



Board of Supervisors

Regular Meeting

425 Wells Road
Doylestown, PA 18901
www.doylestownpa.org
Twitter: @DoylestownTwp
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215-348-9915

~ Minutes ~

Tuesday, May 5, 2015

7:00 PM

Public Meeting Room

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, Shawn Touhill and Ryan Manion.

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.

A. Pledge to the flag

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

B. Presentation – R. Hendrick, EAC Chairman – Living History

Environmental Advisory Council Chairman; Ray Hendrick presented the Board with a Swamp White Oak tree stump. With the assistance of Morris Arboretum Senior Botanist; Ann Rhodes, they were able to count over 300 rings, with 11 points. Mr. Hendrick reported each point represents a major date in history from the signing of the Declaration of Independence on July 4, 1776 to the first celebration of Earth Day on April 22, 1970.

Mr. Hendrick noted the project was a joint effort and thanked the township's maintenance department in assisting with an important aspect of the township.

Mr. Hendrick reported Bucks County Herald Feature Writer; KRock joined the April 25th Bird Walk, where a deceased Common Loon bird was spotted. They presented the bird to Peace Valley Park, where it was forwarded to the Academy of Natural Sciences for research on mercury poisoning due to fish.

Mr. Hendrick concluded by indicating the Bucks County District chose Doylestown Township Environmental Advisory Committee as the best conservation organization in Bucks County.

C. Visitors/Public Comments

No comments

II. ANNOUNCEMENTS

A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, June 2, 2015 at 4:00 PM

B. Doylestown Township Administrative Offices will be closed on May 19, 2015 due to Election Day and May 25, 2015 in observance of Memorial Day.

- C. Home Run Derby will be held on May 14, 2015 from 5:00pm until dusk at the Turk Park Baseball Fields
- D. Barkminster Dog Show – May 30th at Dog Park – 10AM – 12:30PM – FREE – for more information visit
- E. Annual Doylestown Township Golf Outing – Monday, June 1st at Doylestown County Club. Registration deadline is May 15th.
- F. 2016 Budget Work Session – June 4, 2015 at 4:00 pm. Public is welcome to attend.

III. MINUTES APPROVAL: Board of Supervisors - April 7, 2015

Mr. Snyder made a MOTION; seconded by Mr. Touhill the April 7, 2015 Doylestown Township Board of Supervisors Regular Meeting minutes be approved.

MOTION was ADOPTED 5 to 0.

Mr. Touhill made a MOTION; seconded by Mr. Snyder the April 7, 2015 Doylestown Township Road Inspection minutes be approved.

MOTION was ADOPTED 4 to 1 with Ms. Manion abstaining due to her absence.

Mr. Snyder made a MOTION; seconded by Mr. Colello the April 9, 2015 Doylestown Township Budget Work Session meeting minutes be approved.

MOTION was ADOPTED 3 to 2 with Mrs. Lyons and Ms. Manion abstaining due to their absences.

IV. CORRESPONDENCES

- A. Public Water Request – 36 Westaway Lane

Ms. Mason reported on the receipt of a letter from resident; Christopher Hastle of Warrington requesting consideration of public water connection to their property at 36 Westaway Lane. Upon the recommendation of Ms. Mason the Board agreed by consensus to forward the request to the Doylestown Township Municipal Authority (DTMA).

- B. Warrington Twp. Comprehensive Plan Amendment

Ms. Mason reported the Doylestown Township Planning Commission recommends the Comprehensive Plan Amendment regarding 3901 Street Road (TMP 50-004-150) to enable a 47 acre tract to be re-zoned from RA to RA-1 to create 105 single family dwelling lots be forwarded to Warrington Township. With the amendment not impacting the township, the Board are not obligated to comment.

V. REPORTS

- A. Solicitor -No Report
- B. Police Chief - No Report
- C. Township Engineer - No Report

D. Manager

1. DART Update

Ms. Mason reported the DART service is performing very well. The best performance shown are on Saturday and shuttles to Delaware Valley College. In addition, the DART will host a 2 1/2 day strategic planning session on June 19th and 30th in the township's building.

2. ChemFab Update

Ms. Mason reported ChemFab met with the Community Advisory Group to discuss the monitoring of the ChemFab building that provides information on air filtration, vapor intrusion and ground water contamination. The next meeting will be held in July.

3. Training Request – PICPA Conference – K. Wallace

Ms. Manion made a MOTION; seconded by Mr Snyder the Doylestown Township Board of Supervisors approve Director of Finance; Kenneth Wallace attend with an over stay the Pennsylvania Institute of Certified Public Accountants (PICPA) Local Government Conference from July 12th until the 14th in Hershey, PA. The total cost of \$599.00 will be shared with the Doylestown Township Municipal Authority (DTMA).

MOTION CARRIED 5 to 0.

4. Doylestown Township Bike/Hike Committee – 2015 Heritage Conservancy Partners Grassroots and Community Leadership Award

Ms. Mason informed the Board the Pennsylvania Department of Transportation (Penn Dot) has begun a paving project along Route 611.

The Doylestown Township Bike and Hike Committee will be presented the 2015 Heritage Grassroots and Community Leadership Award at the Annual Garden Party on June 10, 2015.

E. Supervisors

Ms. Manion reported upon receiving several calls, she was informed the Touch a Truck event was very successful and commended the township's staff on a job well done.

As an attendee, Mr. Colello stated the Touch a Truck event was very successful and well attended. Mr. Colello also attended a seminar on signage at the annual Pennsylvania State Association of Township Supervisors (PSATS) conference. The information served as helpful during a recent meeting with the Planning Commission regarding the draft ordinance. The draft ordinance will presented for Board approval within a few months.

With the recent increase in thefts in the surrounding area, Mr. Colello reminded the public of Police Chief Logan's neighborhood watch program. All information to begin a group can be found on the Doylestown Township Police Department website at <http://www.doylestownpa.org/police/> or contacting (215) 348-4201.

Mr. Snyder reported on April 15, 2015, the Township received the Governor's Award for local government excellence with regards to fiscal accountability and best management practices. He then commended the township staff and Ways and Means Committee for a job well done.

B) At the April 4th Budget Session, seven different topics were identified for the Ways and Means Committee to manage and receive data for. Results will be presented at the June 4th Budget Work session. By scheduling the work sessions earlier in the year provides more time to focus on major

initiatives. Mr. Snyder encouraged anyone interested to attend the June 4th budget work session to share ideas.

The Environmental Advisory Committee (EAC) celebrated Arbor Day on April 25th with thirty volunteers planting approximately 90 plants. Additionally, a crew worked in the Native Garden and planting will begin in June.

Upon attending a number of seminars at PSATS, Mr. Snyder stated one of the most interesting was a session on twenty four ways on how to reduce township costs. Upon reviewing the list, he noted Doylestown Township practices twenty two out of the twenty four items.

Mrs. Lyons commended Ms. Mason and Director of Parks and Recreation; Karen Sweeney for conducting seminars on trails and dog parks at the PSATS conference.

Mrs. Lyons then commended DAA on a job well done with the maintenance of the Turk Park Baseball fields. The fields have been opened since April 25th and Mrs. Lyons encouraged everyone to visit the park.

VI. UNFINISHED BUSINESS

- A. Delaware Valley University –Graduate Policy Studies External Review Board Request Member Appointment - from 4/7/15 meeting –

The Board agreed by consensus to have Mrs. Lyons be appointed the Delaware Valley University Graduate Policy Studies External Review Board Supervisor representative.

VII. NEW BUSINESS

- A. Eagle Scout Proclamation – Patrick Liam Galante – Troop 6

Mr. Touhill made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors award Boy Scout Troop 6 member; Patrick Liam Galante the rank of Eagle Scout at the May 30, 2015 Court of Honor ceremony.

MOTION CARRIED 5 to 0.

- B. Traffic Signal Approval Applications -

Mr. Touhill made a MOTION; seconded by Mr. Snyder, The Doylestown Township Board of Supervisors authorize submission of the Pennsylvania Department of Transportation (Penn Dot) Application for Traffic Signal with regards to the intersections at Swamp Road & Pine Run Road (Saw Mill Road in Plumstead Township), Upper State Road & Shady Retreat Road and Almshouse Road & Tamenend Avenue (ARLE)

MOTION CARRIED 5 to 0.

- C. Request to Send Vehicle to Auction – 1996 Chevy 3400 truck w/ plow (Public Works)

Mr. Touhill made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors authorize Fleet Manager; Dan Markloff send a 1996 Chevy 3500 with plow (VIN#GBJK34R3TE168817 to auction that will be held on June 13, 2015 by J.J. Kane Auctioneers.

MOTION CARRIED 5 to 0.

- D. Bid - Mowing of Triangle Park and Additional Mows of Turk Park III Bid

Mr. John reported the bid references two items. The first concerns the mowing service to Triangle Park, which was not included in the original list of areas for service. The present landscape contractor currently holds a township bid and can complete the additional service for a charge of \$140.00 per mowing during the remainder of the 2015 season. Upon questions from the Board, the bid will be recorded as a change order and total mowing services completed will be 28.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors award the 2015 Mowing contract to Greenscape Landscape Contractor, Inc in the amount of \$140.00 per lawn cut in order to maintain the Triangle Park during the 2015 year.

Resident; Mr. Hendrick suggested to assist in keeping mowing expenses down, mowing to the new Greenway Trail be eliminated along the edge to preserve the native wild flowers and new seedlings. Mr. John responded the Township will take the matter under advisory.

MOTION was ADOPTED 5 to 0.

Mr. John explained because the grass grows so well along Turk Park II, it's difficult for children to play baseball. In order to solve the situation, DAA requested a second mowing be performed at their expense. The township will be responsible for the first mowing at a cost of \$300.00. Additionally, the township's contractor has agreed to perform the second mowing during the baseball season only. Mr. John requested Board approval to move forward with the process as Township wait for signed contracts to be returned.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors authorize the Doylestown Township move forward with additional mowing services along Turk Park II during the baseball season conditioned on DAA's commitment.

MOTION CARRIED 5 to 0.

E. 2015 Sounds of Summer – June 28th Fire Works Contract – Schaefer Pyrotechnics, Inc.

Ms. Manion made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors approve the Fire Works contract between the Township and Schaefer Pyrotechnics, Inc for firework services during the 2015 Sounds of Summer Concert series.

MOTION was ADOPTED 5 to 0.

F. Land Development - The Pavilion at Doylestown (aka Grasso) – Sketch Plan Presentation

Mr. Garton explained as part of the sketch plan process, tonight's presentation will not require action from the Board. The purpose is only to review the proposed plan to provide comments.

Attorney; Ed Murphy of Wisler Pearlstine, LLP provided a brief status of applicants; The Pavilion at Doylestown sketch plan for a proposed retail site along Swamp Road and Route 263 to include a recent meeting with the Planning Commission on April 27, 2015. Mr. Murphy also noted recent changes to the plan, such as with a tenant mix. The bank site proposed in 2014 has been replaced with an urgent care and a Starbucks. As a result of the change, internal circulation changes aroused as per township staff recommendations. The issues also became the subject of review letters submitted by Pennoni Associates, Boucher & James and Pickering Corts & Summerson where the applicants show no issues. The current plan does incorporate the changes that require modifications. However, the tenant mix and locations have not changed.

As per the Planning Commission's recommendation presented last fall, the parking was better proportioned as associated with each of the uses. The parking lots were re-oriented so that each use has a

self-sufficient parking space based upon ordinance requirements. The reconfigurations has adjusted the calculations but not to a large degree.

Another issue discussed with the Planning Commission was the opportunity to provide public water and sewer to the site. Upon several conversations and reaching out to Buckingham Township, bulk water and sewer services cannot be provided at this time. The plan still shows a community septic and well system that will service different uses on the site. Upon last week's meeting with the Planning Commission, an issue regarding water issues came up which will need further investigation.

Traffic Planner; Philip W. Wursta explained the site borders through Route 313 and York Road. Access to the site from Route 313 will be via a right turn in on south bound or east bound 313. A right turn only access will provide access to each use within the site. On York Road from Buckingham, a right turn in and out driveway will be south of the proposed CVS Pharmacy. The next driveway will be signalized as a full access driveway with a right in and out as the main driveway. Access along Rogers Road is dedicated as an entrance only into the site and no access leaving the site onto Rogers Road. Anyone heading into the uses will have to use the right out onto York Road or the main access driveway off York Road. All access points on 313 and York Road will be subject to Penn Dot approval and Highway Occupancy permit.

The improvements along York Road will be significant and involves inter-connective cables with fiber optics at three intersections. The intersections are Route 313, the site driveway and Edison Furlong Road. The construction of a left turn lane will be another proposed construction. A non-site related construction will be left lane turns on York Road at Route 313. Instead of sitting on the passing lane on York Road to make a left on 313, a left turn lane will be provided. The left turn lane will extend through the frontage of the entire site up to the left turn lane at Edison Furlong. A right turn lane into the site will also be provided.

Mild changes were made to access within the site with CVS Pharmacy providing a drive through isle. The other side of the driveway will have an urgent care and Starbucks with a mirrored driveway configuration. The access point will be changed along the main driveway isle, which will be a right in and out access point. Circulation was enhanced at the proposed daycare center and around all the buildings for the retail sections.

Mrs. Lyons questioned if the access off Route 313 is only an entrance. Mr. Wursta indicated yes.

Chief Logan questioned if the left turn lane between the entrance and Edison Furlong Road will be for both North and South bound traffic. Mr. Wursta indicated yes as a two way lane and stripped for Rogers Road as a dedicated left. Chief Logan then questioned if the main entrance will be a dedicated left turn lane for 313. Mr Wursta indicated yes. Mrs. Lyons commented on the proposed parking lot by indicating how maneuvering through the site will be complicated. Mr. Wursta responded; consumers utilizing the site will be use to the directions, especially Starbuck customers. The only issue will be with new drivers entering the site, where directional signage will be provided.

Mr. Murphy addressed on-going issues with Rogers Road by explaining, the one entrance in is designed to align with entrance of Temple Judea located across from the site. It's presently dimensioned at 21 feet in width as a one way road. The imperious calculations are contemplated at 24 feet wide anticipating as a future two way road. Directions received to date was to align the road with synagogue as a one way in. The road will be studied further as part of Penn Dot review with other access points off Route 313 and 263. Mr Wursta added with the township's direction, the road was designed as a one way in and out. The road will take in traffic coming into the site and allow vehicles to access Temple Judea. Mr. Murphy indicated it will be the Board's decision whether to change the existing design.

Mr. Murphy provided the Board with two handouts involving a comparison of the present plan against the plan submitted May of 2014. Due to the tenant mix, minor increase of 1,700 square feet of building

provided, minor increases and building coverage less than 7% of an increase of imperious surface and 10% increase of woodland clearing. The distance of different buildings to the adjoining residential properties are noted on both plans as well as the parking.

The first handout compares the various imperious calculations with several options to drive down the numbers. One example is the bike path across the frontage is 12 feet in width as per township ordinance requirements. Upon conversations with the Planning Commission, it was recommended to reduce the width from 12 to 10 feet. The handout provides the results of what the imperious surface will be with proposed changes. The ordinance also permits a 40% imperious surface, where the plan is currently at 50%. Depending on what change is approved, the imperious can be brought down to 48%.

The second handout outlines the variances required to implement the plan with certain relief. There is a total of nine variances requested with some related to one another. The first variance relates to the buffer because the synagogue is residentially zoned with institutional use, the ordinance requires a buffer. Currently there is one buffer with additional basin. Technically, the plan will need the width of the buffer between the synagogue and the daycare.

Mr. Snyder questioned if the storm water management section will be a buffer. Mr. Murphy answered; planting will be provided around the system as shrubs and trees.

Mr. Murphy continued; the next variance deals with the parking along the front yard. It was recommended to push the site forward away from the residential property located in the rear. The buildings and parking are located closer to 263 where certain parking spaces are within the 65 foot front yard setback. There is no buffer shown between non-residential buildings on Rogers Road and the rear of a residential building. Mr. Garton noted the area is zoned residential but other occupied by commercial uses. There are a couple of areas on the site which do not have loading areas, because smaller retail uses do not require it. Zoning relief may be needed for dumpster locations. However smaller retail stores may have trash compactors.

A woodland disturbance relief will be needed where the ordinance requires 50% of disturbance. The plan is currently at 24% because as the buildings are pushed forward on the site, more trees are located off the front of 263. A comparison was made by trying to provide additional woodlands in the back of the site. The plan has a retail use located in the LI District, which is not permitted by the ordinance.

Mr. Snyder noted the original variance requested listed 11 requests and questioned if two were eliminated. Mr. Murphy indicated yes and explained one referenced supplemental regulations dealing with architectural elevations. Upon speaking with the applicants; architect, it's confident all requirements can be met. The other pertained to the public water and sewer connection, which at this time cannot be provided.

Mrs. Lyons question why can't a buffer be provided behind the buildings facing Rogers Road. L. Scott Mills of Van Cleef Engineering Associates answered; there is landscaping proposed where a 30 foot wide buffer is required. Mr. Murphy added no buffer is required but additional plantings will be added.

Mr. Snyder questioned if all alternatives for public water and sewer connection have been exhausted. Mr. Murphy explained upon coordinating with the township to go with the most logistical solution, which was to reach out to Buckingham Township. After a number of months trying to connect, it was the decision of Buckingham a connection would not be feasible. Mr. Snyder then questioned if the site has an existing well. Mr. Murphy was unsure, but will look into the matter. Ms. Mason indicated the well may have been installed years ago and was noted in the previous owners' plan. Upon Mr. Snyder's additional questions, Mr. Murphy indicated the applicants have an obligation to complete studies on the impact of an on site well system. However, no studies have been completed to date.

Upon Mr. Colello reading a section of Pickering, Corts & Summerson review letter indicating the

applicant's new plan increases in total building square footage, imperious surface and woodland disturbance, Mr. Murphy noted the handout presented quantifies the increases. Mr. Colello commented the plan will need tweaking with the building size. Mr. Murphy responded; it will be possible but not practical. The buildings were increased by 1,700 square feet total for the entire site. The building size can be reduce without any change in imperious.

Mr. Snyder questioned why the plan does not mention any trees over 48 inches, noting one tree which is. Mr. Murphy answered; after the last meeting, a search was performed where a tree of over 48 inches could not be located. Mr. Mills clarified; one tree was identified with a split trunk. After reviewing the tree calculations and speaking with Boucher & James, the consensus was to base the tree on three separate trunks. The calculations were determined as two trees as 18 inches and the third as 20 inches and located near an existing dwelling.

A discussion ensued amongst the Board and Mr. Mills regarding how to identify the existing tree and determine if it should remain on site. Mrs. Lyons suggested the tree be saved and make the building smaller.

Resident; James Bingler of Turkey Lane in Edison Furlong confirmed the tree is 14 feet by 9 inches for a total of 59 inches, 150 year old Sycamore tree. Mr. Touhill requested clarification on the tree discussion with Boucher & James. Mr. Mills clarified; the discussions were held about a year ago and did not detail any individual tree. This discussion covered only discrepancies about the number of trees being disturbed which had an impact on the number of replacement trees. Prior to the new plan, there was a disagreement where Van Cleef was brought in to assist. As per a consensus, it was determined the site had a total of 207 trees that will need to be replaced. The overall woodland area was verified as woodlands and a consensus was determined of the amount of be disturbed. Part of the caliber inches of disturbance would have been the sycamore tree as part of the number of disturbed in each category because of the three trunks.

Upon several questions from Mr. Bingler regarding the tree disturbance, Mr. Mills answered; a total of 11 trees are categorized within the 28 to 48 inches based on the handout provided and confirmed by Boucher & James, where some are scheduled to be removed. As per the SALDO requirement, the individual tree requirement does not require relief to be requested. The requirement to keep 90% of the woodlands are also located under the SALDO requirement. A relief for the trees was noted in the overall woodland requirement under the zoning ordinance.

Mr. Bingler questioned how was the imperious surface reduced to 51% if the building size was not reduced. Mr. Mills responded; the amount of woodlands preserved on site has an impact on the amount of imperious allowed. Mr. Bingler commented if 30% more woodlands are taken down than allowed will impact the imperious surface. Mr. Mills agreed. Mr. Bingler noted the imperious surface for the plan should be approximately at 55%. Mr. Snyder responded; the imperious calculations is based on upon receiving approval. Mr. Mills added; other factors and changes will also affect the imperious calculations and layout.

Resident; Keith Peters had several questions to include, what address will the complex be situated and why is the proposed site called the Pavilion at Doylestown. What is the plan for tractor trailers access. What is the sewer capacity for pumping. Are there any plans for green roofs or solar panels. Mr. Mills answered; the post master will make the determination on the mailing address and the decision to name the property was not of Van Cleef's but the owners because it is in Doylestown Township.. Mr. Wursta was unaware of tractor trailers entering the property. Mr. Mills answered; that is an issue that will have to be designed. Mr. Murphy added; the general location has been decided. In terms of operation is up to the consultant's review. Mr. Garton added; the decision is also depended upon the Department of Health and DEP as well. Mr. Murphy indicated there are no plans for green roofs or solar panels.

Resident; Joe O'Malley of Rogers Road questioned; for what duration of time regarding water depletion

or contamination will the applicants be responsible for. Mr. Murphy answered; Mr. Garton will require applicants to sign a well depletion agreement or protection agreement that requires security to be posted. Base line testing will also need to be completed to determine the levels of the wells and monitored during post construction. Mr. Garton added; tolling period normally begins when the site is fully occupied so when all the water is being used. Normally this is during a five year time period, where the letter of credit remains in place. If a longer period of time is needed, it can be proposed as a condition. Mr. Murphy indicated; during the process if there is any impact on any wells as a result of the applicants, the obligation will be to make it whole.

Mr. O'Malley questioned what is the occupancy rate for the property and how can parking be determined. Mr. Murphy indicated there are no formal commitments received from any tenants. Parking spaces for the daycare are based upon what the township's ordinance allows with estimated amount of children that will attend the daycare. The same requirements are determined for retail. Additionally, the plans are not requesting zoning relief for parking spaces.

Mr. O'Malley questioned if signage for no dumping can be posted on Roger's Road. Mr. Murphy agreed to post no dumping signage.

Mr. Murphy requested direction from the Board on how to move forward with the sketch plan. Mr. Garton commented there is a concern. The Imperious surface ratio is too high, there is concern with the preservation of trees, the tree disturbance and the question of the integrity of wells needs to be addressed. Mr. Touhill added; the plans need to be tighten up and latitude on any of areas of relief should be considered. Mrs. Lyons commented the uses may not be an issue, but the intensity of the uses together, especially with urgent care and the Starbucks. Mr. Murphy will advise his clients to revised the plans.

G. Bills List –April 21, 2015

Ms. Manion made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors approve the April 21, 2015 Bill's List in the amount of \$270,964.55,

MOTION was ADOPTED 5 to 0.

VIII. ANNOUNCEMENTS

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- B. Doylestown Township Administrative Offices will be closed on May 19, 2015 due to Election Day and May 25, 2015 in observance of Memorial Day.
- C. Home Run Derby will be held on May 14, 2015 from 5:00pm until dusk at the Turk Park Baseball Fields
- D. Barkminster Dog Show – May 30th at Dog Park – 10AM – 12:30PM – FREE – for more information visit
- E. Annual Doylestown Township Golf Outing – Monday, June 1st at Doylestown County Club. Registration deadline is May 15th.
- F. 2016 Budget Work Session – June 4, 2015 at 4:00 pm. Public is welcome to attend.

IX. ADJOURNMENT

The May 5, 2015 Doylestown Township Board of Supervisors Regular meeting was adjourned at 8:11pm.

Respectfully submitted by,

Stephanie J. Mason
Secretary