



Board of Supervisors

Regular Meeting

~ Minutes ~

425 Wells Road
Doylestown, PA 18901
<http://doylestownpa.org/>

Stephanie Mason
215-348-9915

Tuesday, April 3, 2012

7:00 PM

Public Meeting Room

I. 6:35 PM INTERVIEWS

II. 6:50 PM EXECUTIVE SESSION

II. 7:00 PM REGULAR MEETING

In attendance: Chairman Barbara N. Lyons, Vice Chairman E. Thomas Scarborough, Jr., Member Richard F. Colello, Member Ryan Manion, Member Shawn Touhill, Solicitor Jeffrey Garton, Acting Chief of Police Dean Logan, Director of Operations Richard John, Township Engineer Marion Canales and Township Manager Stephanie J. Mason.

A. Pledge to the flag

B. Visitors/Public Comments

Ms. Lyons indicated that the Board had been in Executive Session prior to the meeting on matters of litigation.

Ms. Lyons indicated that Zachary Miller a Boy Scout, was in attendance working on his Eagle Scout Merit Badge in communications.

III. ANNOUNCEMENTS

A. The next meeting of the Board of Supervisors is scheduled for Tuesday, April 17, 2012

B. Doylestown Twp. Administration Offices will be closed on Good Friday, April 6, 2012.

C. The Fund Development Subcommittee of the Ways and Means Committee will hold a special meeting on April 11, 2012, at 9:00 AM at the Administration Building. Public is welcome to attend.

D. PECO Green Region Invasive Species Education Trail Dedication – Friday, April 27, 2012 at 10:00 AM at Central Park Environmental Education Area

E. “Healthy Kids, Get Up, Get Out and Play” – Saturday, April 28, 2012, 11:00 AM – 5:00 PM at Central Park and CB Family YMCA

F. Local Government Week – April 16th – 20th .

G. Touch – A- Truck – Saturday, May 5, 2012, 10:00 AM – 1:00 PM at Central Park. Admission is Free

H. Shred Event – for Doylestown Twp. Residents – Saturday, May 12, 2012, 9:00 AM – 12:00 Noon at the Township Administration Building.

- I. Annual Doylestown Township Golf Outing – Monday, June 4, 2012 at Doylestown County Club. Registration deadline is May 18th.

IV. MINUTES APPROVAL – Regular Meeting - March 20, 2012

Mr. Scarborough made a MOTION; seconded by Ms. Manion that the minutes of the March 20, 2012, Doylestown Township Board of Supervisors Regular meeting be approved with a correction that being on page 2, 3rd paragraph, “Ms. Goldstein” should read “Ms. Goldman”.

MOTION was ADOPTED 3 to 0 to 2. Ms. Lyons and Mr. Touhil abstaining.

V. CORRESPONDENCES - None

VI. REPORTS

A. Solicitor - No Report

B. Police Chief - No Report

C. Township Engineer – No Report

D. Manager

1. Resident Notification via Email

Ms. Mason shared with the Board a memo from Assistant Township Manager Sandra Zadell, regarding an initiative to create a Google Group for resident notification of emergency situations such as down trees or a concert that has to be moved inside due to inclement weather.

The Board was pleased with the initiative.

E. Supervisors

Appointment to Park and Recreation and Performing Arts Committee

Ms. Lyons made a MOTION; seconded by Mr. Scarborough, that the Doylestown Township Board of Supervisors appoint Daniel Busichio as the youth representative to the Park and Recreation Board.

MOTION was ADOPTED 5 to 0.

Ms. Lyons made a MOTION; seconded by Mr. Scarborough, that the Doylestown Township Board of Supervisors appoint Courtney Kaufman the youth representative to the Performing Arts Council.

MOTION was ADOPTED 5 to 0.

Mr. Touhill reminded everyone of the Fund Development Committee is meeting on April 11, 2012 at 9:00 AM and encouraged the public to attend.

He also asked if Doylestown Township Resolution No. 1613, regarding the naming of parks and township facilities could be reviewed at the Board’s next meeting.

Mr. Scarborough indicated that the Township received its audit and that the Township has a healthy fund balance including restricted and unrestricted funds.

Ms. Manion commented that she was glad that students have come out and were interested in local government and was happy to see her neighbor Zachary Miller.

Mr. Collelo comment that the Sensory Trail Project is moving forward, that they have already begun to apply for grants and that there are several service clubs interested in participating in the project. The Committee is certainly looking for donations.

Ms. Lyons thanked Mr. Scarborough for chairing the last meeting. She also indicated that the Open Space Committee had met the previous night and had recommended to the Board of Supervisors to seek the use of County Open Space funds for the preservation of 925 Sandy Ridge Road for conservation easement. The property is owned by Mr. Touhill and is currently being farmed and used as a farm market. Three appraisals have been done on the property. The average appraisal is approximately \$70,000/acre. The County would provide 75% with a donation of 25% coming from the owner in lieu of the Township.

Ms. Lyons made a MOTION; seconded by Mr. Scarborough, that the Doylestown Township Board of Supervisors authorize the Engineer to create a meets and bounds survey of the property and the Solicitor develop an easement agreement for further consideration by the Board.

Mr. Collelo expressed his thoughts and concerns for the preservation on portions of the property are not visible from the roadway and that perhaps lesser acreage should be considered.

After further discussion it was agreed that the Township Engineer could show a couple different layouts of the potential easement area addressing the Boards concerns.

Ms. Lyons indicated that the Committee has looked at several other opportunities, some of which don't have as much frontage as this property on Sandy Ridge Road.

Mr. Touhill indicated that he would abstain, but indicated that the non-eased areas would be where the farm building and home were, but would like to preserve as much as possible.

Ms. Manion indicated that she would like to see the sketch worked up by the Engineer.

MOTION was ADOPTED 4 to 0 to 1 with Mr. Touhill abstaining.

VII. PUBLIC HEARING

A. Amendment to Garbage, Rubbish and Refuse Ordinance

Mr. Scarborough made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approved the Ordinance No. 366 on the amendment on the Garbage, Rubbish and Refuse Ordinance .

MOTION was ADOPTED 5 to 0.

VIII. UNFINISHED BUSINESS

A. Doylestown Bicentennial Celebrations

After further discussion, Mr. Colello indication that at the last meeting Mr. Abramson and Ms. Goldman were present and requested the Board waive the fees associated with the use of the Showmobile and use of police at the fireworks. He expressed his concerns for granting such waivers for non-profit organizations and recommended caution in doing so.

Mr. Colello make a MOTION; seconded by Mr. Scarborough that the fees associated with the use of the Showmobile and necessary staff and/or police cost associated with the event should not be waived. However, the deposits associated with the use of the Showmobile could be waived.

MOTION was ADOPTED 4 to 1 with Ms. Manion voting nay.

IX. NEW BUSINESS

A. Grant - Destination Peace Valley Pedestrian Bridge and Trail

Ms. Lyons made a MOTION; seconded by Mr. Scarborough the Doylestown Township Board of Supervisors approved the resolution and submission the grant to DCNR for the Destination Peace Valley.

MOTION was ADOPTED 5 to 0.

B. Declaration of Obsolescence – Equipment

Mr. Scarborough made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors declared the items identified in the memo from Richard John dated March 2, 2012 to be declared obsolete.

MOTION was ADOPTED 5 to 0.

C. Land Developments

1. Eastburn Tract – Sycamore Ridge – Preliminary Subdivision

Mr. Rod Eastburn was present along with Eric Clase, Gilmore & Assoc. and Richard Zavetta. Mr. Clase provided a presentation to the Board of Supervisors.

Mr. Garton indicated that if the Board was so inclined the conditions of approval would be as follows:

1. Compliance with the Boucher & James, Inc. report dated January 31, 2012, subject to the understanding that comments contained therein may have been resolved by the actions taken by the Board of Supervisors;
2. Compliance with the Pennoni Associates Inc. report dated November 18, 2011, subject to the understanding that comments contained therein may have been resolved by the actions taken by the Board of Supervisors;
3. Compliance with the Pickering, Courts & Summerson, Inc. letter dated January 23, 2012, subject to the understanding that comments contained therein may have been resolved by the actions taken by the Board of Supervisors;
4. Board of Supervisor granted waivers from certain provisions of the Subdivision Land Development Ordinance described as follows:
 - a. Section 153-20.C.(10), so as to not be obligated to show features within

400' of the proposed subdivision;

b. Section 153-24(A)(6)(a), which requires streets and/or extensions to be aligned with existing street names;

c. Section 153-24(A)(8), which would require that private streets be approved only if they meet Township standards as to width, construction and alignment;

d. Section 153-24.B(1), which would impose a minimum width of cartways for residential streets to be 26', whereas the Applicant proposed a lesser width;

e. Section 153-24.B(2)(a), which would require that all subdivision along the existing streets effectuate a widening of the cartway to ½ the required widths for all frontage improvements as the Applicant is proposing no improvements to Short Road;

f. Section 153-25.C, so as to be relieved of the responsibility to construct a bike and hike path in accordance with the Township standards;

g. Section 153-26, so as to be relieved of the responsibility to construct curbs along all residential streets and private streets;

h. Section 153-27.A(5), to permit driveways be constructed with a maximum grade greater than eight (8%) percent;

i. Section 153-34.B(3), which requires that all the street trees be planted along streets where suitable street trees do not exist, since the property is heavily wooded;

j. Section 153-34.B(5), so as to be relieved of the requirements related to landscaping of the stormwater detention facilities;

k. Section 153-37, related to providing recreation land as the Applicant is proposing a fee in lieu;

l. Section 153-39.D(1), which would require that the slopes be no steeper than 4 to 1 unless a retaining wall is constructed, whereas the Applicant is requesting a slope of 3 to 1 throughout the project;

m. Section 153-41.C(3), with respect to the requirement to provide a hydrology report as required by Article I, Well Drilling as set forth in Chapter 170 of the Township's Code; and

n. Section 153-20.C(15) and 153-44.1, which requires locations of all soil tests pits or borings and the elevations of seasonal high water table and/or permanent ground water levels be added to the plan;

5. Receipt of all permits and approvals from any agencies having jurisdiction over such matters including but not limited to the Bucks County Conservation District, the DEP, etc.;

6. Funding and execution of Development and Financial Security Agreements;

7. Compliance with the Bucks County Planning Commission Report dated November 29, 2011, subject to the understanding that comments contained therein may have been resolved by the actions taken by the Board of Supervisors;
8. Compliance with the report received from Sinclair Salisbury;
9. Applicant shall provide a location on the site for the purpose of the Doylestown Township Municipal Authority siting a public well with the understanding that the site offered for the public well shall be adequate in size but shall be at a location mutually acceptable to the owner and the Doylestown Township Municipal Authority and that any above ground features shall be designed such that the appearance of same shall meet with the approval of the owner and the Doylestown Township Municipal Authority;
10. Applicant to pay the sum of \$90,000 as a fee in lieu of required improvements which said sum shall be paid at the rate of \$11,250 per lot as a condition of receiving a building permit for the construction of any of the new houses with the understanding, however, that all funds required to be paid by this section shall be paid within three years of the funding and execution of Development and Financial Security Agreements notwithstanding how many building permits are requested;
11. Applicant to pay a fee in lieu of recreation in the amount of \$1,880 for each of the eight (8) new building lots where new homes will be constructed which said payment shall be made as a condition precedent to receiving a building permit, all of which said payments shall be made within three (3) years of the funding and execution of the Development and Financial Security Agreements even if all of the building permits related to the eight (8) lots had not been drawn;
12. The Applicant shall not be required to escrow with the Township the cost of constructing the private road to serve the nine (9) lots except the Applicant will escrow for any portions of the private road that is in the public right-of-way and the Applicant shall escrow for all other public improvements;
13. All of the improvements including the private drive shall be subject to the inspection of the Township Engineer to make certain that said improvements are constructed in accordance with the approved plans and the Final Land Development Approval granted by the Board of Supervisors; and
14. As a condition of the grant of final plan approval, the Applicant shall provide to the Township Engineer, for his review and approval, of all additional information and/or plan revisions as are necessary to meet all the requirements imposed as part of the Final Land development process.

If the Township Engineer and Applicant disagree as to whether the Applicant has met the condition as noted previously, Applicant may discuss same with the Board of Supervisors at a public meeting.

Mr. Scarborough made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors to approve the Eastburn Tract /Sycamore Ridge preliminary and final plan subdivision.

MOTION was ADOPTED 5 to 0.

2. York & Swamp Assoc. – Preliminary Land Development - Review Extension

Mr. Scarborough made a MOTION: seconded by Mr. Touhill the Doylestown Township Board of Supervisors approved the review extension for York & Swamp Road Associates to July 20, 2012.

MOTION was ADOPTED 5 to 0.

D. Bills List – 4/3/12

Mr. Scarborough made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the April 3, 2012 Bill's List in the amount of \$32,964.85.

MOTION was ADOPTED 5 to 0.

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XI. ADJOURNMENT

Mr. Scarborough made a MOTION; seconded by Ms. Manion, that the April 3, 2012 Doylestown Township Board of Supervisors Regular Meeting be adjourned at 8:00 pm.

MOTION was ADOPTED 5 to 0.

Respectfully submitted by,

Stephanie Mason, Secretary