



# Board of Supervisors

## Regular Meeting

425 Wells Road  
Doylestown, PA 18901  
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215-348-9915

~ Minutes ~

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Tuesday, June 3, 2014

7:00 PM

Public Meeting Room

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### I. 7:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairman; Barbara N. Lyons, Vice Chairman; Richard F. Colello, Supervisors; Ken L. Snyder and Shawn Touhill.

Township Staff in attendance included Township Manager; Stephanie J. Mason, Director of Operations; Richard E. John, Township Solicitor; Jeffrey P. Garton, Chief of Police; A. Dean Logan and Township Engineer; Mario Canales.

Absent: Supervisor; Ryan Manion

#### A. Pledge to the flag

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

#### B. Presentations -Senatorial Congratulations Certificate by A Woman's Place

Linda Thomas of the Women's Place presented Chief A. Dean Logan with a Senatorial Congratulations Certificate and plaque for their support and assistance in creating the First Response Program for victims of domestic violence. Doylestown Township Police Department was part of the original 13 police departments that utilized risk assessment tool to prevent domestic violence.

Chief Logan thanked Ms. Thomas and commented all accomplishments could not happen without the partnership of the Women Place.

#### C. Visitors/Public Comments

Resident; Ernie DeAngelis of 148 Woodcrest Lane commented on his satisfaction with the clean up beginning at 160 Woodcrest Lane. However, there are still issues pending and questioned the Board what are the next steps. Maintenance is still needed to the grass, pool and down wires.

Mrs. Lyons reported the pool has been secured by the township's code enforcement and certified mail notices have been sent. Once the 15 day waiting period has passed, steps can begin to secure the property. Mr. DeAngelis questioned if the township will clean and maintain the property then back charge either the owner or mortgage company. Ms. Mason answered; code enforcement department tracked various mortgages due to being transferred several times. The owner granted permission to the Township to access the property. Upon the 15 day waiting period further action can be taken. The property has been secured where propane tanks have been removed and electric lines were doubled check with PECO. Eventually a lien will placed by the township's solicitor.

Mr. DeAngelis questioned why isn't the property for sale. Mrs. Lyons answered; the residence is

considered private property and no change in ownership has been recorded.

## II. ANNOUNCEMENTS

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, June 17, 2014.
- B. 2014 Discount Park Tickets are available! To purchase contact the Administration Office or online at [www.doylestownrec.com](http://www.doylestownrec.com)
- C. Fishing Derby, June 15, 2014 (rain or shine) at Peace Valley Park. Contact the Administration offices for details and to register.
- D. Sounds of Summer Concert Series begin on Wednesday, June 25, 2014 at Chapman Park with a performance by Amy Black. Concert starts at 7:00 pm and is free to the public.

## III. MINUTES APPROVAL: May 6, 2014

Mr. Snyder made a MOTION; seconded by Mr. Colello to approve the May 5, 2014 Doylestown Township Board of Supervisors regular meeting minutes with the following corrections...

Page 5: Section D (Bids) \ Paragraph 1(Guard Rails). - Change Lawn Fence Company to Long Fence Company.

MOTION ADOPTED 4 to 1.

## IV. CORRESPONDENCES

Mrs. Lyons announced Supervisor; Richard Colello became a grandfather after his daughter gave birth to a baby boy. Supervisor; Ryan Manion gave birth to baby boy; Travis. Supervisor; Ken Snyder has family from Colorado present at tonight's meeting. Mr. Lyons also has family visiting from Colorado.

- A. North Branch Watershed Association – Board Appointment Needed

Mrs. Lyons reported it was recommended a member of the Environmental Advisory Council (EAC) be appointed to the North Branch Watershed Association. Mr. Snyder indicated the council is not prepared to make a nomination yet. He is schedule to speak with Bob Showalter regarding expectations. The Board agreed by consensus to table the appointment until the June 17, 2014 Board of Supervisors regular meeting.

## V. REPORTS

- A. Solicitor - Authorization to Advertise Proposed Ordinance – Peddling and Solicitation

Mr. Garton presented for Board's consideration to authorize advertisement of the Proposed Ordinance for Peddling and Solicitation. The ordinance currently in affect was created in the 1950s \60s. The ordinance has been updated to include the following general principles...

- 1) List of definitions as who a peddler is and what peddling is
- 2) Requires anyone who is engaged in peddling and/or solicitation must secure a license
- 3) Fees are fixed by the Board of Supervisors from time to time as per the resolution
- 4) Sets forth requirements the process of how the police department will review applications

- 5) Sets forth requirements for that license, including vehicles for sale and fingerprints
- 6) Provides reason for denial of the license
- 7) Provides upon granting an application the chief of police will provide a list of anyone who request to be placed on the no solicitation list
- 8) Provides the suspension and revocation of the license
- 9) Provides exemption for non-profit, insurance brokers, volunteer fire companies, political and anyone with first amendment rights.
- 10) Where licenses will be placed
- 11) Times where solicitations may take place. Times are specified between 9:00am and 5:00pm
- 12) Solicitations must be presented at the primary address entrance
- 13) If a no solicitation sign is presented. Peddlers may not enter
- 14) Where vehicles may park
- 15) Use of sidewalks
- 16) Chief of Police is required to supervises activities
- 17) Violations

Mrs. Lyons questioned if the ordinance will apply to Girl Scouts, Mr. Garton answered; Girl Scouts will be considered exempt.

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors authorize advertisement for the Proposed Ordinance for Peddling and Solicitation for full public hearing with comments.

Mr. Colello encouraged anyone interested to view the proposed ordinance posted on the website at [www.doylestownpa.org](http://www.doylestownpa.org) and to provide their comments and suggestions to become informed.

MOTION was ADOPTED 4 to 0.

B. Police Chief - Youth Aid Panel Resolution

Mr. Touhill made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve a resolution allowing the Doylestown Township Police Department to participate in the Youth Aid Panel as an alternative to the Juvenile Court System in dealing with juvenile first-time summary and misdemeanor offenders.

MOTION was ADOPTED 4 to 0.

C. Township Engineer - Lahr Property – Status Report

Mr. Canales reported upon a call received from resident; Mr. Charles Wright who questioned what is the township's responsibility when a neighbor's bridge is causing flooding along his property. Mr. Canales responded; since the creek runs through private property, it would be the home owner's responsibility to maintain. He then suggested to contact the Department of Environmental Protection (DEP) for further assistance.

Upon owner of the bridge; Mr. Bill Lahr's comments at the May 6, 2014 Board of Supervisors meeting, Mr. Canales scheduled a meeting with Mr. Lahr, Mr. Wright, Ms. Mason, Mr. John and Conservation District Manager; Gretchen Schatschneider to discuss the gravel bar located in front of the bridge which needs to be removed. DEP has visited the site, where they presented Mr. Lahr a choice to remove the bridge or gravel bar. Mr. Canales noted after a brief discussion with Mr. Lahr around May 30th, he has not heard from DEP.

While at the site, it was noted the Municipal Authority has a well house #2 located near the property. The Authority authorized Pennonni & Associates to stake out the property corners along the well house area. A stake was also place 50 feet up stream from the bridge, because bridge owners are allowed to maintain

the stream under the bridge at a length of 50 feet without DEP permits. It was determined the bridge is located on the Lahr property and the gravel bar does extend from the same property onto the Authority's property. Mr. Lahr may possibly review options to remove the gravel bar to re-establish the water flow. Currently, there is no flow coming from under the bridge.

As for the debris flowing from the Nicholas bridge, Mr. Canales reported; there is some sediment under one of the two cell box culvert. Last year the Pennsylvania of Transportation (Penn Dot) took over the inspection of Nicholas Bridge as part of a bridge inspection survey. The bridge was inspected in August of 2013, where the report noted some debris and categorized repairs as a priority code #4. Repairs will be programmed under a schedule as low priority and/or when funds become available. Re-inspection is scheduled for August 2015, where the a review of the debris will also be checked. Clean up will be the responsibility of the township. Mrs. Lyons questioned if clean up is scheduled. Ms. Mason answered; clean up is not scheduled at the present time and Ms. Schatschneider indicated immediate attention is not needed. Ms. Mason added, clean up may be difficult to where a crane may be required to access the debris.

Mr. Canales concluded at the present time, Mr. Lahr is still waiting to receive a notice of violation from DEP before deciding whether to remove the bridge or gravel bar. However, Mr. Lahr indicated he will not remove the bridge. Both Mr. Canales and Ms. Schatschneider recommend the decision be made in late July or August during dry conditions and low water level period to be within the six inch gravel removal as per township requirements.

D. Manager

1. Training Request –PICPA Local Government Conference

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisor approve Ken Wallace to attend with an overnight stay the July 14th and 15th PICPA Local Government Conference in Hershey, PA. The total cost is \$802.15 and will be shared with the Doylestown Township Municipal Authority Department.

MOTION CARRIED 4 to 0.

2. Chem Fab Update

Ms. Mason reported upon her attendance at the May 27, 2014 EPA Community Advisory Group meeting, the ChemFAB project is moving forward where authorization was received to remove the contaminated soils and will be shipped out of state.

Mr. Snyder questioned; if updates on the monitoring wells available. Ms. Mason answered; updates of the monitoring well will be presented at the next meeting.

E. Supervisors - Designated Wildlife Protection Area Signs – K. Snyder

Mr. Snyder reported earlier this year the Board authorized the posting of protected ground nesting birds signs be posted along Harts Woods. Upon a recent Environmental Protection Council (EAC) meeting, it was found the act was not adhering to township ordinance 266, where dogs are not allowed along protected areas. Mr. Snyder would like the Board to consider changing the existing signs to add an information board educating the public of the importance in protecting the area. The EAC does not have funding for the additional signage. Mr. Colello suggested providing an expenditure of funds upon Mr. John providing a cost. Mr. John responded; the cost will be approximately under \$1,000.

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors authorize an expenditure of funds under \$1,000 to cover the cost of additional signage be placed along Harts Woods educating the public in the importance of protecting ground nesting birds.

Mrs. Lyons questioned if the amount is separate from the cost of replacing the existing signs. Mr. John confirmed the quote is for the addition of informational signage.

Chairman of the Friends of Doylestown Dog Park; Kathy Brown questioned the location of the protected area to where dogs are not allowed. Mr. Snyder answered; the protected area is located in the woods. Ms. Brown then requested a sign be placed at the beginning of New Britain Road be relocated to specify where the protected woods are located. Mr. Colello then questioned if only one sign is needed. Mr. Snyder responded more than one sign will be needed.

Upon a discussion between the Board and Ms. Brown, Mr. Colello WITHDREW his motion and tabled the decision until the price of additional signage is determined.

EAC member; Ray Hendrick commented on a promise made to John Carson twenty years ago to monitor the condition of Central Park. The Harts Wood area is unique and would like all efforts made to protect this pristine area and allow the ordinance to stay in effect.

Mr. Touhill questioned if the wood area can be identified. Mr. Hendrick identified the eco system to maintain begins on top of a hill leading toward Central Park and dogs are a problem to the area. He would like to have the signs specified walking be reserved only to the trails and the woods should be left alone, especially by dogs.

Appointment of new EAC member:

Mr. Snyder made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors appoint Mr. Martin Brooks As a member of the Environmental Advisory Council.

Mr. Brooks was appointed to the Environmental Advisory Council by a 4 to 0 vote.

Mr. Snyder then reported the Ways and Means Committee will be presenting their Capital Spend Plan at a future Board meeting. The plan will identify how and when projects will be spent. Also, the budget will now be broken down by department and individual budgets to provide clear actuals and year to date. The goal is to have better control of the existing budget and clearer forecast of future ones.

Mr. Touhill reported on the progress of the renovations of Kid Castle to where murals have been installed around the perimeter of the castle. The Sensory Enrichment Trail is moving along and sponsorship opportunities will be available in the near future. The Park and Recreation Board have begun conducting field trips of the park system to evaluate repairs needed. Mr. Touhill encouraged anyone interested to attend the meetings to become better informed.

Mr. Colello reported he has forms available for anyone interested in purchasing bricks to be placed near the murals along Kid Castle.

Mrs. Lyons reported on the well attended Kids Castle Arts Program held on Saturday, May 31st. Forty three murals have been established and installed. The cost for each brick is \$125.00 and can be engraved with any name. The first annual Dog Park Minster was also held on Saturday with tremendous success. The Golf Outing was also held with great success where a lot of money was raised for the park system. Mrs. Lyons then thanked everyone who participated.

**VI. UNFINISHED BUSINESS**

A. Dog Park Resolution – Amendment

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors

approve the amended Resolution#1674 expanding membership of the Friends of Doylestown Dog Park Committee by four additional members who need not be residents of Doylestown Borough or the Township, but membership of the Dog Park Committee is required. Further, the four additional members will have the same rights of an advisory board.

MOTION was ADOPTED 4 to 0.

## VII. NEW BUSINESS

### A. Destination Peace Valley Trail Proposal – Michael Baker, Jr.

Ms. Mason reported as a requirement for the Department of Environmental Protection (DEP) a supplemental small project waterway obstruction permit for the pedestrian bridge where supplement 1 is a shared price with New Britain Borough in the total amount of \$8,783.22. The township's share will total \$4,391.61.

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve Destination Peace Valley Trail Proposal submitted by Michael Baker Jr. Engineers in the amount of \$8,783.22, to be shared by New Britain Borough regarding the Supplemental Small Project Waterway permit for supplement 1 of the trail way project with comments.

Mr. Snyder questioned if fees are included in township budget. Ms. Mason answered; the trail way will be funded by awarded grants and township match. However, the price was not specifically designated as part of the township's budget but there should be funds available.

MOTION was ADOPTED 4 to 0.

### B. Renaming Butler Avenue to U.S. Business Rt. 202 – Resolution

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve the Resolution of Designation to rename Butler Avenue in Chalfont Township to US Business Route 202 as per Bucks County Planning Commission Executive Director; Lynn T. Bush recommendation noted on her May 14, 2014 letter.

MOTION was ADOPTED 4 to 0.

### C. Township Bid - 2014 Equipment Rental

Mr. Touhill made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors award the 2014 Equipment Rental with Operators Bid to P.K. Moyer & Sons in Earlington, PA in the amount of \$91,749.45 for the annual road restoration project, through way and state liquid fuels for road improvements.

MOTION was ADOPTED 4 to 0.

Ms. Mason provided additional information by stating Doylestown Borough is moving forward by repairing Broad Street, where the township shares a portion. The estimate was provided by the Borough's engineer and provided the township's shared cost at \$56,000 that will need to be included in the 2015 budget. Mrs. Lyons questioned a bid in the amount of \$72,386.18. Ms. Mason answered; the amount represents the engineering estimate. Mr. John confirmed the township's portion totals \$56, 973.40.

Mr. Colello questioned when was the township notified of the shared cost. Ms. Mason answered; she received her notification via an email dated May 12, 2014. Mr. Colello then commented the Borough possibly was aware of the cost approximately eight months ago. Ms. Mason responded the Borough budgeted for extra work due to the harsh winter as published in a local newspaper article just recently. She believes Broad Street was part of that work. Mr. Colello then questioned if Mr. John reviewed the

township's road repairs specifications with Township Engineer; Mario Canales. Mr. John confirmed he has not reviewed the specifications.

A discussion ensued amongst the Board and Mr. John regarding super paved totals and the township's payment responsibilities. The Board agreed to have a letter be forwarded to Doylestown Borough requesting to provide specifications of the plans with the actual allocations of costs as per the recommendation by Mr. Garton.

D. Land Development

1. Delaware Valley College – Tennis Court Facilities – Waiver Request

Mr. Garton reported applicants; Delaware Valley College are requesting a waiver of land development to construct six tennis courts and improvements on tax parcel 9-7-42. The plans were prepared by Taylor, Wiseman and Taylor dated April 20, 2014. The Doylestown Township Planning Commission recommended approval of the land development at their May 21, 2014 meeting.

Taylor, Wiseman & Taylor Project Manager; Marc Thompson addressed the Board to provide a brief description of the plan to include the construction of six hard surface tennis courts internal to the campus. The courts will be located on the existing athletics fields. In addition, a 1,200 square foot building is proposed for the use as restrooms and storage is proposed. Lighting is also proposed for collegiate use, utilizing the lowest light level required by the NCAA Tennis Association. The light poles will be 50 feet high. A waiver will be requested of the Subdivision Land Development ordinance (SALDO), since they are higher than what township allows.

The applicants are prepared to comply with all comments noted in reviews letters received. A bio-retention basin is proposed to collect the runoff generated on site. A Nonpoint Discharge Elimination System (NPDES) permit has been submitted to the Bucks County Conservation District because the overall project including trenching for utilities will serve approximately 3.7 acres.

Upon Board approval to waive land development, Mr. Garton set forth the following conditions...

1. Compliance with the Boucher & James review letter dated May 14, 2014;
2. Compliance with the Michael Baker, Jr., Inc. Report dated May 16, 2014;
3. Compliance with the Pickering, Corts & Summerson report dated May 14, 2014;
4. Compliance with the Bucks County Planning Commission Report dated May 14, 2014;
5. Compliance with the Pennoni Associates Report dated March 13, 2014;
6. Receipt of all permits and approvals from any agencies having jurisdiction over such matters and including, but not limited to, the Bucks County Conservation District;
7. Payment of all Township expenses, including professional services, related to the application;
8. Applicant to execute a Waiver of Land Development Agreement in a form satisfactory to the Township Manager and Township Solicitor;
9. Execution and recording of a Stormwater Controls and Best Management Agreement; and
10. The Board of Supervisors agreed to waive the provisions of the Subdivision Land Development Ordinance as it relates to the height of the lights to serve the tennis courts. On behalf of applicants; Delaware Valley College, Mr. Thompson agreed to all conditions.

Mr. Touhill made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors granted Delaware Valley College a waiver of land development to construct six hard surface tennis courts, 1,200 foot building and light improvements. Further the applicants agreed to comply with conditions set forth by Township Solicitor; Jeffrey P. Garton.

MOTION was ADOPTED 4 to 0.

2. Chalfont New Britain Twp Joint Sewer Authority –Waiver Request

Mr. Garton reported applicants; Chalfont New Britain Township Joint Sewer Authority are requesting a

waiver of land development to construct certain additions to the facilities. The plans were designed by CKS Engineers dated March 5, 2014, last revised May 7, 2014. The project is for tax parcel 9-7-10-1. The Doylestown Township Planning Commission recommended approval at their May 21, 2014 meeting.

Consulting Engineer; Joe Molan addressed the Board to provide a brief description of the third project in ten years for the Sewer Authority located on Upper State Road. The total site is approximately 51 acres with 17 acres resource protected. The Neshaminy Creek runs through the site and will not be affected by construction. Most of the work will be completed on site at the waste water treatment plant with minimal disturbance and approximately 5,000 square feet of imperious areas will be added. Several buildings are proposed, such as a covered area will be added for winter storage. A small structure will be constructed to house a new filter that will be installed for flow of the final clarifier at 15 by 18 feet. Additionally, paved areas along the site is planned to improve traffic flow that have deteriorated over the years. By code 17 acres of imperious surface is allowed. Currently there is 4.69 acres, when the improvements are completed the imperious will be 4.82 acres.

Upon Board approval to grant a waiver of land development, Mr. Garton set forth the following conditions...

1. Compliance with the Boucher & James review letter dated May 19, 2014, except there is no obligation on the part of the Authority to construct any additional bike path as it relates to this application;
2. Compliance with the Michael Baker, Jr. Report dated May 16, 2014;
3. Receipt of all permits and approvals from any agencies having jurisdiction of such matters;
4. Payment of all Township expenses, including professional services, related to the application;
5. Applicant to execute a Waiver of Land Development Agreement in a form satisfactory to the Township Manager and Township Solicitor; and
6. The debris pile shall be removed prior to the commencement of construction on the Phase III improvements.

On behalf of the applicants, Mr. Nolan agreed to conditions.

Mr. Snyder questioned the status of the buffer as mentioned in the Planning Commission meeting minutes with regards to the clean up of debris. Mr. Nolan answered; there is a buffer that separates the tennis courts and the rear of the property near Delaware Valley College. Mr. Colello clarified the buffer area closest to Upper State Road where debris such as scrap metal, washing machine parts and tires can be found. Mr. Schmidt of CKS Engineers indicated clean up would be taken care of. Mr. Nolan responded; after two major construction projects most of the work is demolition of old equipment piping and the debris mentioned are the left overs. In attempt to salvage the materials, there has been an attempt to sell the scrap metal. However, Mr. Nolan confirmed all debris will be removed prior to completion of construction. Mr. Garton questioned if debris will be removed prior to commencement of the Phase III construction. Mr. Nolan agreed.

With regards to the buffer, Mr. Nolan explained the row of pine trees that was shown in the rear of the property is near a hill that is plowed by Delaware Valley College. If trees are planted as a buffer, 30 to 40 feet of plowable area will be eliminated. The authority decided not to place any

trees in the area.

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors grant Chalfont New Britain Township Joint Sewer Authority a waiver of land development to construct a covered area , a small structure to house a new filter and MOTION was ADOPTED 4 to 0.

3. Penn Color – Revised Preliminary Land Development Plan

Mr. Garton reported applicants; Penn Color filed an application seeking preliminary land development subdivision approval relating to tax parcels 9-4-50, 9-4-49, 9-4-48-2, 9-4-24, 9-48-25,9-4-84 which comes to approximately 7.33 acres. The proposed plans are to consolidate tax parcels 9-4-48-2, 9-4-49, 9-4-50 into one parcel A. The plans further propose to reconfigure existing lots 9-48-24 into a parking lot 9-48-25 to be comprised into parcel B, which contains an expanded, safer designed parking lot in parcel C. Parcel C contains the existing single family residence use. The access driveway for residential use will be realigned. Tax parcel 9-48-84 is to be split between parcel B and C.

The plans were prepared by Carter Van Dyke Engineers dated November 7, 2013, last revised April 14, 2014. The Doylestown Township Planning Commission recommended preliminary land development approval subject to certain conditions at their May 21, 2014 meeting.

Transmission Line Engineer at Black & Veatch; Jonathan Rice addressed the Board to provide a brief overview of the preliminary and final subdivision land development plans for improvements to be made along the parking lot. It was determined some uses were overlapping on individual tax parcels. The goal is to clean up the area with the property lines, upgrade the parking lot for better appearance. Mr. Garton added; no new buildings or construction is proposed as part of the plan. Mr. Garton then reported upon a discussion with Mr. Snyder, there are also no new plans being issues associated with the improvements.

Upon Board approval, Mr. Garton set forth the following conditions...

1. Compliance with the Pennoni report dated May 29, 2014;
2. Compliance with the Boucher & James, Inc. report dated May 29, 2014
3. Compliance with the decision of the Doylestown Township Zoning Hearing Board rendered on September 20, 2013, including compliance with any conditions imposed by the Zoning Hearing Board;
4. Compliance with the Michael Baker, Jr., Inc. letter dated May 20, 2014;
5. Compliance with the Pickering, Corts & Summerson review letter dated May 20, 2014, but there will be no need to conduct any traffic and/or pedestrian study;
6. The Board of Supervisors decided to accept the right-of-way to the ultimate right-of-way line from the applicant to the extent it adjoins the Township road and to the extent the right-of-way adjoins a State road, the Township will accept the right-of-way to the ultimate right-of-way line if, the Commonwealth of Pennsylvania does not agree to accept same;

Mr. Canales recommends the township receive the ultimate right of way line and state road, if Penn Dot chooses not to from the applicant, if dedicated.

7. The Board of Supervisors also granted the following waivers from the provisions of the

Subdivision/Land Development Ordinance:

- a. From the provisions of Section 153-11, related to the Tree Protection Area;
  - b. From the provisions of Section 153-20.C.(10), with respect to show existing features within 400 feet of the parcels;
  - c. From the provisions of Section 153-28.B, related to the size of off-street parking lot in a residential areas;
  - d. From the provisions of Section 153-28.H, relate to the point of ingress or egress and its proximity to an existing intersection;
  - e. From the provisions of Section 153-34.B(4), related to the criteria to be utilized in selecting plant materials; and
  - f. From the provisions of Section 153-34-B(5)(a), (b) and (d), related to the planting requirements for basin floors, wet edges and detention basins;
8. Applicant shall execute a Stormwater Controls and Best Management Practices Agreement in a form satisfactory to the Township and the Township Manager to be recorded of record;
9. Compliance with the letter received from the Bucks County Planning Commission Report dated January 21, 2014;
10. Receipt of all permits and approvals from any agencies having jurisdiction over such matters and including, but not limited to, the Bucks County Conservation District, PennDOT, etc.; and
11. The funding and execution of Development and Financial Security Agreements in a form satisfactory to the Township Solicitor and Township Manager.

On behalf of Penn Color, Mr. Rice agreed to all conditions.

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisor approve Penn Color request for Final\Preliminary Subdivision Land Development Plan to improve the site and combine several tax parcels.

MOTION was ADOPTED 4 to 0.

Mr. Touhill commented the plan has been a huge improvement with great strides completed by Penn Color.

4. The Pavilion at Doylestown (aka Grasso) Sketch Plan

Mr. Garton reported the sketch plans to be presented by The Pavilion at Doylestown (aka Grasso) will require no approvals. The presentation is only for Board's consideration and to receive comments from the Board and public.

Edward F. Murphy, Esq. of Wisler Pearlstine, LLC addressed the Board to report on the recent revisions to The Pavilion at Doylestown sketch plan based upon comments since meeting in October of 2013. The plan has been resubmitted and the applicants met with the Planning Commission and Bike and Hike Committee. At the April 28, 2014 Planning Commission meeting a fair amount of compromise was been made that prompted the revised sketch plan. He believes the plan is mature enough to where a decision can be made to move forward.

The basic sketch plan presented in October remains the same with a cluster of individual retail buildings

principally located in the C1 Commercial portion of the site. Some buildings will be located in the Light Industrial District, which is in the rear of the site. The proposed CVS building has been reduced to 10,000 square feet as per prior litigations. Adjustments will be made internally, such as to create a storage area in the basement. In consideration of recommendations from the Bike & Hike and Planning Commission, a bike and hike path has been added along Route 263\313 at 12 foot wide, but with suggestions to narrow the width to 8 feet. Mr. Murphy added, upon discussions with Planning Commission member; Tom Kelso who indicated the Bike & Hike Committee will accept an 8 foot wide path. The impervious surface will have an impact, because there is no room to provide the path within the right of way of Route 263. As a result, once the path is installed, it will be along the private property and not the right of way. It will also count towards the impervious surface, which is why the plan shows a 12 foot wide path. However if the township prefers to reduce the footage and the bike and hike path, will it reduce the imperious surface ratio.

The plan also identifies three access points onto adjacent roadways. The first is a right hand only access off of Swamp Road and Route 313. Then a full movement signalized intersection off Route 263 and an ingress only access off Rogers Road. With the issue of the Rogers Road access, applicants are prepared to accept any recommendation from the township. Currently the plan shows the Rogers Road access from its earliest inception. If a decision is made not to have an access, it will further reduce the site's impervious surface ratio.

Parking stalls are also included as per ordinances requirements of 10x20. If there is a request to reduce the parking stalls to either 9x18 or 10x18, the imperious can be further reduced. Currently the plan shows the imperious surface as 51%. If the trail and stalls are reduced the imperious will show as 45%. There are various combinations that can be offered which will not exceed imperious by 47%.

Another change in the plans shows moving the development towards Route 263 by readjusting parking spaces and place in front of the building instead along the rear. A buffer for the residential site will continue along the rear of the property. This will provide relief from the ordinance and permit parking along the front yard onto Route 263 and Rogers Road. Originally, there were 12 parking spaces proposed. The plans have been altered to include 7 spaces. Depending on how utilities are treated, an additional reduction may be offered.

The onsite well and septic system will serve the site. There has been discussions with the Planning Commission regarding if it's feasible to provide either a public water or sewer connection. Mr. Murphy offered his services to investigate options, upon direction from the township.

The Bike & Hike Committee and Planning Commission have been presented with architectural plans of the proposed buildings from local architect; Peter Stampfl. Mr. Murphy concluded by introducing Mr. Stampfl, Mr. Scott Mills of Van Cleef Engineering and Traffic Consultant; Phil W. Wursta who are present to answer any questions.

#### BOARD COMMENTS;

Mr. Snyder referenced the April 28th Planning Commission Meeting minutes and noted a discrepancy with reported imperious surface at 50%. Mr. Murphy answered; the calculation of 59% includes the presumption of 3.09 acres of woodlands as per ordinance requirements to preserve.

Mr. Colello requested clarification if the plan is now considering a public water and sewer connection. Mr. Murphy answered; public water and sewer is being considered internally. There have been several options considered, but not in the fashion of past alternatives. There is an inter municipal potential with an adjacent municipality, but prefer to request township guidance. Mr. Murphy again offered his services to investigate further options upon the township's approval.

Mr. Snyder questioned what impact did the placement of the CVS building caused. Mr. Murphy

answered; the building was moved back, because up until the introduction of the path, stormwater management was located in the area and accommodate the bike and hike path. This also impacted the parking to be moved to in front of the building. Mr. Snyder then questioned if additional plans are schedule to rework the stormwater runoff and trees. Mr. Murphy reported no other plans are scheduled for stormwater. However, approximately 400 new trees as per ordinance requirements will be planted along an open area between the rear of the buildings and the common value line of the residential properties.

Mrs. Lyons requested clarification on the plans for the retail buildings. Mr. Murphy clarified; a CVS Pharmacy, bank and two separate retail stores are proposed as strip retail for now.

Mr. Stampfl provided the Board with three renderings of the proposed Pavilion at Doylestown site. Materials considered for the buildings are stucco, cement and siding with cultured stone accents. Goose neck lighting is proposed for signage to keep within a village style. Ms. Lyons questioned if CVS Corporation approved the renderings. Mr. Murphy indicated approval was granted. Mr. Stampfl explained the third rendering for the proposed bike and hike trail to include a fence line, plantings and a visual buffer from York Road. Mr. Murphy added fencing and planting was a recommended by the Bike and Hike Committee. Mrs. Lyons questioned if the plans include accessible sidewalks without interference from automobiles. Mr. Murphy indicated yes.

Mrs. Lyons asked what will be the total square footage of the buildings. Mr. Murphy answered; CVS will be 10,000 square feet, the bank will be more than 3,000 square feet, larger retail building will be 20,000 square feet, second retail building will have 24,000 square feet, and day care at 12,000.

Chief Logan questioned where the exit be off Rogers Road will be. Mr. Murphy indicated the exit will be directly across from Temple Judea. Mrs. Lyons questions if vehicles will be able to exit straight across Rogers Road from the Temple. Mr. Murphy indicated yes.

Mr. Wursta reported four access points will be added, two off Route 263, one off Route 313 and one off Rogers Road. York Road will be completely widen for left turn lanes into the site and a left turn lane onto Route 313 both North and South bound from York Road. PennDot permit status is pending a meeting with township staff to review specification regarding a need to revised the permit. The result will be a much less intense traffic flow.

Mr. Logan questioned what are the timing of the lights based on. As far as volume, York Road is different than Route 611. The timing will be interconnected between Route 313, the site driveway and Edison Furlong Road.

#### PUBLIC COMMENTS:

Resident; James Binger of 29 Turkey Lane, Edison Furlong had several questions regarding imperious surface and how it will be reduced to 50%. Mr. Mills answered; 1.66% acres of woodlands will be preserved to represent open space, net buildable site area calculation of 15.48 acres. In addition to increasing the net buildable site, the amount of imperious was reduced. Flexibility was built into the previous imperious numbers to account for some additional future expansions. This caused the actual imperious to drop and increase the overall buildable site area ratio from 59.1% to 50.1%. Other approaches will also be considered. However, if the variance for the woodlands wasn't granted, the overall layout would have been impacted because of the large number of woodlands.

Mr. Binger noted the township ordinance states caliber inches of tress cannot be replaced with larger trees and asked if another waiver will be requested. Mr. Mills indicated yes. Mr. Binger then questioned if the Sycamore tree was considered as being 48 inches or larger. Mr. Mills indicated he will need to review the issue with township staff to verify. Mr. Binger commented how at one point when meeting with the developer the residents were in favor of the project due to a promise not to go over the 40%

imperious surface. Also, he strongly prefers the site be named Pavilion at Furlong not Doylestown. Mr. Bingler concluded by requesting Board consideration to send the solicitor in opposition if the impervious raises to over 40%. Mr. Lyons responded; the goal of tonight's meeting is to review the current sketch plans only and not act upon anything that is not even before the Board.

Resident; Mary Lou Streznewski of 22 Brook Drive stated the main concern is to provide a safe and high quality of life for the community along Rogers Road. She had several questions regarding drainage, daycare and trees. Mr. Murphy answered her questions by explaining drainage is an Engineer issue that will be addressed during the land development stage. He is aware of the concerns and will be a top priority. The septic system can only be located behind the daycare center due to soil testing verifying it will be best and only location.

Mr. Mills addressed the issue of the trees by explaining figures were reviewed with the township planning consultant in January of 2014. However, is unsure of when the trees were measured. Ms. Streznewski requested calculations be double checked to consider the maturity of the trees. Mr. Mills then addressed traffic from the daycare by explaining traffic flow will not be utilize Rogers Road for drop offs to minimize speeding issues. Mr. Murphy added speeding concerns off Rogers Road will be an issue for the township to address.

Mr. Murphy explained the bike and hike path will stop at a certain point off Route 263\313 due to a lack of right of way and no easements from private property owners, as noted by the Bike & Hike Committee. Additionally, the bike and hike path will be installed at no cost to the township.

Ms. Streznewski concluded by noting for Board information, numerous vehicles have been spotted making a left hand turn from the Temple onto Rogers Road.

Mrs. Lyons thanked everyone for attending tonight's meeting and looks forward in hearing from the Planning Commission as the plan moves forward.

#### **VIII. ANNOUNCEMENTS**

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, June 17, 2014.
- B. 2014 Discount Park Tickets are available! To purchase contact the Administration Office or online at [www.doylestownrec.com](http://www.doylestownrec.com)
- C. Fishing Derby, June 15, 2014 (rain or shine) at Peace Valley Park. Contact the Administration offices for details and to register.
- D. Sounds of Summer Concert Series begin on Wednesday, June 25, 2014 at Chapman Park with a performance by Amy Black. Concert starts at 7:00 pm and is free to the public.

#### **IX. ADJOURNMENT**

The June 3, 2014 Board of Supervisors Regular meeting was adjourned at 8:48pm.

Respectfully submitted by

Stephanie J. Mason  
Secretary