

# DOYLESTOWN TOWNSHIP BOARD OF SUPERVISORS

## REGULAR MEETING

**March 2, 2010**

The Regular Meeting of the Doylestown Township Board of Supervisors was held at 7:00 p.m. on Tuesday, March 2, 2010 at the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Board of Supervisors in attendance included Chairman; Barbara N. Lyons, Vice Chairman; E. Thomas Scarborough, Jr., Supervisors: Barbara Eisenhardt and Cynthia Philo. Others in attendance included Chief of Police; Stephen J. White, Township Solicitor; Jeffery P. Garton, Township Engineer; Mario Canales, Director of Operations; Richard E. John and Township Manager; Stephanie J. Mason

### **PLEDGE OF ALLEGIANCE**

### **EXECUTIVE SESSION:**

The Board met in Executive Session to discuss matters of litigation.

### **VISITOR/PUBLIC COMMENTS:**

Resident; Mr. John Everett of 2111 Turk Road questioned the next step of the Water and Sewer Advisory Committee in regards to the proposed installation of public sewer in the Pebble Ridge areas. Mr. Scarborough answered; the committee must receive approval from the Board of Supervisors prior to having Bucks County Water and Sewer perform a feasibility study to determine price and the best system for the township. Mr. Everett then stated prior to a study, a need should be established and believes Bucks County Water and Sewer cannot provide this need, due to two previous, unsuccessful tries. Mrs. Lyons added the Water and Sewer Advisory Committee will re-group and present a fresh approach to their proposal.

Resident; Madeline Rawley of 361 Birdsong Way questioned if the appointment of a new board member will be at a public meeting. Mrs. Lyons answered; the interviews will be cablecast on Wednesday and Thursday.

### **ANNOUNCEMENTS:**

The next meeting of the Board of Supervisors is scheduled for Tuesday, March 16, 2010 at 7:00 p.m.

Board of Supervisors Public Interviews are scheduled for March 3 and 4, 2010 at 7:00 p.m. in the main meeting room.

Daylight Savings Time begins Sunday, March 14, 2010. Clocks are to be set AHEAD one (1) hour.

Egg Hunt & Breakfast with Bunny will be held on March 27, 2010 at The Market on the Delaware Valley College campus.

Touch-A-Truck will be held on May 1, 2010 from 1:00 to 4:00 p.m. at Central Park

The Annual Doylestown Township Golf Outing will be held on June 7, 2010 at the Doylestown Country Club House.

**MINUTES APPROVAL:**

Mr. Scarborough made a MOTION to approve the February 16, 2010, Board of Supervisors meeting minutes, seconded by Mrs. Eisenhardt.

MOTION was ADOPTED 4 to 0.

**CORRESPONDENCE:** None

**REPORTS:**

**SOLICITOR:** None

**TOWNSHIP ENGINEER:** Kadan Property – Impervious Surface Reallocation

Mr. Mario Canales informed the Board in May of 2007 a revision to the approved land development in Doylestown Woods allocated 97,815 square feet within seven (7) lots for storm water management purposes. The allocation was for each lot, plus the road. In recent finding, approximately 5,800 square feet of imperious coverage allowed by the ordinance, was not included in the storm water management calculations.

Therefore, Mr. and Mrs. Kadan of 7 Theodore Way would like the Board to approve their request to increase their allocation from 11,080 square feet to 13,075 square feet for improvements to their home.

The Board discussed the increase in allocation for Mr. and Mrs. Kadan, for approximately 2,000 square feet, how the Board could approve the balance of 3,700 square feet for other residents who may request an increase. Mr. Garton stated that once the Board approves a process, it will be placed on record at the courthouse as well as the township for future reference.

Mrs. Eisenhardt made a MOTION to TABLE the request for an increase of imperious surface allocation for Mr. and Mrs. Kadan at 7 Theodore Way, until the Township Engineer provides the Board with imperious allocation calculation for each (7) seven lots from the remaining imperious surface, per lot size proportion and entire imperious lot size, seconded by Ms. Philo.

MOTION was ADOPTED 4 to 0.

**POLICE CHIEF:** None

**TOWNSHIP MANAGER:** PRPS Excellence in Programming Award – World Wide Day of Play

Ms. Mason informed the Board that The Pennsylvania Recreation & Park Society's Recognition and Awards Committee selected Doylestown Township's World Wide Day of Play as the 2010 winner of the Excellence in Programming Award. Ms. Mason thanked Mrs. Lyons, Mr. Garton, Karen Sweeney and Sandra Zadell for their support with the event.

Ms. Mason informed the Board, Conestoga Rovers will present the Annual Storm Water Report at the

Page 3

March 16, 2010 Board of Supervisor's meeting for the discharge and detection elimination program.

**SUPERVISORS:**

Mrs. Lyons

Mrs. Lyons would like to congratulate and thank the Road Department for their wonderful snow removal job. Mrs. Lyons added the township received three letters and several phone calls from residences indicating how pleased they were with the department's hard work in clearing the roads after recent storms.

Mr. Scarborough also thanked the Roads Department and added the department stayed within township budget.

Ms. Philo

Ms. Philo informed the public the Roads and Bridges Committee will meet with Penn Dot on Thursday, March 18, 2010 at 7:00 p.m. to discuss the Route 202 Parkway construction update.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

Eagle Scout Proclamation – Spencer Burton Thomas and Reed Bryant Thomas/ Troop 59

Mr. Scarborough made a MOTION to accept the proclamation that Spencer Burton Thomas and Reed Bryant Thomas be awarded the rank of Eagle Scout, seconded by Mrs. Eisenhardt.

MOTION was ADOPTED 4 to 0.

Land Development – New Apostolic Church Sketch Plan and Request for Waiver of Land Development

Mr. Garton stated The New Apostolic Church request the Board's approval to waive the formal land development process and allow the church to proceed with improvements. Mr. Garton then introduced New Apostolic Church attorney; Mr. Herb Sudfeld.

Mr. Sudfeld confirmed the church is seeking a waiver from the land development process in order to expand the existing parking lot and replace 29 trees removed. Mr. Sudfeld explained the New Apostolic Church was unaware the 29 trees removed was against the township's ordinance and plans to plant a replacement of 59 trees either around the farm land perimeter or 30 trees along the street line of Pine Run and Rickert Road and the remaining 29 around the perimeter of the parcel.

Mr. Sudfeld then explained the expansion of the parking lot is to add 12 additional parking spaces from the existing 42. The additional parking will provide a safer parking area and additional handicap parking.

The applicant indentified four variances needed, such as

Page 4

- 1) §175-21 - The screen planting shall be spaced so that at maturity it will not be closer than three feet from any right-of-way or property line.
- 2) §175-23.(b)(1) – All parking lots of 10 or more parking spaces shall be enclosed, except for entrances and exits, by a dense buffer not less than four feet in height.
- 3) §175-23.(b)(3) – Between every 20 contiguous parking spaces in a row, there shall be a planting strip 10 feet wide and suitably planted which shall serve as a physical separation between every 20 parking spaces. In addition, parking islands 10 feet wide shall be constructed between each parking row

Although there is a requirement that parking be no closer to a building than 25 feet, the applicant is requesting the non-conformity be continued. Also the applicant is requesting the non-conforming continuance for the disturbance of more than 50% of the maximum amount of woodlands.

The applicant indentified eight waivers needed, to allow for the full land development submission, such as

- 1) §153-25 - Sidewalks shall be provided on both sides of all streets
- 2) §153-26 - Curbs shall be installed along each side of every arterial, collector, subcollector and residential access street and along every private street and access driveway in a land development
- 3) §153-33(H) - Street sidewalks and on-site walks shall be provided for convenient and safe access to all buildings from streets, driveways, parking areas or garages and for convenient circulation and access to all facilities
- 4) §153-28.(F) - All parking lots of 10 or more spaces shall be enclosed, except for entrances and exits, by a dense buffer not less than four feet in height. Such buffer shall consist of one of the following, with the Township's preference being option number one, unless site specific conditions warrant otherwise
- 5) §153-34 – The intent of this section is to provide for landscaping requirements for subdivisions and land developments in order to maintain the Township's natural vegetation, to provide for harmonious development of contiguous properties and to retard environmental pollution
- 6) §153-34 (c) – Ninety percent of the total area of woodlands in floodplains, wetlands and on slopes over 25% shall be preserved. This preservation requirement is based upon area covered by woodlands, not on the number of individual trees within these areas; the requirement is to preserve 90% of the land area covered by woodlands. This requirement shall be distinct and separate from other requirements which apply to all parts of the site not affected by floodplains, wetlands, steep slopes of greater than 25% or the area within the ultimate right-of-way.
- 7) §148-22 – Maximizing the groundwater recharge capacity of the area being developed is required. Design of the infiltration facilities shall consider groundwater recharge to compensate for the reduction in the recharge that occurs when the ground surface is

disturbed or impervious surface is created. It is recommended that roof runoff be directed to infiltration BMPs which may be designed to compensate for the runoff from parking areas. These measures are required to be consistent with § [148-3](#), and take advantage of utilizing any existing recharge areas. Storm water BMPs are currently being utilized for maximum infiltration.

- 8) §148-25(d)(1) – To calculate the potential increase in total runoff and peak flow rate resulting from a proposed site development, the Cover-Complex Method will be used, as outlined in Urban Hydrology for Small Watersheds, United States Department of Agriculture, Soil Conservation Service, Technical Release 55 (NTIS PB87-101580), and following mathematical analyses described in Computer Program for Project Formulation Hydrology (SCS Technical Release 20, 1983).

The Board agreed by consensus to have New Apostolic Church first presents their request to waive formal land development process to the Planning Commission. The Planning Commission will then make a recommendation to the Board of Supervisors.

Due to certain issues, Mr. Garton stated a Waiver for Land Development Agreement may be presented for the applicant to sign, once the Planning Commission makes their recommendation.

Mrs. Lyon then suggested an informal meeting with neighbors of New Apostolic Church be scheduled. Mr. Sudfeld agreed.

Resident; Mr. John Everett questioned if township will use the same tree removal penalties issued to Grasso Properties.

Ms. Mason answered by stating upon notice, the township immediately worked with the Code Department, Township Planner to contact Gilmore and Associates and applicant addresses and begins to resolving the tree issues.

Mr. Everett then asked what extent of penalties will be issued. Mr. Garton replied; it depends on what the district judge deems appropriate and motivation.

#### Bids – Rental Equipment Extension/ P.K. Moyer & Sons, Inc.

Mr. Scarborough made a MOTION to accept the ***P.K. Moyer & Sons, Inc*** bid for a one year extension of equipment rental during the 2010 sweeping season, seconded by Mrs. Eisenhardt.

MOTION was ADOPTED 4 to 0.

#### Bids – Road Materials

Mrs. Eisenhardt made a MOTION to award Road Materials Bid to

<b><i>H&amp;K Materials/Skunk Hollow</i></b>	<b>\$</b>	<b><i>1,471.90</i></b>
<b><i>Miller &amp; Son Paving, Inc.</i></b>	<b>\$</b>	<b><i>12,250.00</i></b>
<b><i>Hanson Aggregates BMC Inc.</i></b>	<b>\$</b>	<b><i>291.50</i></b>
<b><i>Eureka Stone Quarry, Inc.</i></b>	<b>\$</b>	<b><i>157,185.00</i></b>
<b><i>Plumstead Materials</i></b>	<b>\$</b>	<b><i>2,122.50</i></b>

Page 6

for the 2010/2011 year , seconded by Mr. Scarborough.

MOTION was ADOPTED 4 to 0.

Bids – Sign & Post Materials

Mr. Scarborough made a MOTION to award a bid for the Sign & Post Materials to

<i>Garden State Highway Products, Inc.</i>	\$	<i>813.34</i>
<i>D.E. Gemmill, Inc.</i>	\$	<i>1,005.00</i>
<i>IBIS Signs</i>	\$	<i>965.90</i>
<i>US Municipal Supply, Inc.</i>	\$	<i>2,843.50</i>

seconded by Mrs. Eisenhardt.

MOTION was ADOPTED 4 to 0

**ANNOUCEMENTS:**

The next meeting of the Board of Supervisors is scheduled for Tuesday, March 16, 2010 at 7:00 p.m.

Board of Supervisors Public Interviews are scheduled for March 3 and 4, 2010 at 7:00 p.m. in the main meeting room.

Daylight Savings Time begins Sunday, March 14, 2010. Clocks are to be set AHEAD one (1) hour.

Egg Hunt & Breakfast with Bunny will be held on March 27, 2010 at The Market on the Delaware Valley College campus.

Touch-A-Truck will be held on May 1, 2010 from 1:00 to 4:00 p.m. at Central Park

The Annual Doylestown Township Golf Outing will be held on June 7, 2010 at the Doylestown Country Club House.

**COMMENTS:**

Mrs. Eisenhardt questioned since the interviews and deliberations need to be at a public meeting, will deliberations be held at 9:30pm after the interviews. Mrs. Lyons suggested the Board reconvene on Tuesday, March 9, 2010 at 7:00 pm to appoint a new Board of Supervisor member. The Board agreed.

Ms. Philo reminded the public that on Thursday, March 18, 2010 at 7:00 p.m., the Roads & Bridges Committee will meet with Penn Dot to discuss the Route 202 Parkway construction update.

**ADJOURNMENT:** 7:38 p.m.

Respectfully submitted by,

Stephanie J. Mason, Secretary