

Minutes of the
June 7, 2011
Board of Supervisor's Regular Meeting

The Regular Meeting of The Doylestown Township Board of Supervisors was held at 7:00 p.m., Tuesday, June 7, 2011 in 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; Richard F. Colello, Supervisors; E. Thomas Scarborough, Jr., Barbara Eisenhardt and Cynthia M. Philo. Others in attendance included Township Manager; Stephanie J. Mason, Director of Operations; Richard E. John, Township Solicitor; Jeffrey P. Garton, Chief of Police; Stephen J. White and Township Engineer; Mario Canales

PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION:

The Board met in Execution Session, prior to the meeting, to discuss matters of personnel.

PRESENTATION:

Proclamation – Dr. Joshua Feldstein

The Board presented Dr. Joshua Feldstein a proclamation to declare June 12, 2011 as Joshua Feldstein Day in honor of his 90th birthday. Mrs. Lyons noted Dr. Feldstein's several accomplishments, such as, President of Delaware Valley College from 1975 through 1987, Chairman of the Bucks County Open Space Board and Doylestown Township's Open Space/Farmland Preservation Board. Delaware Valley College has also dedicated the Bio-Technical Center in his honor.

Dr. Feldstein was very honored and appreciative to receive the proclamation and will continue to serve the township as long as he can and to the best of his abilities.

MOTION was ADOPTED 5 to 0.

Recognition of Chief White by the Doylestown Township Fire Company

Doylestown Township Fire Company President; Chief William Cope presented the township with a water color portrait of the main fire department built in 1902.

Chief Cope then presented Police Chief; Stephen J. White with a Certificate of Appreciation and plaque from the Doylestown Fire Company for his 23 years of contributions and support to the fire department as Chief of Police.

Chief White thanked everyone involved and thanked all the members of the fire department for volunteering thousands of hours of their time to keep the township safe.

VISITOR / PUBLIC COMMENTS:

Resident: Ernie Gash of 15 Wilkshire Road commented how unbelievable the township is. During the Bucks County Senior games taking place at Tohickon Middle School, Event Manager; Jill Unger understood how to run a large event smoothly by making sure medical attention and restrooms were available. Mr. Gash was very proud to assist in such a wonderful community and the event worked out well and on time.

Resident: Penny Larissey requested the Board's assistance in stopping the 15 year construction on her neighbor's property taking place near her home, where loud construction trucks and equipment run from 8 to 10 hours on weekends. Ms. Larissey contacted Code Enforcement Director; Sinclair Salisbury who indicated he would investigate the matter. While presenting the Board with pictures of exposed wires and safety conditions which showed very little progress being made, Ms. Larissey requested the Board to ensure the area is cleaned up soon so she may live in a nice neighborhood.

Ms. Mason informed Ms. Larissey, Mr. Salisbury is taking action and has been out to the property, where he will contact her shortly with his findings. Ms. Larissey then questioned if this situation would fall under a nuisance law. Ms. Mason indicated it does not fall under the township's nuisance law, but offered her contact information to assist in the matter. Ms. Mason added if the trucks continue to disturb the peace on the weekends, she may also contact the Police department to have the matter placed on record.

Buckingham Township Resident: Carol Mace thanked the Board, Chief White and Ms. Philo for their assistance with the proposed speed reduction along Sugar Bottom Road. As a resident of Sugar Bottom, Ms. Mace indicated in March of this year, it was recorded 275 cars pass through the street per hour from 7:00am until 7:00pm each way. Her concern is during the summer months traffic increases and car races begin. Ms. Mace concluded by hoping the Board will encourage Buckingham Township to support the speed reduction that is currently out of control.

Police Chief White responded; recently the Pennsylvania Department of Transportation (Penn Dot) has decreased the speed to 25 miles per hour on Sugar Bottom Road between Edison Furlong Road and Foy Drive at the top of the hill. He placed a request to have the 25 mile per hour speed zone through Doylestown's jurisdiction at St. Lawrence Street. This will enable police officers to enforce the speed restriction passed the hill at Foy Drive.

Mrs. Eisenhardt questioned if Doylestown Township can become lead municipality, so they may have police cars from all municipalities enforce the area. Chief White indicated currently Doylestown does not have the authority to issue a citation outside their jurisdiction and cannot take the lead. Mrs. Lyons suggested having all three municipalities write letters to Penn Dot supporting the speed reduction.

ANNOUNCEMENTS:

The next Regular meeting of the Doylestown Township Board of Supervisors is scheduled for Tuesday, June 21, 2011 at 7:00 pm in the Township's Municipal Building.

Doylestown Community Joint Bike and Hike Committee will be holding the Kid's Bike Derby event on Saturday, June 18, 2011 at the Activity Center Parking Lot (Red Building) from 10:00am until 12:00pm. Check Program Guide for details.

Fishing Derby event will be held on Sunday, June 19, 2011 (Rain or Shine) at Peace Valley Park. Check in time is 7:30am, register with the Administration Office by June 10th.

Sounds of Summer Concert Series begin on Wednesday, June 29, 2011 at Chapman Park with performances by “Almost Fab”, beginning at 7:00pm. (Free to Public)

Program Notes: Jimmy and the Parrots are scheduled to perform on July 13th at 7:00pm in Central Park. In Full Swing are scheduled to perform on July 20th at 7:00pm in Chapman Park.

The Doylestown Township Park & Recreation Department has a new website. www.doylestownrec.com. This new website will make registering for our many programs and activities a cinch online. Please check it out.

MINUTES APPROVAL:

Mr. Scarborough made a MOTION; seconded by Mrs. Eisenhardt to approve the Doylestown Township Board of Supervisors Regular meeting minutes.

MOTION was ADOPTED 5 to 0.

CORRESPONDENCE:

Storm Drain on Pebble Valley Drive

The Board agreed by consensus, as per the recommendation by Director of Operations; Mr. Richard John, the Doylestown Township Board of Supervisor’s Chairperson will provide a written response to resident, Mr. Norman Melling’s concerns regarding his request for actions regarding a storm drain placed on Pebble Valley Drive.

Traffic Concerns – Mr. Paternostro

As per a letter received by resident; Joseph Paternostro on May 30, 2011, Chief White announced a submittal of a traffic control plan to Director of Code Enforcement; Sinclair Salisbury will be required under the Penn Dot permit publication 213. Also, a proposal will be presented to have Pennoni & Associates inspect all traffic signage to ensure compliance. Cost will be included with permit submittal. Chief White then thanked Mr. Paternostro for bringing the matter to the attention of the township.

REPORTS

SOLICITOR No Report

TOWNSHIP ENGINEER: No Report

POLICE CHIEF:

Police Regionalization – S. White/B. Lyons

Chief White announced Warwick Township submitted a letter on Jun 7, 2011 requesting to withdraw from the Central Bucks regionalization study. The township may move forward with the participation of Buckingham and New Britain Township. This may pose problems with the option to split the housing of the regionalization police department.

The Board agreed by consensus to move forward with the Central Bucks Police Regionalization study and

to have the Regionalization Committee meet on June 15, 2011 to discuss further.

TOWNSHIP MANAGER:

Request to Attend PICPA Local Government Conference – K. Wallace

Ms. Philo made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve Finance Director; Ken Wallace attend the PICPA Local Government conference in Hershey, PA on July 18th and 19th of 2011, with an overnight stay. The cost of the conference and room will be shared with the Doylestown Township Municipal Authority.

MOTION was ADOPTED 5 to 0.

Trash Hauling

Ms. Mason informed the public the survey for trash hauling is still available in the township newsletter and encouraged everyone to complete the survey or go online at www.doylestownpa.org and complete the survey.

SUPERVISORS:

Mrs. Eisenhardt requested the Board contact Penn Dot to perform a traffic calming study on Sugar bottom Road to reduce the speed. Chief White answered; the township can only request Penn Dot to take actions from their department to assist in the volume of vehicles.

Mr. Scarborough acknowledged former Chairman of the EAC; Doris Clegg. Also, he recently attended a dedication ceremony to erect a cornerstone from Doylestown High School, which burned down over thirty years ago. The cornerstone is now place with the Bucks County Historical Society.

Ms. Philo attended with Mrs. Eisenhardt, the Home Run Derby at Turk Park I & II where several children went on to the next level of the Derby and eventually will participate at Citizens Bank Park.

Mr. Colello questioned if a plan can be put in place to reduce vandalism around Central Park. Chief White responded; the vandalism comes in waves and since the area is not restricted, it can be very difficult to enforce. Mr. Colello then suggested having cameras installed in certain sections of the park. Chief White believes it will be very expensive to the township to sustain. The Board agreed by consensus to have the Park Board review options in making Central Park safe from vandalism.

Mrs. Lyons thanked Chief White and Mr. John for their assistance in placing details for safe driving on East Road. She thanked the staff for publishing a wonderful newsletter, where she received numerous, positive comments from residents. Finally, Mrs. Lyons thanked Mrs. Eisenhardt, Mr. Scarborough and Mr. Colello for their attendance at the Golf Outing, where almost \$20,000.00 was raised.

UNFINISHED BUSINESS:

Pedestrian Crossing Upgrade Grant Bid – Award Recommendation

Mrs. Eisenhardt made a MOTION; seconded by Ms. Philo to award the CDBG#10-31 Pedestrian Crossing Upgrade bid for Easton Road (SR 0611) & Barn Plaza / Bucks County Prison to Professional Construction Contractors, Inc. in the amount of \$46,156.00 as per the recommendation from Pennoni & Associates.

MOTION was ADOPTED 5 to 0.

PA State Fair

Mrs. Lyons informed the public, the PA State Fair will now be referred as the Doylestown Fall Fest Fair. If the Board were to approve, the fall fair will continue to be produced by Reithoffer at a much smaller scale, possibly in 2012 as a return of Oktoberfest. The township will still be funded \$50,000.00 plus gate expenses of 20% and the event may be located on Route 611 and Almshouse Road or back at Central Park. Any resident's questions can be forward to the township at info@doylestownpa.org.

PUBLIC HEARING:

Pine Run Community – Revised Final Land Development / 777 Ferry Road

Mr. Garton provided a brief history of the ongoing Land Development Plan for the Pine Run Community, prepared by Cowan Associates on December 30, 2003 and informed the Board the applicants are now requesting an amendment to the March 8, 2011 Final Land Development plan in order to construct 27 sunroom additions at 200 square feet each.

Pine Run Community Attorney; Michael Carr added out of the 300 residents, only 27 sunrooms are to be added to create a cathedral space. Applicants have received relief from setbacks for 13 units by the Zoning Hearing Board and recommendations from the Planning Commission. Finally, the applicants will comply with all review letters received by Boucher and James, Pickering, Corts & Summerson, Environmental Advisory Council and the Bucks County Planning Commission. The only pending items are drafting issues to be presented at Mr. Canales's satisfaction, where the applicants will comply. Mr. Carr then presented the Board with a picture of the completed plan.

Upon approval of the Doylestown Township Board of Supervisors, the Pine Run Community shall comply with the following conditions as identified by Mr. Garton:

1. Compliance with the Boucher & James report dated March 23, 2011;
2. Compliance with the Pickering, Corts & Summerson report dated March 23, 2011;
3. Compliance with the Doylestown Township Director of Code Enforcement's correspondence dated March 24, 2011;
4. Compliance with the Pennoni & Associates report dated March 22, 2011;
5. Compliance with the Bucks County Planning Commission report dated April 15, 2011;
6. Compliance with the Doylestown Township Zoning Hearing Board Decision dated June 6, 2011;
7. Receipt of all permits and approvals from any agencies having jurisdiction over such matters including, but not limited to, the Bucks County Conservation District;
8. Applicant shall reimburse the Township for all expenses incurred including the costs of professional services related to the Application;
9. Funding and execution of Development and Financial Security Agreements;

10. The impervious surface following construction of the twenty-seven (27) sunroom additions shall not exceed the existing non-conforming impervious surface ratio; and

11. Compliance with the Environmental Advisory Council report dated April 21, 2011 related to stenciling.

Mr. Carr agreed on behalf of the Pine Run Community and stated some roadways will be removed for an overall net of reduction in imperious surface.

Mr. Scarborough made a MOTION; seconded by Mrs. Eisenhardt the Doylestown Township Board of Supervisors approved the amendment to the March 8, 2011 Pine Run Community Final Land Development plan in order to construct 27 sunroom additions at 200 square feet each with conditions set forth by the Township Solicitor; Jeffrey P. Garton.

MOTION was ADOPTED 5 to 0.

Applicant for Conditional Use Hearing – B15 within R-1/Neamand Tract – Doylestown Executive Quarters/Silver Maple Farms

Mr. Garton informed the Board, applicants for Neamand Tract submitted an application for Conditional use with regards to Tax Parcels 9-7-130 & 9-7-130-34 and advertisement has been issued in the Intelligencer on May 17th and May 24th of 2011. The plan which was the subject of Conditional Use application and prepared by Gilmore & Associates, Inc. on January 29, 2011, last revised on March 30, 2011 noted two conditional uses.

The first is a B15, which permits a single family attached dwelling in conjunction with the use of an historic structure, but requires the Board of Supervisors grant the applicant conditional use approval to do so. The second use is to permit the installation of a utility crossing in the Riparian Corridor for the storm water basin outfall pipe, which is required pursuant to the provisions of Article VII, Section 175-103.4.B.2(c). Mr. Garton then introduced Attorney for Neamand Tract; Mr. Edward F. Murphy. Mr. Murphy provided a brief history of the ongoing Land Development plan and hopes this evening will be a possible end in the two year process. Gilmore & Associates Project Engineer; Greg Glitzer was then sworn in by the court stenographer.

Mr. Garton asked if anyone from the public who like to participant in the proceedings. The Board recognized, Donna L. Strauss of 50 Radcliff Drive, Marcelle H. Jones of 54 Radcliff Drive, Jack Larue of 1975 Lower State Road and William Lee of 42 Radcliff Drive.

Mr. Murphy began the hearing by asking Mr. Glitzer to verify he was the project engineer for the Neamand Tract project and prepared the Conditional Use application. Mr. Glitzer answered yes and also verified DBD Reality Ltd; LLC owns the Neamand Tract property as well as the following Exhibits.

A (1) A deed dated, October 27, 2010 between the executors of the estate; Janet M. Neamand and DBD Reality Ltd., LLC showing Tax Parcels 9-7-30 & 9-7-30-(4) 130 is located at 2015 Lower State Road, Doylestown Township, zoned R1 Residential at a total of 27.776 acres at the title line and nets 27.225 acres.

A (2) A Delaware Valley Regional Planning Commission aerial photograph of the property exposed in 2005; Parallel to Lower State Road the picture shows Tax Parcel 130-7-130 as White Eagle Labs as its appears near Radcliffe Drive, Neamand Farm home and nearby cottages

with a swimming pool. Mr. Glitzer then identified the Route 202 Parkway project at the northeast corner of the site as a right-a-way acquired by Penn Dot. The 202 project runs as a triangle around the property ends perpendicular with Lower State Road near Mr. Larue's property.

- A (3) *A series of three panels of multiple photos; The first two sets of photos shows various ground views of the condition of existing pavements and structure recorded as parcel 9-7-130 near White Eagle Labs, located on Lower State Road and total over 18 acres. The third panel shows various ground views of the Neamand Homestead porch structures recorded as parcel 130-4. Various garages and cottages are slated for removal.*
- A (4) *A series of six photographs of the existing farmhouse, which at a previous Board of Supervisors meeting was approve to be placed on a list for historical resource.*
- A (5) *A record land development plan for Doylestown Executive Quarters/Silver Maples Farms prepared by Gilmore & Associates, Inc., as a mixed use concept for the site. Existing pavements and structures are being removed from White Eagle Labs and replaced with three village scale office buildings, totaling 32,000 square feet. A ring of 174 parking lots and access spaces will be available and separated with court yards, heart landscaping, walkways and gathering areas. A residential property of 10 new townhouse units as single family, attached for reuse of the farmhouse parcel is located to the east of the property. Mr. Murphy asked if any of the existing structures described in Exhibit A (3) will remain on site? Mr. Glitzer answered; only the Neamand Tract Farmhouse will remain on site near the White Eagle Labs. Mr. Murphy then asked Mr. Glitzer to identify the proposed points of access to Lower State Road. Mr. Glitzer explained an existing driveway is currently available from the residential portion, but there are plans to widen and repave the access. The office portion access is located 70 feet to the east of the existing site. These accesses are optimized to promote road widening and tapers to allow for a left hand turn lane into the site. This will work well with Penn Dot's improvements to the Route 202 Parkway.*
- A (6) *A study commissioned by the applicants for the historical value of the existing farmhouse prepared by Jeff Marshall of the Heritage Conservancy.*
- A (7) *A letter dated June 18, 2010 from Doylestown Township Manager; Stephanie Mason confirming the Neamand Tract Farmhouse was added to the Historical Registry List noted on a resolution dated June 15, 2010, approved by the Board of Supervisors.*
- A (8) *A panel of two architectural renderings of the Neamand Estate Farmhouse; a residential structure with an adaptive reuse with some features identified in Mr. Marshal's report to include the entrance and doors. The design removes more contemporary features such as 2/3 of the wraparound porch to provide a more focused entry. The theme will be repeated on the back of the home. Mr. Garton asked if the rendering shows the vision of the finished project. Mr. Glitzer responded; yes, the design showcases the finished project. Mr. Glitzer then referred to the walking trail where it will lead into Neamand Park to show more exposure, as per the recommendations of the Planning Commission. The path will be almost 3,000 linear feet and will run up a slope, passed a bio- retention facility and traverse up into the right-a-way of the Route 202 Parkway. The design of the trail was not the original and the existing easement will be distinguished, but will provide a direct connection on the property to the township owned portion.*
- A (9) *A proposed elevation of one of three attached dwelling (townhomes); No two townhomes will be*

identical in design, but similar in structure.

A (10) A new layout of office buildings that transitions into residential use on the farm house site; The applicants recently received a small amount of relief from the Zoning Hearing Board for the net site density to permit three separate buildings as oppose to a single building.

A (11) Two graphics in the report for approval of Conditional use regarding the riparian corridor encroachment that is zoned II. The first graphic shows the existing condition of the riparian corridor of the Neshaminy Creek (Red: zoned I). The second shows the limit of the flow plain of the creek (Blue: zoned II). The applicants are requesting conditional use for an outfall of the fire retention basin upon discussions with Mr. Canales to install an outlet pipe as the secondary means of stormwater conveyance. The basin will be fully infiltrated and 150 square feet of ground disturbance of the riparian corridor encroachment (zoned II) for an outfall pipe. As per the suggestions of Township Planner; Judy Stern Goldstein seed mix will replace some shrubs to have the buyer retention area increase the riparian corridor. Mr. Murphy added the applicants will comply with Mrs. Stern Goldstein comments pursuant to her May 31, 2011 letter.

A (12) Concept plan for the road widening prepared by Traffic Planning, Design and consultant subject to an informal review of Penn Dot and Bill Wursta. The plan has been endorsed and built into the Neamand Tract Land Development Plan. The applicants are hoping for approval to move forward towards their highway occupancy permit application. The idea is to widen the Penn Dot proposal as part of the at grade intersection of the parkway, extending through the property frontage, adding shoulders and a left hand turn lane into both residential and office driveways. Once the lanes are provided the transition traffic will taper out.

A (13) As per the recommendation of Township Solicitor; Jeffrey P. Garton, the Real Estate Tax impact provides a modest assumption pertaining to the 30,000 square feet of office space, value of the restored Neamand Tract Farmhouse and ten proposed attached single family units. Using current tax rates, the total real estate taxes generated will be \$20,275.00, allocated as \$163,000.00 in school district, \$30,000 to the County and \$14,000.00 to the township.

Mr. Garton received and acknowledged Exhibits A (1) through A (13). Mr. Murphy concluded by stating the various exhibits presented this evening shows the applicants have satisfied the conditional use requirements for B15 Use. The issue of the 150 square foot encroachment of the riparian corridor is minimal, but the installation of the outfall was deemed appropriate considering the site condition by Mr. Canales. Mr. Canales agreed.

Mr. Garton asked Mr. Murphy to address issues regarding the future maintenance of the pond located on the property for the record. Mr. Glitzer first addressed the proposed amount of the 14.5 acres open space along the pond is included, by stating the plans are set up to enclosed the pond and offer for dedication to the township. The limit of the parcel runs along the protection easement and the maintenance is open for discussion. Mr. Garton then asked if the Homeowner Associations will be responsible for maintaining the pond. Mr. Murphy clarified, although the pond would be offered as dedication, it would be more comfortable if an active management company would oversee the maintenance. Additional, at prior public meetings, neighboring residents mentioned repairs are needed to a fence separating their properties from the pond. Resident; Ms. Strauss confirmed portions of the fence near her sister in law's home was repaired, but debris has not been removed to date.

PUBLIC/PARTY STATUS COMMENTS:

Resident; Donna Strauss questioned how large will the bio- retention basin be in comparison to the pond.

Mr. Glitzer answered; the retention basin will be approximately a quarter in size of the pond. Mr. Glitzer added the basin may be visible in the winter, but not the spring and will not retain water.

Ms. Philo questioned if the landscaping will be high enough to hide the basin in the winter. Mr. Glitzer there is a mix of trees that will not be foliated in the winter.

Resident; Marcelle Jones questioned what are the plans for the farm home. Mr. Glitzer indicated the farm house will be renovated and sold. Ms. Jones then questioned how long the project will take to complete. Mr. Glitzer answered; once township and Department of Environmental Protection (DET) approvals are completed, construction will be begin in late 2011 or early 2012. Mr. Murphy added once approvals are in place and appeal period expires, the demolition of the old White Eagle Lab may begin within 60 days or by Labor Day of this year.

Resident; Donna Strauss requested clarification in how long will the project take to complete. Mr. Glitzer clarified the project may be completed in stages.

Upon the approval of the Doylestown Township Board of Supervisor of Conditional Use application, Neamand Tract – Doylestown Executive Quarters / Silver Maple Farms are required to comply with the following conditions as identified by Mr. Garton:

1. Receipt of final land development approval from the Doylestown Township Board of Supervisors.
2. Compliance with the Boucher & James report dated May 31, 2011.
3. Compliance with the Riparian Corridor Management Plan dated 5/17/11 and submitted into the record at the conditional use proceedings;
4. Any new structures to be constructed pursuant to the Application for Conditional Use Approval shall be constructed in accordance with the architectural renderings submitted into the record at the Conditional Use proceeding;
5. The historic home and its historic character shall be preserved as a single-family dwelling and shall mirror the rendering set forth in Exhibit A-8 and the preservation of the historic home shall be memorialized by the execution and recording of a Facade or other similar Easement so as to guarantee the continued preservation of the historic structure;
6. The pond on the property shall be offered for dedication to the Township but the maintenance and upkeep of the pond shall be undertaken by the homeowner's association formed by the Applicant in conjunction with the development project;
7. Applicant to repair the fence between the residences on Radcliffe Drive and the Applicant's property; and
8. Applicant to clean up the tree debris left over from the removal of certain trees along the boundary between the residences on Radcliffe Drive and the property.

On behalf of the Neamand Tract – Doylestown Executive Quarters / Silver Maple Farms, Mr. Murphy agreed.

Mr. Scarborough made a MOTION; seconded by Mrs. Eisenhardt the Doylestown Township Board of

Supervisors approved the Neamand Tract – Doylestown Executive Quarters/Silver Maple Farms Conditional Use application with conditions set forth by the Township Solicitor; Jeffrey P. Garton.

Mr. Scarborough commented how this will be a great clean up for the area and a great improvement to the neighborhood.

Resident; Jack Larue is very happy with the results and is in support of the project.

Resident; Donna Strauss noted the applicants should notify the construction company the fence will be the responsibility of the applicants to repair for clarification. Mr. Garton clarified the applicants will repair the fence as part of the conditional use, but future maintenance will be the responsibility of homeowners as part of their subdivision.

MOTION was ADOPTED 5 to 0.

NEW BUSINESS:

Applicant - Neamand Tract / Doylestown Executive Quarters / Silver Maple Farms – Preliminary Land Development Plan

Mr. Garton outlined the applicants request for Land Development, by explaining the proposal is to consolidate both Bucks County Tax Parcels 9-7-130 and 9-7-130-34 into one lot. The applicants also proposes to demolish the existing office warehouse and other commercial building to erect three office buildings totaling 32, 000 square feet, plus ten single family attached dwelling while maintaining the existing Neamand farm house on the property. These plans were designed by Gilmore & Associates, Inc. on September 1, 2001, revised March 30, 2011.

Upon the approval of the Doylestown Township Board of Supervisors of the Preliminary Land Development Plan, applicants of Neamand Tract – Doylestown Executive Quarters / Silver Maple Farms are required to comply with the following conditions as presented by Mr. Garton:

1. Continued compliance with the conditions of the conditional use approval granted by the Board of Supervisors on June 7, 2011;
2. Compliance with the Boucher & James report dated April 12, 2011;
3. Compliance with the Township Director of Code Enforcement=s correspondence dated April 15, 2011;
4. Compliance with the Doylestown Township Environmental Advisory Council memorandum dated April 18, 2011;
5. Compliance with the Pennoni & Associates correspondence dated April 20, 2011;
6. Compliance with the Bucks County Planning Commission report dated December 21, 2010;
7. Compliance with the comments received from the Doylestown Township Park & Recreation Board dated December 22, 2010;
8. Compliance with the Pickering, Corts & Summerson report dated April 8, 2011;

9. Applicant requested and received waivers from certain provisions of the Subdivision and Land Development Ordinance and the Stormwater Ordinance. The waivers granted were from the following provisions:

- (a) Section 153-20.C(10), which requires the location of existing watercourses, wells, on-site septic systems, stormwater management facilities and similar features on and within 400 feet any part of the land to be developed to be shown on the plan. The applicant has provided an aerial photograph in lieu of the required information;
- (b) Section 153-24.A.(8), which states that private streets will be approved only if they are designed to meet Township street standards in all respects, including but not limited to construction, width and alignment;
- (c) Section 153-24.B.(1) which requires a minimum 50 foot right-of-way and 26 foot cartway for all new residential access streets;
- (d) Section 153-24.C.(1) which states that a permanent or temporary cul-de-sac shall not serve more than 10 dwelling units. Eleven (11) units will take access from the proposed cul-de-sac roadway;
- (e) Section 153-25.A.(1), which requires sidewalks be provided on both sides of all streets;
- (f) Section 153-26.A., which requires concrete curbs be provided along all proposed and existing streets;
- (g) Section 153-34.B.(6)(b) which outlines the requirements needed to meet the woodlands and tree preservation requirements of the SALDO;
- (h) Section 153-34.C., which outlines the Township=s woodland and tree preservation standards;
- (i) Section 153-35, Tree Protection Standards.
- (j) Section 153-38.D.(10), which requires a minimum 2 percent sheet flow grade in basin bottoms and minimum 1 percent grade for channel flow;
- (k) Section 153-38.D.(11), which requires a collection swale be provided to drain the basin;
- (l) Section 153-38.D.(13)(j), which requires a minimum freeboard of 1 foot in the emergency spillways;
- (m) Section 153-38.D.(16)(a), which requires a perforated riser be provided at each outlet of all detention basins during construction for sediment control. The applicant is proposing the use of a skimmer devise;
- (n) Section 153-38.F(3)(c), which states that the minimum diameter of all storm drainage pipe be 18 inches;
- (o) Section 153-38.F(3)(g), which requires top of storm drainage pipes beneath cartways be at least six inches below subgrade and outside of cartways, all pipes shall have a minimum cover of two feet; and

(p) Section 148-24.A of the Stormwater Management Ordinance, which states that post-development runoff volume generated from the one-year, twenty four hour design storm must be controlled so that it is released over a minimum of 24 hours.

As a condition of the grant of waivers, the Applicant shall pay a fee in lieu of any improvements which would have been required but for the grant of waivers, which said fee in lieu payment shall be determined between now and consideration by the Board of Supervisors of the execution of Development and Financial Security Agreements and the execution of mylar plans. In addition to the grant of waiver as noted herein, the Board of Supervisors also granted a waiver from the provisions of the Subdivision and Land Development Ordinance which would have required the Applicant to submit a traffic study and Applicant shall also pay a fee in lieu of preparation of same, the amount of which shall be determined between now and the execution of Financial Security Agreements and the execution of mylars.

10. Applicant to pay a fee in lieu of recreation in accordance with the applicable Township Ordinance and regulations adopted in furtherance thereof;

11. Applicant shall comply with Doylestown Township Zoning Hearing Board Decision dated June 6, 2011;

12. Applicant shall pay a fee in lieu of off-site improvements at the rate of \$.25 per gross square foot of office space and \$1,000 per unit for all new residential units to be constructed pursuant to the plans, the payments of which shall be made as building permits are drawn for each building and/or dwelling;

13. Receipt of all permits and approvals from any agencies having jurisdiction over such matters including, but not limited to, the Pennsylvania Department of Transportation, the Bucks County Conservation District and utility providers;

14. Applicant shall secure and demonstrate proof of the execution of sanitary sewer and water service agreements with the appropriate utility providers;

15. The Township shall review and approve the homeowner=s association and condominium documents related to the project;

16. It shall be the obligation, at the Applicant=s sole cost and expense, to provide such environmental studies as the Township deems appropriate as a condition of the Township=s acceptance of dedication of the open space;

17. Execution and funding of Development and Financial Security Agreements;

18. The Applicant shall demolish the commercial buildings associated with the prior operations of the White Eagle Laboratory within ninety (90) days of the approval, subject, however, to any litigation which may occur from the approvals granted by the Board of Supervisors, in which case, the demolition shall occur within ninety (90) days of the final resolution of any litigation;

19. Applicant shall clean up and restore the existing pond within the same time frame as noted in the previous condition related to the demolition of buildings;

20. In addition to the normal funds to be escrowed pursuant to the Development and Financial

Security Agreements, the escrow shall also include the cost of renovating the Neamand farmstead both interior and exterior;

21. The light fixtures to be utilized on the project shall mirror the architectural of the site, which determination shall be left to the Township Planner in consultation with the Township's Code Inspector with the understanding that the lighting shall be designed so as to minimize spillover and use of appropriate fixtures and timing devices; and

22. Applicant to remove the vines and other growth affecting the pine trees between the Applicant's property and the residential homes along Radcliffe Drive.

On behalf of the applicants, Mr. Murphy agreed and accepted the conditions.

Mr. Scarborough made a MOTION; seconded by Ms. Philo the Doylestown Township Board of Supervisors approved the Neamand Tract – Doylestown Executive Quarters/Silver Maple Farms Land Development Plan with waiver requests and conditions set forth by the Township Solicitor; Jeffrey P. Garton.

Ms. Philo questioned the brightness of the office lighting provided and will they illuminated well. Mr. Glitzer was unsure of the operations with regards to lighting, however, an outside shield will be provided for lighting on the perimeter of the outside parking lot and south side of the property. The glare of the lighting will be suppressed towards the backside of the building. Each lighting fixture is 22 feet and focuses downward to a low profile. Mrs. Lyons requested if possible, the lighting fixtures be consistent with the architecture. Mr. Glitzer suggested submitting a shop drawing with timers for approval to the Township Planner.

Mrs. Eisenhardt asked if the applicants are aware of what trees are to be removed within the township requirements. Mr. Glitzer indicated the maple trees that line the residential borders and office site are to be removed at this point within the resource protection plan.

Mrs. Lyons requested the applicants consider a neighborhood composing area. Mr. Glitzer stated if the area was single family detached lots where individual homeowners would be responsible for their own property, the composing area will be ideal.

Resident: William Lee of 42 Radcliff Drive questioned if widening of the right lane will be provided to avoid any traffic issues. Mr. Glitzer answered; a shoulder widening will be provided along both sides with no right hand side turn lane.

Resident; Kenneth Snyder of 50 Foxcroft Drive questioned what measures or control will be placed to preserve the farmhouse to avoid demolishment. Mr. Garton stated as part of the facade easement, no one can change the façade of the building, unless it's for maintenance and the entire conditional use is depended on the maintenance of the farm house. Mr. Glitzer added the plan is to renovate and sell the farmhouse, not demolish it.

Resident; Donna Strauss questioned if anything can be done to the wild ivy growing around the maple trees along the pond to prevent it from choking the trees. Mr. Murphy agreed to remove any vines causing distress to trees along the applicant's property. Resident; Marcelle Jones added if anything can be done to eliminate mosquitoes in the area to prevent West Nile virus and pond scum. Mr. Garton indicated the applicants will do their best.

MOTION was ADOPTED 5 to 0.

Thompson Property (Holbert's) – Professional Service Contract

Mr. Scarborough made a MOTION; seconded by Mrs. Eisenhardt the Doylestown Township Board of Supervisors approve the Professional Service Contract with Thompson Property (Holberts).

MOTION was ADOPTED 5 to 0.

Route 202 Parkway – Cooperative Memorandum of Agreement

Mr. Scarborough made a MOTION; seconded by Mrs. Lyons the Doylestown Township Board of Supervisors accept the following change in language to the Cooperative Memorandum of Agreement for Gannett Fleming, regarding the S.R. 202 Parkway Section 7IT.

MOTION was ADOPTED 5 to 0

DEP Mini Grant Agreement and Resolution

Ms. Philo made a MOTION; seconded by Mrs. Eisenhardt the Doylestown Township Board of Supervisors approve the grant agreement between Pennsylvania Department of Environmental Protection (DEP) and the Township of Doylestown regarding the Children's Watershed Education Workshops and Field Trips.

MOTION was ADOPTED 5 to 0

Resolution to Closeout DCNR Grant – Destination Peace Valley

Ms. Philo made a MOTION; seconded by Mrs. Eisenhardt the Doylestown Township Board of Supervisors approve the resolution Closing out Community Conservation Partnerships Grand Project to develop a plan to have the Bike and Hike trail connect to Peace Valley Park.

MOTION was ADOPTED 5 to 0

Re-Establishing Length of Term for Bike/Hike Committee

Mr. Colello made a MOTION; seconded by Mrs. Eisenhardt the Doylestown Township Board of Supervisors approve Reestablishing the Length of Term for Residents Serving on the Doylestown Township Community Joint Bike/Hike Committee and have 1 year terms extended to two or three year terms.

MOTION was ADOPTED 5 to 0

Declare July 2011 as Park & Recreation Month

Ms. Philo made a MOTION; seconded by Mrs. Eisenhardt the Doylestown Township Board of Supervisors approves the resolution from the House of Representatives and declares July 2011 as Park & Recreation Month.

MOTION was ADOPTED 5 to 0

Parks & Recreation Board Member; Kathy Brown hopes the Board considers extending July as Park & Recreation month to recognize all their achievements for the township. Mrs. Lyons asked Park & Recreation to provide examples of these achievements for the Board's consideration.

Township Bids

Mrs. Eisenhardt made a MOTION; seconded by Ms. Philo the Doylestown Township Board of Supervisors award the following bids in accordance to three memorandums submitted by Mr. John on May 26, 2011.

Backhoe Replacement Bid – Awarded to EarthBorne, Inc., as Trading in one used Township owned JCB Backhoe and purchase one new and unused JCB Backhoe Model 3CX-15 with factory installed Directional Control Circuit #200L104 by lease purchase through JCB Finance in the total amount of \$85,008.00 plus leasing cost.

Tree Pruning and Takedown Bid – Awarded to Jimmy's Tree & Landscaping Contractors of Philadelphia, PA in the amount of \$20,650.00.

Concrete Finishing Bid – Awarded to Concrete Labor, Supervision and Equipment to pour and finish various forms and quantities of township supplied concrete.

Mr. Scarborough questioned why the township is spending \$85,008.00 on a backhoe, when it already has several tractors utilized. Mr. John explained the backhoe is the back bone of the Roads Department and in need to assists eight employees in completing tasks.

MOTION was ADOPTED 4 to 1, with Mr. Scarborough voting nay.

Zoning Hearing Board

The Board agreed by consensus to forward Virginia H. Molis of 26 Sauerman Road, Doylestown request for variance to rebuild a larger and safer garage to the Zoning Hearing Board, as per the recommendation of Ms. Mason

ANNOUNCEMENTS:

The next Regular meeting of the Doylestown Township Board of Supervisors is scheduled for Tuesday, June 21, 2011 in the Township's Municipal Building.

Doylestown Community Joint Bike and Hike Committee will be holding the Kid's Bike Derby event on Saturday, June 18, 2011 at the Activity Center Parking Lot (Red Building) from 10:00am until 12:00pm. Check Program Guide for details.

Fishing Derby event will be held on Sunday, June 19, 2011 (Rain or Shine) at Peace Valley Park. Check in time is 7:30am, register with the Administration Office by June 10th.

Sounds of Summer Concert Series begin on Wednesday, June 29, 2011 at Chapman Park with performances by "Almost Fab", starting at 7:00pm. (Free to Public)

Program Notes: Jimmy and the Parrots are scheduled to perform on July 13th at 7:00pm in Central Park. In Full Swing are scheduled to perform on July 20th at 7:00pm in Chapman Park.

The Doylestown Township Park & Recreation Department has a new website. www.doylestownrec.com. This new website will make registering for our many programs and activities a cinch online. Please check it out.

ADJOURNMENT: 9:12 p.m.

Respectfully submitted by;

Stephanie J. Mason, Secretary