals that would be needed to address several of the comments. She summarized the different agreements, requirements and permits/approvals that were needed from outside agencies. Ms. McGowan stated Mr. Zarko submitted a re-rate study for the

sewage facilities planning that is required for the project to DEP and is awaiting their approval. They also need to prepare various agreements, development related documents and pay the required tapping fees. Documents were resubmitted to PennDOT to obtain the Highway Occupancy Permit that is required for the project. Additionally, the NPDES Permit application was submitted to the Bucks County Conservation District. There were no additional waiver items requested by the applicant in regard to the final plan submission and all prior zoning issues have been addressed.

Mr. Zarko updated the Commission on the DEP permits. Mr. Zarko completed a re-rate study of the Borough's Sewage Treatment Plant and DEP reviewed it and is requiring an amendment to the Part 2 Permit and an amendment to the NPDES permit, which were submitted in December. He was informed that the permit amendments were reviewed and were found to be acceptable. DEP will be issuing the final permits in May. Mr. Mast asked Mr. Zarko if he has any concerns regarding the remaining items identified in his current review letter concerning the project. Mr. Zarko indicated that he believes everything can be resolved. The work that is proposed, along the common property line of 164 N. Main Street, is his primary concern. He believes that the applicant will need to obtain a temporary construction easement from that neighbor in order to perform the work involved and that should be a condition of the Planning Commission, if the final plan application is approved. Mr. Zarko does believe the neighbor, Mr. Pileggi from 164 N. Main Street will cooperate because it will benefit him and address his drainage issues.

Mr. Kracht specified the applicant has committed to constructing the proposed buildings in a manner that is consistent with the architectural renderings submitted to the Borough. There is an area along the frontage of the site, which by ordinance is to have some improvements that will be open to the public. Ms. Zook expects the applicant will provide documentation which commits the applicant to the renderings, improvements and the exterior characteristics to the project. Mr. Kracht requested more information concerning the rooftop plan. Chief Nugent stated that everything was acceptable from a fire protection/access standpoint. He noted that Doylestown has a 100-foot truck which will reach around the building. Mr. Zarko asked if the hydrant locations were acceptable and Chief Nugent confirmed the placements of the fire hydrants. Mr. Mast asked about the fire system design layout. Mr. Zarko stated the architect must provide the fire flow demand analysis. There should not be any issues regarding the pressure within the Borough's system.

Mr. Smith asked if there were any issues with payments for the professionals. Ms. Pursell confirmed they are current.

**MOTION: A Motion was made by PC Member Mr. Smith, seconded by PC Member Mr. Morris and unanimously carried, to grant Final Approval for the Land Development plan presented for 144 N. Main Street, (TMP #10-002-020) submitted by Morning Companies, LLC conditional upon compliance with the following: \*Compliance with the comments contained within the CKS Engineers, Inc., Review Letter pertaining to the subject land development dated April 5, 2023; \*Compliance with the comments contained within the McMahon Associates Traffic Engineering Review letter dated March 21, 2023.**

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

**6. Public Comments:** There were no public comments at this time.

**7. Adjournment:** Upon motion by Mr. Smith, the meeting adjourned at 7:54 p.m.

Respectfully Submitted,

Date Approved: 01/15/2024

Colleen M. Pursell  
Colleen M. Pursell, Manager/Secretary