



Board of Supervisors

Regular Meeting

~ Minutes ~

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

Tuesday, October 6, 2020

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, and Supervisors; Jennifer V. Herring, Nancy Santacecilia and Dan Wood.

Absent: Supervisor 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. Visitors/Public Comments

II. ANNOUNCEMENTS

A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 20, 2020 at 5:00PM.

B. The Doylestown Township Board of Supervisors along with the Ways and Means Committee will hold a Budget Work Session at 3:00 PM on Tuesday, October 20, 2020. Public is welcomed to attend.

C. The Doylestown Township Administration Offices will be closed on Monday, October 12, 2020 in observance of Columbus Day.

D. Registration is FULL for the Fall Movie in the Park - "Hocus Pocus" Sat. Oct 10, 2020 – No walk-ins will be permitted due to COVID compliance.

E. 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.

F. Regal/United Artists/Edwards Movie Theater Tickets are Available at the Administration Building. Tickets can be used anytime – they do not expire.

G. Give the Gift of Life – American Red Cross Blood Drives - Activity Center Trailer

III. MINUTES APPROVAL: Regular Meeting - September 15, 2020

Mr. Wood MOTIONED; seconded by Ms. Herring to approve the regular meeting minutes with correction. MOTION passed 4-0.

Ms. Herring noted the correction of “disband” to be changed.

Ms. Herring MOTIONED; seconded by Ms. Santacecilia to approve the budget work session minutes with correction. MOTION passed 4-0.

Ms. Herring noted correction of updating Ms. Lyons title.

IV. CORRESPONDENCES: None**V. REPORTS**

- A. Solicitor
- B. Police Chief
- C. Township Engineer
- D. Dir. of Operations
- E. Manager
- F. Supervisors

Mr. Wood reported the Public Water & Sewer Advisory Board is still looking for a member to join. He noted the board received an update from the Bucks County Water and Sewer Authority on the updated 537 Plan, outlining the 5-10 year sewer plan and it will be mapped out.

Ms. Herring stated the board held a budget work session before the meeting and thanked all the boards for their assistance.

Ms. Santacecilia stated TAB is looking for two members to join.

VI. UNFINISHED BUSINESS**VII. NEW BUSINESS**

- A. Land Development – Ashbridge at Furlong

Mr. Garton noted discussion occurred at a prior meeting. Two issues arose, the issue of traffic warrants and parking spaces. A provision was added to complete a traffic study if approved and if it determine a warrant is needed they will comply.

Mr. Benner agreed and stated the sketch plan was revised showing no less than one space per unit and employee parking creating 124 for unites and 20 employee spots, he stated 97 are reserved.

Ms. Lyons reviewed the adjustment and suggested to clarify the wording.

Ms. Mason inquired of guest parking and Mr. Benner stated 116 spaces are close and additional parking area for 45 spaces are set aside for employees, overflow, and individual units. He suggested the plan could be adjusted to create 124 total closer to the building.

Ms. Santacecilia inquired of handicap parking and having two cars accessible. Mr. Mill explained they are closer to the building.

Mr. Garton stated reserved parking covers the need if it arrives and criteria would be created during land development. Mr. Benner added on site amenities were a part of the stipulation and state they include a salon, healthcare, fitness center, and an activity center for residents. He also noted a local van service would be provided.

Ms. Santacecilia inquired if additional handicap parking was required, Mr. Garton stated the ADA requirement is exceeded but a stipulation can be added. Mr. Benner added if the residents require more handicap parking it would be in the best interest of the owner to add more spaces to meet the need.

Chief Logan inquired if the reserved spaces would be oversized and if curbing is handicap accessible. Mr. Mill stated ADA requires for every eight spaces one must be oversized with a loading area and the curbing has not been designed yet but would be added.

Chelsea Paskman, a resident in the Township, stated traffic is a concern on Rogers's road. They have attended Planning Commission meetings and Traffic Advisory board to address concerns. She stated the concerns the exit location and speeding.

Mr. Benner stated the issue was reviewed with the Planning Commission meeting regarding traffic. The commission recommended the driveway provide for a no right turn traffic sign and is in the stipulation. He noted if there is a better way than Mr. Grasso would review.

Chief Logan inquired how the entryway is laid out. Mr. Roth explained you can enter from the west along Rogers and make a left to enter. Chief Logan inquired if a restriction could occur for movements around York road to avoid Rogers's road. Mr. Roth stated it would be possible. Mr. Benner stated they expect deliveries to enter via York road.

Chief Logan stated there is a speeding issue on Rogers's Road that has increased. Mr. Garton stated there is an approved stipulation that has a commercial improvement.

Ms. Herring suggested a physical deterrent to avoid a left turn. Mr. Benner suggested it would be determined during the land development process.

Ms. Leach of 310 Valley Drive, called in to inquire about the service road that was one way. Mr. Garton stated it was in an old plan that was previously discussed. Chief Logan suggested the volume will increase of right turns onto Rogers's road if not deterred. Mr. Feezer of 710 Edison Furlong road called to inquire if electric charging stations would be added as he has an electric vehicle.

Mr. Benner stated he is not prepared at this time to comment.

The resident who commented earlier inquired if PennDOT would limit traffic signal options.

The Townships Traffic Engineer Mr. Johnson, stated they would agree to one signal to be added between Edison Furlong and Swamp. He also noted the volume of the traffic study would need to increase tenfold to meet a signal warrant.

Ms. Herring MOTIONED; seconded by Mr. Wood to approve the amended stipulation with the discussed caveats. MOTION passed 4-0.

B. Parks and Recreation Community Center – MKSD Agreement

Ms. Lyons noted the MKSD agreement has been revised and reviewed.

Ms. Santacecilia MOTIONED; seconded by Mr. Wood to approve MKSD agreement. MOTION passed 4-0.

Ms. Herring inquired if within section 1.1.6 sustainability should be added. Ms. Mason stated the architect is going to incorporate green aspects when planning the facility.

C. PennDOT Traffic Signal Applications with Resolutions for Bucks County Neshaminy Greenway Trail/Turk Park

Ms. Herring MOTIONED; seconded by Ms. Santacecilia to approve the PennDOT signal applications. MOTION passed 4-0.

D. Zoning Hearing Board Applications

1. Gary & Sandra Bergstresser – 537 W. Sandy Ridge Rd. – Requests a Special Exception and Variance
2. Jason & Jamie Cohen – 12 Greenway Dr. – Requests a Variance
3. Raul & Tanya Casas – 2135 Turk Rd. – Requests a Variance

Ms. Mason recommended leaving all three requests to the Zoning Hearing Board

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IX. ADJOURNMENT

The meeting was adjourned at 5:55 pm by Ms. Lyons.

Respectfully submitted by:

Stephanie J. Mason

Secretary