



Board of Supervisors

Regular Meeting

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

~ Minutes ~

Tuesday, September 17, 2019

5:00 PM

Community Meeting Room

I. 5:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairperson; Barbara N. Lyons, Vice Chairman; Ken L. Snyder with Supervisors; Richard F. Colello, Jennifer V. Herring and Ryan Manion.

Township Staff in attendance included Township Manager; Stephanie J. Mason, Director of Operations; Dave Tomko, Township Solicitor; Jeffrey P. Garton, Chief of Police; A. Dean Logan and Township Engineer; Geoffrey J. Attanasio

A. Pledge to the flag

B. Presentations

At 2:40pm Board met with the Telecommunications Board to review the workings of the meeting room microphones. A Budget Work Session meeting was held at 3:00pm prior to the Regular meeting. At 4:00pm the Board conducted interviews for Boards and Commissions' open vacancies. After, the Board met in Executive Session to discuss personnel, litigation and real estate matters.

1. Bike and Hike Committee – T. Kelso

Member of the Bike & Hike Committee; Thomas Kelso reported on the Committee's progress of proposed trail systems, such as along Turk Road. The trail system proposes to connect through a number of neighborhoods and progress is going well. A feasibility study has been created and a solid neighborhood contact has been implemented. A public meeting is scheduled for October 2, 2019. This project is the most difficult, but anticipated to be the most rewarding.

Shady Retreat Road trail system is funded under a Transportation Alternative Program (TAP) grant through construction. The trail will begin at State Street and run towards Shady Retreat Road. The project is currently under Phase I and currently preparing to submit documents to the Pennsylvania Transportation Department (Penn Dot) for approval.

The Route 202 and 313 Feasibility Study has evolved from the Doylestown Wawa project. Upon meeting with Doylestown Borough, \$15,000.00 will be received towards the project. A permit is being requested also received to extend the trail towards Route 202 Bypass. The trail is projected to begin at Central Park and run towards Poole's Corner. The primary focus begins at South Main Street to extend the trail out of the Borough and run towards Edison Furlong.

Michael Baker International, LLC submitted a proposal of \$30,000.00 and with a \$7,500.00 match, the main funding will be received by the William Penn Foundation.

The Chalfont Connector, which is an extension of the Neshaminy Greenway was opened to a bidding process and currently moving forward. The goal is to create a connection onto the Route 202 Bypass.

The Bucks County Planning Commission Neshaminy Greenway project is moving slowly through the design process. The design of the next phase is in place to have a trail connection towards Buckingham Township. Construction is anticipated within the next five years.

2. Telecommunication Advisory Board – K. Peters

Telecommunication Advisory Board Vice Chairman; Keith Peters reported; in 2019 the Board has been preparing a video of the Bike & Hike paths along the Township. A member who is a current police officer will be assisting in creating the video outlining the department.

In 2018, the Board assisted in creating videos for all the Bicentennial celebration events. The Board also assisted in projects with the Senior Task Force before their dissolution.

In 2019, the Board will create an unofficial Welcome Wagon video to introduce new residents of the Township. Partnership have been created with the Doylestown Hospital, YMCA, School District, Delaware Valley University and Historical Society to create programs of interest for the community. The Board will create a cross pollination program to enlarge communication efforts toward residents as expansion from newsletters.

3. Dog Park Committee – K. Brown

Dog Park Advisory Board Chairperson; Kathy Brown reported; currently there are 449 active members and 744 registered dogs. Improvements completed in 2018 was the replacement of a fence to create three one acre areas. The reconfiguration will allow easier rotation of the dogs. Turf has been grown and maintained instead of mud or dirt. An phone application (APP) was created to show how the park is being occupied in real time. The app will be free of charge to dog park members and can be downloaded via <http://whoscoming.azurewebsites.net> for big dogs and <http://littledogs.azurewebsites.net> for little dogs.

In 2019, the Board recommends the access system be upgraded to what is currently utilized by the Township. This will allow the park to be access via remove and install cameras along three of leash areas and entrances of exit gates. The cameras will also assist in receiving better support for maintaining appropriate behavior in the dog park.

Orientation continues as a requirement for dog park members and held once per month at the Doylestown Township Administration building. The 2019 Fido Float event received \$1,000.00 for the dog park and items continue to be for sale as part of the fundraising process. Items include a poster in the amount of \$10.00 or two for \$15.00 and magnets at \$5.00 each.

Mr. Snyder questioned if 449 members considered a full or is membership increasing. Ms. Brown answered; membership maintains at 450 members.

C. Visitors/Public Comments**II. ANNOUNCEMENTS**

The 2019 Suicide Prevention Conference is scheduled for October 7, 2019 at Delaware Valley University from 8:30am until 4:30pm. The event is sponsored by the Lenape Valley Foundation.

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 1, 2019 at 5:00PM, preceded by a Budget Work Session at 3:00PM
- B. Thompson Performing Arts Series presents a movie: Disney's "Mary Poppins Returns" at the C&N Amphitheater in Central Park on Saturday, Sept. 28th starting at dusk.
- C. Discussion of Indoor Recreation Facility – Public Meeting will be held on Thursday, Sept. 19th at 7:00PM, Doylestown Twp. Community Meeting Room. All Doylestown Residents are invited to attend.
- D. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM – Drop off site is located at the New Britain Rd. entrance of Central Park. Please visit our website for more information.
- E. Kids Castle is temporarily closed to install lots of new play equipment for children of all abilities - so stay tuned for an anticipated grand opening in mid- October.

III. MINUTES APPROVAL: Regular Meeting – August 20, 2019

Mr. Colello made a MOTION; seconded by Mr. Snyder the August 20, 2019 Doylestown Township Board of Supervisors Regular meeting minutes be approve with the following corrections as noted by Mrs. Lyons.

Page 11 | Under Mr. Colello's supervisor's report; Change the spelling of Dick Bock to Dick Bach.

MOTION was ADOPTED 5 to 0.

IV. CORRESPONDENCE:A. CB Cares Pumpkinfest –Request Waiver of Fees

Ms. Manion made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors waive an application fee in the amount of \$209.50 as requested by Executive Director of CB Cares; Kimberly Cambra to hold the Saturday, October 19, 2019 Pumpkinfest event.

MOTION CARRIED 4 – 1 - 0 with Mrs. Lyons abstaining due to her relationship with CB Cares Educational Foundation.

B. Eagle Scout – Request Zoning Permit Fee Waiver

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors waive a zoning permit fee in the amount of \$80.00 as requested by Boy Scout member; James Boyle to complete his Eagle Scout project by building a 12 foot high and 24 feet wide soccer kickwall at the Chalfont | New Britain Sewer Treatment plant.

MOTION CARRIED 5 to 0.

C. Ways and Means Committee Resignation – E. Ebenbach

Ms. Herring made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors accept Mr. Ed Edenbach's resignation as a member of the Ways & Means Committee.

MOTION CARRIED 5 to 0.

D. A Woman's Place – Request Facilities Use

Mrs. Lyons referenced a letter received on August 15, 2019 by Operations Manager of A Women's Place requests to reserve a meeting space to hold monthly staff meetings.

Mr. Snyder questioned; what time will the meetings be held. Ms. Mason responded; the building can accommodate day time meetings as long as it does not interfere with interdepartmental meetings. Mrs. Lyons requested to receive more information on exact times of requested monthly meetings. She also requested clarification on what technology is needed.

Mr. Colello commented on the precedence possibly being set by allowing outside meetings be held in the Township's Administrative offices for free. Upon a brief discussion amongst the Board regarding the proper procedure in renting out meeting rooms, Mrs. Lyons suggested to view each request on a case to case basis

Mrs. Lyons made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve A Women's Place staff conduct a monthly staff meetings at the Township's Municipal building during day time business hours upon receiving further clarification on time of day and what technology is needed.

MOTION CARRIED 5 to 0.

E. Whitetail Disposal – Notice of Billing Increase

Ms. Mason reported on the September 10, 2019 correspondence received from Whitetail Disposal, Inc informing fees for waste disposal services to the community will increase. She offered to schedule a meeting with the Board to receive an explanation from Whitetail Disposal for the increase. The fees associated with recycling were previously waived and due to disposal cost incurring, Whitetail finds is necessary to include the fee of approximately \$18.00 per quarter to their trash hauling services at \$69.00.

Ms. Mason suggested having the Environmental Advisory Council (EAC) review the Township's existing Trash and Recycling Ordinance, which are currently thirty (30) years old. The Board agreed.

V. REPORTS

A. Solicitor

B. Police Chief

Chief Logan reported; Penn Dot continues to complete milling and paving work along Edison Furlong Road, between Route 611 and York Road. The work is scheduled to continue for a few days, where traffic delays and partial closures are expected.

C. Township Engineer

D. Director of Operations

2019 Road Program | Change Order #2

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors accept the 2019 Road Program Change Order #2 for the addition of streets along Barrett Road Extension at \$27,998.50, Old Dublin Pike at \$21,907.00 and Welden Drive at \$38,419.00, totaling \$88,324.50, bringing the total paving contract for 2019 to \$600,040.20.

Mrs. Lyons referenced Mr. Geoffrey J. Attanasio's letter to JD Morrissey requesting if an agreement in the change order is noted. Mr. Attanasio answered; the letter was to receive JD Morrissey's approval on file. Mr. Tomko noted; JD Morrissey's approval letter is included in the Supervisor's packet.

MOTION was ADOPTED 5 to 0.

Administration and Police Building | Phase II Construction \ Penn Builders, Inc Change Order #12R

Mr. Snyder made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors approve Penn Builders, Inc Change Order #12R, incorporating Change Orders #12R.1, #12R.2 and 12R.3 for the corrected amount of \$7,877.00 to furnish and install additional millwork, modify the dais for revised audio visual power requirements and additional work for final ceiling changes in the amount of \$10,393.00 with comments.

Mr. Snyder questioned; have all change orders been submitted for the building. Mr. Tomko answered; including the remainder of tonight's approvals, there will be no further change orders submitted. In addition, the punch list is completed with the exception of a few items.

MOTION was ADOPTED 5 to 0.

Administration and Police Building | Phase II Construction \ Electri-Tech, Inc Change Order #08

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve Electri-Tech, Inc Change Order #08 for additional cost to remove the police department carport from stand-alone power and connect to the Administration Building to provide 24 hours of back up service in the amount of \$8,945.18.

MOTION was ADOPTED 5 to 0.

2019 Structure Repairs | Bid Rejection Recommendation

Mr. Snyder made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors reject bids received for the 2019 Structure Repairs Contract and approve the project go through a rebidding process with changes as providing prevailing wages rates and extend project duration from 35 to 60 days.

MOTION CARRIED 5 to 0.

Turk Park I Playground Replacement | Award Recommendation

Mr. Colello made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors approve the removal of an old playground equipment and purchase with installation of new playground equipment for Turk Park I by George Ely Associates, Inc in the amount of \$48,798.00 with comments.

Ms. Herring questioned; is the playground equipment to be installed utilized in another area of the park. Mr. Tomko answered; Playworld equipment is installed in Kids Castle and Turk Park II. Ms. Herring questioned if materials are recycled. Director of Parks & Recreation; Karen Sweeney answered; all materials used are recycled.

MOTION was ADOPTED 5 to 0.

Dog Park | Access Control and Camera Systems Proposal Recommendation

Ms. Herring made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve Access Security Corporation of Warminster, PA September 8, 2019 proposal to provide and install an Avigilon Access Control and Camera System in the amount of \$9,214.00 under a COSTARS purchase. Additionally, approve a Blue Diamond Protection Plan at \$45.00 per month and Avigilon Blue Hosting plan at \$90.00 per month and proximity key fobs at \$5.25 each.

MOTION was ADOPTED 5 to 0.

E. Manager

F. Supervisors

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors appoint Daniel J. Stairiker as a member of the Doylestown Township Municipal Authority (DTMA).

MOTION CARRIED by a 5 to 0 vote.

Upon providing a brief description of the Township's Ordinance adoption process, Mr. Colello reported on a recent change in the proposed Water Ordinance adding; at the time of a home sale, water testing will be a requirement. If the water contamination tests negative and passes Federal guidelines, no mandatory public connection will be required and a well is permitted to remain. If the water tests positive for contamination or does not meet Federal guidelines, a public connection will become mandatory.

Mr. Garton suggested having the matter discussed with the Board to possibly solve coliform bacteria issues with chlorine and PH with a water softener. However, serious health issues will be addressed in a different forum.

Doylestown Township Municipal Authority Director; Keith Haas added; the list provided includes primary contaminants which directly impacts the health of homeowners. Per- and polyfluoroalkyl substances (PFAS), lead and Pollutants of concern (POC) loads are examples of contaminants. Secondary contaminants are identified as Iron, manganese PH and recommended by the Federal Government to be tested on a yearly basis. The secondary contaminants can also provide an indication of well failure. The Federal Government and State tests for both primary and secondary contaminants, where the odor, taste and visual aesthetic appearance of water can be affected. A state certified lab can test for all contaminants at a price of approximately \$600.00, to include sampling at the time of a home sale.

Mrs. Lyons questioned; if the changes to the proposed water ordinance can be incorporated as a contingency to subsequent years, where a public water connection will become mandatory. Mr. Garton answered; the Board can choose to incorporate the contingency. However, the goal of the presentation is to emphasize the different types of contaminants the serious nature and how to solve the problem. Mrs. Lyons requested to have the Board view a draft of the contingency. Mr. Garton agreed.

Mrs. Lyons suggested TABLING the proposed water ordinance changes to provide the Board time to view the contingency issue. Mr. Haas questioned; should the DTMA provide a list of contaminants that will trigger the need for a public water connection. Mr. Garton added; further follow up for water testing will also be discussed. He suggested a meeting with himself, Mr. Haas and Ms. Mason be scheduled.

Mr. Snyder questioned; will it cost approximately \$600.00 to any homeowner not selling their home, but opts for water testing. Mr. Haas indicated yes. Mr. Garton added; costs may vary and are significantly more difficult for comprehensive testing.

Ms. Herring commented; although there is no indication of an emergency, should the wells not near pipes also be addressed. Mr. Garton answered; the topic will be part of a discussion and should be noted in the ordinance.

Ms. Herring made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors appoint Kellie McGowan as a member of the Park & Recreation Board.

MOTION CARRIED by a 5 to 0 vote.

Ms. Herring reported; the Environmental Advisory Council (EAC) will be hosting a conference at Delaware Valley University on Thursday, September 18th at 7:00pm. The Ready for100 discussion is to encourage municipalities move towards 100% renewable energy by 2050.

Ms. Manion made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors appoint Kevin Kane as a member of the Friends of Kids Castle Committee.

MOTION CARRIED by a 5 to 0 vote.

Ms. Manion reported; the Park & Recreation Board meeting to discuss the proposed new community center plans is scheduled for Thursday, September 19th and encouraged all interested to attend.

Mr. Snyder made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors appoint Kelly Galardi as a member of the Board of Auditors.

MOTION CARRIED by a 5 to 0 vote.

Mr. Snyder reported; the Pension Committee has been working with investment advisors to create the Pension Monitoring report. The report will be become a three to four pages report and monitor to pension plans going forward.

Mrs. Lyons reported; the Bucks County Association of Township Officials have been closely monitoring and advocating for an amendment or repeal of the Sterling ACT. Enacted in 1931, the Sterling ACT is to enable Philadelphia to tax surrounding counties which have residents who work in the city. Doylestown Township losses \$235,000 or more of earned income tax per year or 1 mil. Currently, there is a legislative and senate bill in the works to provide equality and not have all earned income tax be allocated to Philadelphia. Mrs. Lyons will continue to monitor the situation and update the Board.

VI. UNFINISHED BUSINESS

A. Pebble Ridge/Woodridge Sewer Project –Low Pressure System– J. Butler

Chief Operating Officer of the Bucks County Water and Sewer Authority; Mr. John Butler reported on the status of the Pebble Ridge \ Woodridge Sewer Project. Pebble Ridge Road will be completed within the next four weeks. Next Stoney Lane and a portion of Woodridge Drive

will be installed. The next change in construction will be approximately six weeks or mid to late October, where a second crew will begin working at Lower State Road. A line and force main from the pump station will begin before tying into a sewer scheduled to be installed within the next four weeks.

The projected end of construction remains scheduled for mid-summer of 2020, possibly sooner depending upon weather.

A mistake was encountered during the preparation of the proposed Low Pressure System and the report has been postponed to the October Board of Supervisor Regular meeting agenda. Currently, the BCWSA has been coordinating with Township on paving and cost sharing.

Mr. Snyder requested a more detailed schedule from the BCWSA to assist with the Township budget and effective communications with residents. Mr. Butler agreed and indicated; the schedule is affected by the variation of rock depth. However, a schedule can be submitted until the end of 2019. Further schedules will be a projection. In addition, once construction ends at Pebble Ridge Road, construction crew will no longer use the area as access. Access will begin on Woodridge Drive.

Resident: Vicki Sayles of 1060 Almshouse Road questioned; when can comments on residents' fees be made. Mr. Butler answered; all questions regarding fees can be submitted at the October 1st Board of Supervisors Regular meeting. Mr. Butler requested Ms. Sales email address to provide information.

Resident; John Prock of 1030 Almshouse Road questioned; when will the proposal be available to residents. Mr. Butler answered; the proposal is anticipated to be available next week with exact numbers and before the October 1st meeting. Mr. Prock had several other questions to include, have the engineering been completed for the change and was money spent to complete. Mr. Butler answered; the only engineering completed was the review of calculations. Any engineering fees will be absorbed under the contingency and not change towards overall cost of homeowners. Will the most recent plans be updated on the website? Mr. Butler answered; three sheets of the updated plan will be provided to the Township for website update.

Resident; Craig Scott of Militia Hill Road requested assistance in mitigating cost to homeowners to include public funding on an annual basis until the project is completed. He also questioned how many additional homes can be tied onto the project to decrease cost per household. Mr. Colello thanked Mr. Scott on his most recent email, which was a benefit to the Board and other residents.

Resident; Gary Porter of 45 Militia Hill Road questioned; what is the status of the change to the septic system along Militia Hill Road. Mr. Butler answered; the topic will be discussed on October 1st. He requested Mr. Porter's email address to ensure the comprehensive lay out of the impact is provided.

VII. PUBLIC HEARING**A. Proposed Amendment to Doylestown Twp. 2008 Comprehensive Plan**

Mr. Garton reported; the Proposed Amendment to the Doylestown Township 2008 Comprehensive Plan is on the agenda for Board's consideration to the Comprehensive Plan and as required by the municipalities' planning code. The public hearing as been advertised August 28, 2019 and September 4, 2019. The township manager forwarded a notice to the adjoining municipalities and school district. The township also met the requirement for public notice of a public hearing for the new Comprehensive Plan Amendment.

Township Planning Consultant; Judy Stern Goldstein reported; the Comprehensive Plan amendment was developed in conjunction with the Doylestown Township Planning Commission through 2017, 2018, where a recommendation was submitted in 2019. The plan includes a full review analysis and update of the demographic section to bring under compliance with current 2017 data and going up to 2040 projections for population. It also includes a review of goals and objectives, updating the existing land use map and update of the current land use. The Commission then reviewed the policies and implementation strategies, updated the future land use map, with further recommendations and implementations strategies. The review included age friendly community addressed the development, redevelopment and adaptive reuse of existing parcels and land uses to become more friendly and appropriate for mixed use development and walk able community.

The Bucks County Planning Commission reviewed the Comprehensive plan with no comments submitted. Remaining issues include, the Bike & Hike map will be included as an addition with other maps as an update. The list of planning documents has been included and adopted by the Township.

Mrs. Lyons referenced Section 6 of the plan, which includes everything under the Comprehensive plan since 1989. She commented; only the first four sections are original. Ms. Stern Goldstein clarified; Sections A, B, C, D are original. However, the entire list was updated as per updated list under the 2008 Comprehensive plan. When the resolution takes place, the goal was to list everything.

Upon hearing no public comment, Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors adopt the Proposed Amendment to Doylestown Township 2008 Comprehensive Plan to include additional items for 2018 as presented and new Census materials.

MOTION was ADOPTED 5 to 0.

B. Proposed Zoning Ordinance Amendment – Use C17 in C-3

Mr. Garton reported; the Proposed Zoning Ordinance Amendment to Chapter 175 as the Zoning Ordinance to permit Use C17 as Personal Care home for senior adults under the C3 Zoning District has been prepared and advertised. The Amendment will add certain criteria related to the number of beds within the independence living units. Pursuant to the request, a copy of the Ordinance was forwarded to the Bucks County Law Library and The Intelligencer

newspaper. Notice of the hearing was published on two occasions in The Intelligencer. A copy was also sent to the Bucks County Planning Commission and Doylestown Township Planning Commission for review.

Upon hearing no public comment, Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors adopt the Proposed Zoning Ordinance Amendment to Chapter 175 as the Zoning Ordinance to permit Use C17 as Personal Care home for seniors adults under the C3 Zoning District.

MOTION was ADOPTED 4 – 1 - 0 with Mrs. Lyons abstaining due to a family interest in the property.

VIII. NEW BUSINESS

A. Land Developments

1. Tabor Farms, LLC – Minor Subdivision – Lot Line Change

Mr. Garton reported; Tabor Farms, LLC Minor Subdivision of tax parcels 9-9-67, 9-12-11 to modify the lot lines between the two parcels and have 1.609 acres transferred to tax parcel 9-12-11 to 9-9-67. New tax parcel 9-9-67 will now consist of 20.547 acres and tax parcel 9-12-11 at 9.311 acres. The plans relate to the lot line adjustment was prepared by Gilmore & Associates, Inc on August 15, 2019 and not revised. The Doylestown Township Planning Commission recommended approval at their September 10, 2019 meeting of the minor lot line subdivision plan.

Prior to Board approval, Mr. Garton set forth the following conditions as:

1. *Compliance with the Boucher & James, Inc., review letter dated September 4, 2019;*
2. *Compliance with the Michael Baker International, LLC, review letter of August 22, 2019;*
3. *Receipt of all permits and approvals from any agencies having jurisdiction over such matters;*
4. *Recording of a Deed of Consolidation; and*
5. *Applicant shall reimburse the Township for any and all costs incurred with respect to the Application.*

On behalf of applicant; Tabor Farms, LLC, G. Michael Carr, Esquire of Eastburn & Gray, P.C. agreed with the conditions set forth by Township Solicitor; Jeffrey Garton.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve applicant; Tabor Farms, LLC Minor Subdivision plan for a Lot Line change of tax parcels 9-9-67, 9-12-11.

MOTION was ADOPTED 4 – 0 - 1 with Mrs. Lyons abstaining due to a family interest in the property.

2. Tabor Tract – Preliminary/Final Land Development

Mr. Garton reported; Applicant; Tabor Tract proposal relates to tax parcel 9-9-67 and submitted an application for Preliminary \ Final Land Development to construct a 10,000 square foot community center, 21,000 square foot of additional office space and 148 bed personal care senior facility. Included with improvements are a parking area, management facilities and walking path. The plans were prepared by Gilmore and Associates, Inc, dated June 28, 2019. The Doylestown Township Planning Commission recommended approval of land development application at their July 22, 2019 meeting, subject to conditions.

Prior to Board approval, Mr. Garton set forth the following conditions as:

1. *Approval of the lot line adjustment which has occurred;*
2. *Compliance with the Boucher & James, Inc., planning review letter dated July 17, 2019;*
3. *Compliance with the Boucher & James, Inc., engineering letter dated July 18, 2019;*
4. *Compliance with the Michael Baker International, LLC, review letter dated July 16, 2019;*
5. *Compliance with the Bucks County Planning Commission review letter dated August 1, 2019, except as to items 4, 5 and 7;*
6. *The Board of Supervisors further granted waivers from the following provisions of the Subdivision and Land Development Ordinance:*
 - a. *Sections 153-12.A and 153-20.C(10);*
 - b. *Partial waivers from Section 153-34.B(6)(b) and 153-34.C(2);*
 - c. *Sections 153-38.D(10) and 153-38.F(3)(c);*
7. *The Board of Supervisors further granted a partial waiver from the requirement to conduct a traffic study and in lieu thereof, Applicant shall, by utilizing the services of TPD Engineering, meet all PennDOT standards with respect to traffic study requirements.*
8. *Work with the Doylestown Township Municipal Authority as it relates to public water;*

9. Receipt of all permits and approvals from any agencies having jurisdiction over such matters, including, but not limited to, the Bucks County Conservation District, PennDOT, and the like, if applicable;

10. The funding and execution of Development and Financial Security Agreements in a form satisfactory to the Township Solicitor;

11. Applicant to contribute \$0.25 per square foot of new construction as an off-site construction contribution which shall be paid as of the execution and funding of the Development and Financial Security Agreements;

12. Applicant to pay all costs incurred by the Township with respect to the application;

13. The plans shall be ADA compliant;

On behalf of applicant; Tabor Farms, LLC, G. Michael Carr, Esquire of Eastburn & Gray, P.C. agreed with the conditions set forth by Township Solicitor; Jeffrey Garton.

Ms. Herring questioned; what is the status of public questions regarding traffic issues of the facility housing retail stores, such as a hairstylist. Will the public have access to the retail stores. Ms. Herring then questioned if the community center be available to the public as well. Mr. Carr answered; the community center is subject to change and a use has yet been identified. The facilities associated with the assisted living building will not be open to the public and only available to the senior living residents.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve applicant; Tabor Farms, LLC Preliminary \ Final Land Development plan in accordance with conditions set forth by Township Solicitor; Jeffrey P. Garton.

MOTION was ADOPTED 4 -0 - 1 with Mrs. Lyons abstaining due to a family interest in the property.

3. Ashbridge at Furlong – Discussion regarding amending the previously approved Stipulated Agreement

Mr. Garton reported; the last correspondence of the ongoing Ashbridge at Furlong, formally Pavilion at Furlong Land Development plan was court approval of a Stipulation Agreement in June of 2016. Mr. Garton informed; the applicants are not requesting Board approval of the plan. Instead, requesting Board direction on a modified stipulation agreement.

Upon William E. Benner, Esquire of Benner & Wild provided a brief history of the Ashbridge at Furlong, formally Pavilion at Furlong Land Development plan, Scott Mil of Van Cleef Engineering Associates, LLC showcased several renderings of various options for the proposed Ashbridge at Furlong Land Development plan.

In response to the Commission's concerns with areas such as design of the building, parking, frontage of the building and loading area, a new design was submitted by creating a grading plan and placing the building on site to work with the contour of the land. Mr. Mill showcased the most recent sketch plan as changing the building design to a T shape, where it worked better with the topography. The parking was split into two areas. The first is an 80 parking space lot in front and oriented to face York Road with an additional 40 spaces in reserve for possible employee parking. The loading area was placed to the rear of the property. Concept grading and stormwater was design to ensure the property was balanced from a cut fill and stormwater analysis.

Additional concerns of the Commission were on site amenities and how the project would receive water and sewer. They questioned if adjacent communities with failing septic systems be able to connect to the facility's public water access. Mr. Grasso authorized the engineering team to design a sewer distribution system with a low pressure force main to allow individual homeowners to connect onto their public sewer system.

Mr. Mill provide an outline of the facility's on site amenities as a 1/3 of a mile walking path in length with several gazebo, outdoor recreation areas, park benches and bicycle racks.

The next request of the Commission was to change the bulk of the building to a four story building due to being inappropriate for the location. The applicant complied by designing a three story building to diminish the visual effect of the bulk of the building and submitted to the Commission in June of 2019. Mr. Mills showcased the sketch plan as a three story building with the same unit count of 124 units, primary one bedrooms. The building's T-shape changed slightly by curving the end of the building and works better with the topography and following the contour of the hill. The parking also changed slightly. However, amenities remained the same.

Mr. Benner reported; in June of 2019, a memorandum was created outlining the final project and applicant's agreed upon commitments. Upon receipt of the memorandum, the Commission submitted recommendation for Board approval of the sketch plan at their July, 2019 meeting. Mr. Benner requested Board consideration on the merit of the recommended sketch plan and development of land for senior housing is a better alternative than a mixed use development. Further, adopt a resolution authorizing Township professional staff and consultant to work with the applicants in creating a modification to the stipulation and settlement agreement. Once an agreement is made, the applicants will return to the Planning Commission to receive a recommendation, prior to Board consideration.

Mr. Colello commented; after the applicant's attempts and struggles, the proposed sketch plan is an improvement. The changing of the structure from four stories is a significant change for the better.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors authorize Township staff and professionals meet with applicants of the Ashbridge of Furlong Land Development plan to create a Stipulation Agreement based upon the notes from the Planning Commission and staff.

Mrs. Lyons clarified the Township Solicitor will not be involved in revising or updating the Stipulation Agreement. Mr. Garton added; if the Board proceeds with the motion, he will assist in crafting a proposed amendment to the existing stipulation agreement before submitting to the Planning Commission for their comments and review, prior to Board's consideration.

Mrs. Lyons noted; the memorandum created in June of 2019 does not have a posted date and what if the Board should consider. Mr. Benner indicated yes and explained; several modifications were entered based upon the Commission's conditions. Mrs. Lyons requested an updated memorandum be submitted. Mr. Benner answered; the current memorandum is recorded as public record under the minutes of the Planning Commission meeting. However, an updated memorandum will be included under the amended stipulation agreement. He provided an approximate date of the memorandum as July 15th and created before the last meeting with the Commission.

Resident: James D. Bingler of Furlong questioned; if two ingress and egress are still needed for the project since the entrance on Route 313 was no longer considered. In addition, will an entrance onto Rogers Road be the only access point. Mrs. Lyons answered; an exit is shown off Rogers Road. However, a right turn from Roger's Road will not be permitted. Ms. Mason added; the subject was discussed at the Planning Commission meeting where the applicant agreed to the restriction. She clarified; the access Mr. Bingler referenced is from a previous plan and still part of the existing stipulation. The new access will be incorporated into the revised agreement and the configuration has yet been determined. Mr. Benner agreed and referenced item B of the memo. Mr. Garton added; the restriction may become more than just signage.

MOTION was ADOPTED 5 to 0.

B. Delaware Valley Regional Planning Commission – Grant Award Agreement (Rt. 202 Trail Feasibility Study)

Ms. Mason reported; \$2,500.00 of the in-kind match towards the Delaware Valley Regional Planning Commission Grand Award Agreement was provided by Thomas Kelso as consulting fees and assistance. An additional \$2,500.00 will be provided by Michael Baker International, LLC and Doylestown Township.

Ms. Manion made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors authorize Doylestown Township enter into an Agreement No. 15-44-366 with the Delaware Valley Regional Planning Commission with regards to a \$30,000 reward project for a feasibility study and a \$7,500 in-kind match on behalf of the Route 202 Trail project.

MOTION was ADOPTED 5 to 0.

C. Rt. 202 Trail Feasibility Study Proposal (Central Park to Rt. 313)

Ms. Manion made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors approve Michael Baker International, LLC Consultant Agreement to perform

professional engineering services for the Route 202 trail from Central Park to Route 313 in the amount of \$30,000.

Mr. Snyder questioned; if bids can be requested for the project. Mr. Garton answered; the retention of professional services does not require a bid. However, bids can be requested during the construction process. Mr. Kelso added; Michael Baker International services is pivotal in receiving grants and recommends their services continue.

MOTION was ADOPTED 5 to 0.

D. Records Retention/Disposition

Ms. Herring made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors adopt Resolution #2148, declaring intent to follow the schedules and procedures of disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008 and updated on July 23, 2009 to dispose of records as indicated under the Resolution #1626

MOTION was ADOPTED 5 to 0.

E. 2019 Fee Schedule Amendment

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors adopt Resolution #2149 as an Amendment to the 2019 Fee Schedule to reflect the change of the meeting name from Administration Meeting Room to Community Meeting Room and reinstate the rental fees and security deposit information under the 2017 Fee Schedule.

MOTION was ADOPTED 5 to 0.

F. Zoning Hearing Board Application - Mark & Frances Fischer, 1730 Lower State Rd. Requests a special exception

The Doylestown Township Board of Supervisors agreed by consensus to send a letter of support and forward Mark & Francis Fischer of 1730 Lower State Road request for special exception to install additional grain bins for storage under a historic grist mill to the Zoning Hearing Board.

G. Treasurers Report – September 17, 2019

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the September 17, 2019 Treasurer's Report.

MOTION was ADOPTED 5 to 0.

H. Bills List – September 17, 2019

Mr. Snyder made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors approve the September 17, 2019 Bill's List in the amount of \$757,140.85.

MOTION was ADOPTED 5 to 0.

IX. ANNOUNCEMENTS

The 2019 Suicide Prevention Conference is scheduled for October 7, 2019 at Delaware Valley University from 8:30am until 4:30pm. The event is sponsored by the Lenape Valley Foundation.

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 1, 2019 at 5:00PM, preceded by a Budget Work Session at 3:00PM
- B. Thompson Performing Arts Series presents a movie: Disney's "Mary Poppins Returns" at the C&N Amphitheater in Central Park on Saturday, Sept. 28th starting at dusk.
- C. Discussion of Indoor Recreation Facility – Public Meeting will be held on Thursday, Sept. 19th at 7:00PM, Doylestown Twp. Community Meeting Room. All Doylestown Residents are invited to attend.
- D. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM – Drop off site is located at the New Britain Rd. entrance of Central Park. Please visit our website for more information.
- E. Kids Castle is temporarily closed to install lots of new play equipment for children of all abilities - so stay tuned for an anticipated grand opening in mid- October.

X. ADJOURNMENT

Hearing no further business, the September 17, 2019 Doylestown Township Board of Supervisors Regular meeting was adjourned at 6:47pm.

Respectfully submitted by

Stephanie J. Mason
Secretary