

**Minutes from the**  
**DOYLESTOWN TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
June 25, 2012

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, June 25, 2012 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; Judy Hendrixson, Vice Chairman: Kenneth L. Snyder. Members: George Lowenstein, Edward Redfield and Tom Kelso. Also in attendance was Board of Supervisor Liaison; Richard F. Colello and Township Manager; Stephanie J. Mason

Absent: Planning Consultant; Ms. Judy Stern Goldstein. In her absence, Karen Morgan Mallo of Boucher & James, Inc. was present.

**Review of Minutes:**

In the form of a motion by Mr. Lowenstein; seconded by Mr. Redfield the March 26, 2012 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion carried 5 to 0.

In the form of a motion by Mr. Redfield; seconded by Mr. Lowenstein the May 22, 2012 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion carried 5 to 0.

**Public/Commission Comments:**           **None**

**Delaware Valley College – Life Science Building / Preliminary Land Development Plan**

Gilmore & Associates Engineer; Tom Hanna provided a brief history of applicants; Delaware Valley College's land development plan for the proposed construction of a Life Science building. Most recently, the applicants went before the Zoning Hearing Board to receive variance for a front yard setback and the Board of Supervisors to receive approval for a Preliminary Land Development submission.

Delaware Valley College Representative; Steve Cantrell provided an overview of the plans to include the proposed Life Science building will serve as added capacity for the college to disperse classrooms. The building will include multi use labs, 7 class rooms and an auditorium. The auditorium will also be a use for the community to hold special events. The structure will also serve as a signature building; because of its visibility from Route 202 the hopes to raise awareness along the community.

Mr. Hanna then explained the intent of the building position will be to face the existing quad area. An emergency access / service driveway coming off the existing driveway will provide a connection with the

existing old driveway entrance from the college. However, there will be no operation from the old driveway gate location. The service driveway will begin from the back of the building off the parking lot adjacent to the student center. Then it will connect to a pathway along both sides of the quad. There is no intent to have a dumpster in back of the building, due to the college use of an internal collection system. A small stormwater management basin will be present between the building and Route 202. A connection out to the Penn Dot storm sewer is proposed to avoid overflow. Water and sewer will be brought in from the utility out to Route 202.

Ms. Hendrixson questioned whether a bike and hike path connection will be considered off the campus towards Butler Avenue and the intent for the architecture of the building (screen wall). Only the back of the building will be seen with limited landscape buffering. Mr. Cantrell answered; the building is a four sided building with large windows. The building will also have greenstone with one small office for a lab maintenance worker.

Mr. Hanna indicated although there were no plans to add a pedestrian walkway for connection to the bike and hike path, he will with speak representatives at the college for consideration. Mr. Kelso indicated the path will provide an inviting access for the community and positive outcome for the college. He then suggested the applicants schedule a meeting with Bicycle / Pedestrian Consultant; Chris Stamford. Mr. Lowenstein added the path will also assist with less foot traffic near the railroad tracks and streets for students. Mr. Cantrell agreed to explore the idea of a connection to the bike and hike path leading from the front of the college towards Route 202. He will schedule a meeting with Mr. Stamford and college representatives.

Mr. Kelso questioned if street trees will be placed. Mr. Hanna answered; existing trees were affected by the construction which are proposed to be replaced. A total of nine trees will need to be replaced with the forty foot space in criteria. Mr. Kelso suggested the applicants choose their trees wisely between the basin and the power lines.

Mr. Hanna presented the commission with Gilmore & Associates June 25, 2012 letter indicating their revised waiver requests. He explained the request included a tabulation of additional imperious surface. The approximately 80 acre parcel runs along New Britain Road and out to Shady Retreat Road. The area from New Britain Boro and a separate two acre parcel owned by the state were subtracted out. This brings the net area to approximately 67 acres, which includes the frontage along New Britain Road to the railroad tracks and bring the new imperious surface to 1.2 acres. This along with the 22 acres of existing imperious will bring the percentage to 42. The new tabulation will be reflected in the new plans.

In accordance with the Doylestown Township Subdivision/Land Development Ordinance and on behalf of applicants; Delaware Valley College the following waivers are requested to be granted.

*§153-20.C – A waiver is requested from the requirement to complete a topographic survey of Tax Map Parcel 9-7-36. The tax parcel includes a net area of 66.98 acres. This contains a majority of*

*the College's built facilities, including academic building, dormitories, office building and supporting infrastructure. The project area will only involve approximately 5 acres and is located in the northeast corner of the campus. Filed topographic survey of approximately 10 acres was completed for the project area and is sufficient for the planning and construction of the new building. In addition, the current DVRPC 2010 aerial photograph is provided in the plan set to cover the required natural resource tabulation and site capacity calculations for TMP 9-7-36.*

*§153-20.E – A waiver from the requirement to complete a Traffic Impact Study for the proposed building. The proposed building will serve the current needs of the College and is not intended for the purpose of expanding the campus population or generating additional traffic. No new parking facilities or road access driveways are proposed with this project.*

*§153-24.B.(2).(a) – A waiver of frontage improvements for East Butler Avenue and New Britain Road. The proposed building will serve the current needs of the College and is not intended for the purpose of expanding the campus population or generating new traffic. No new parking facilities or road access driveways are proposed with this project.*

*§153-26.A.(3) – A waiver for roadway curbing along the site frontage for East Butler Avenue and New Britain Road. This waiver is consistent with the request to waive frontage improvements as the project is not intended to expand the campus populations or generating additional traffic.*

*On behalf of the applicants; Delaware Valley College, Gilmore & Associates Representative; Tom Hanna will comply with the comments included in the June 19, 2012 Boucher & James, Inc letter with the following notes...*

**Issues of Concern:**

Mr. Hanna noted five items included in Boucher & James's letter were missed and will be included in their tabulation.

Item: d – The ultimate right of way along New Britain Road is noted on the smaller map submitted with the plans, but will make more prominent.

Item: e - The parking requirement does not include anything for higher education. It relates to elementary, junior and high schools. The college provides parking they feel necessary to demand currently faced and is satisfied with what they have. Ms. Morgan Mallo suggested a note be placed on the plans indicating parking needs will be met by existing parking.

**Environmental Protection Standards:**

Item: d / SLDO Section 153.34.C – Mr. Hanna requested to perform a tree tabulation for the project area. Ms. Morgan Mallo agreed indicating there is no need to complete a tabulation for the entire area, but to make should the woodlands are defined. Also, if that area meets the criteria then a note on the plans should be indicated.

Mr. Cantrell added the decision to move forward with the parking lot before construction of the building was because the parking was considered a commuter lot. Students and other residents park in adjacent locations. The commuter lot is cleared in the evening which provides space for activities.

**Off Street Parking Requirements:**

Item b / ZO Section 175-24 – Mr. Hanna indicated the off street loading requirement will be met by the service driveway. However, the turning radius needs to be defined.

Mr. Lowenstein questioned if the turning radius also includes fire trucks. Mr. Hanna answered; yes, part of the intend of bringing the service access to in front of the building was to include the radius for emergency and response vehicles.

**Landscape and Buffer Yard Requirements:**

Item a / SLDO Section 153.34.B(3)(a) – Mr. Hanna calculated nine additional street trees is needed to be added and will be once the Bike/Hike pathway is investigated.

Item c – Mr. Hanna will work with the college to receive direction on how trees will be relocated and transplanted.

**Bike and Hike Path:**

Upon discussion with the college representative, a path connection will be considered. Mr. Kelso questioned if the bike path was a requirement under the ordinance. Mr. Cantrell informed the commission the college will comply with the request. Mr. Hanna indicated the Boucher & James letter did not specify what requirements are needed to be met. Ms. Morgan Mallo will provide the requirements in a separate letter.

**General Comments:**

Item a / ZO Section 175-20 – the college is moving forward with a design built program and will be selecting a lighting contractor within the next several weeks. Gilmore & Associates will then meet with the designer to finalize the design. Mr. Cantrell added the lighting is budgeted and will be located around the building. Only the structure and layout has not been decided.

Mr. Hanna then noted a decision on security and blue lights is needed.

Item c – the applicants are currently waiting for review letters from the Bucks County Water and Sewer with regards to water and sewer capacity.

Item d - Only identification signage for the building internal to the campus along the roadways is proposed.

*On behalf of the applicants; Delaware Valley College, Gilmore & Associates Representative; Tom Hanna will comply with comments included in the June 18, 2012 Pickering, Corts & Summerson letter with the following notes...*

### **Requested Waivers:**

Mr. Hanna noted item 2 and 5 for additional waivers request are regarding street frontage improvements along Butler Avenue and New Britain Road. He is unsure if the waiver will cover the proposed bike path. The waiver is related to road widening and curbing.

### **Record Plan:**

Item 9 – awaiting a review from the Bucks County Planning Commission.

### **Utility Plan:**

Items 18 and 19 – awaiting utilities review from the Bucks County Water and Sewer Authority.

Item 2 – applicants agree to obtain review and approval from the Doylestown Township Fire Marshall to assure adequate fire protection measures are provided.

Mr. Lowenstein informed the applicants a review letter has been received by the Fire Marshal and noted a memo from Code Enforcement Director; Sinclair Salisbury.

*On behalf of the applicants; Delaware Valley College, Gilmore & Associates Representative; Tom Hanna will comply with comments included in the June 18, 2012 Code Enforcement Director and Doylestown Fire Marshall's memo with the following notes...*

Item 1 – Mr. Hanna will speak to Mr. Salisbury on how the fire hydrant should be installed on campus along the side of East Butler Avenue.

Item 2 – Final grading designs have not been completed to date in order to determine the requirements for accessible entrances / exits as per ANSI A117.1 2003. However, it's intended to be a flat level space.

Item 5 – Mr. Cantrell will speak with Mr. Salisbury to clarify the definition of the 8 foot wide walking path that leads from the circle to the 2 story stucco building.

*On behalf of the applicants; Delaware Valley College, Gilmore & Associates Representative; Tom Hanna will comply with comments included in the June 19, 2012 Pennoni Associates, Inc letter with the following notes...*

### **Traffic Engineering comments:**

Item 1 – Mr. Hanna will review the placement of signage and/or physical barrier at the beginning of the Emergency Vehicle Access and Vehicle Drive to restrict access to authorized vehicle only.

Item 4 – Mr. Hanna agreed with Pennoni & Associates; David Tomko suggestion to line up the existing sidewalks with the cul-de-sac to connect the existing sidewalk in which the applicants.

Mr. Kelso questioned if there are plans to place an easement along Doylestown Boroughs boundary. Mr. Hanna responded; at this point the easement can be defined and added. Ms. Mason added what the applicants completed so far has helped the township a lot with Doylestown Township and Borough police

enforcement matters. The township has been waiting a long time for defining boundaries requests to see where lines are and where they go through buildings. Mr. Hanna agreed to suggest a few locations on the plan which are appropriate for definition. Ms. Mason also indicated the lines will assist with fire safety as well.

Mr. Lowenstein questioned if the applicants should return once a decision has been made with regards to the bike / hike path. Ms. Mason suggested the applicants meet with the Bike and Hike Committee to determine the location of the path. Mr. Cantrell agreed and stated there is an interest by the college to complete a connection and he will be happy to visit with committees and schedule meetings to move forward with the process. It would just be a matter of incorporating the idea. Ms. Mason informed Mr. Cantrell the Bike and Hike Committee meets in the morning every third Tuesday of the month. The next scheduled meeting is July 17<sup>th</sup> at 8:00am.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve Delaware Valley College's Preliminary / Final Land Development to construct a Life Science building on campus where the applicants agreed to comply with June 19<sup>th</sup> Boucher & James, Inc, June 18<sup>th</sup> Pickering, Corts & Summerson, June 19<sup>th</sup> Pennoni Associates, June 19<sup>th</sup> memo from Doylestown Township Fire Marshall and Code Enforcement Director. Further; the applicants understand a tree survey will be limited to the development area as stated on the June 19<sup>th</sup> Boucher & James letter, the Planning Commission will support the Subdivision Land Development waivers identified in the June 25, 2012 Gilmore & Associates, In. Revised letter. Finally, the applicants has agreed to explore the development of a Bicycle and Pedestrian Path along Butler Avenue in front of the college and present their plans to the July 17, 2012 Board of Supervisors Regular meeting.

Motioned carried 5 to 0.

### **Buckingham Township Comprehensive Plan 2012 – DRAFT**

Due to his connection with the design of the Buckingham Township Comprehensive Plan, Mr. Kelso removed himself from the discussion.

Upon reviewing the Buckingham Township Comprehensive Plan, the remaining Doylestown Township Planning Commission agreed by consensus to forward the plan to Buckingham Township with no comment from the Commission and include the 19, 2012 memo from Township Planning Consultant; Judy Stern Goldstein indicating no significant comment is included in the report with regards to the Bike / Hike Path.

### **Adjournment**

8:09 p.m.