

**Minutes from the**  
**DOYLESTOWN TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
July 23, 2012

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, July 23 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 and member: Tom Kelso. Also in attendance was Board of Supervisor Liaison; Richard F. Colello, Township Manager; Stephanie J. Mason and Planning Consultant; Ms. Judy Stern Goldstein.

Absent: Members; George Lowenstein and Edward Redfield

**Review of Minutes:**

In the form of a motion by Mr. Kelso; seconded by Mr. Snyder the June 25, 2012 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion carried 3 to 0.

**Public/Commission Comments:**           None

**Ventresca Minor Subdivision – Final Plan**

Michael L. Beuke of Showalter & Associates provided the the commission with a description of the proposed Ventresca Sketch Plan which was amended from a 3 lot plan as presented in January of 2012 to a 2 lot plan due to marketability. All review letters have been received and applicant; John Ventresca will comply with all comments except for two waivers requests for improvements to widen a roadway and add curbing. Mr. Beuke stated it will not be warranted. The waiver was added to remove the sidewalk with regards to the bike and hike trail and applicants will comply. Mr. Ventresca is happy to assist with creating a connection to the bike and hike trail.

Mr. Kelso questioned the purpose of the existing dirt gates straddling the northern property line and who maintains it. Mr. Ventresca answered; The Civic Association maintains the property since 1959 and the existing dirt gate connects the fields with the main area. Mr. Kelso then questioned if the existing rights should be formalized and placed on the plan to provide an easement. Mr. Beuke agreed.

Mr. Kelso questioned if Doylestown Borough will be acquiring lot 2 of the property. Mayor Holewinski responded; depending upon the dollar value, the Borough will have some interest. Ms. Mason added the Doylestown Borough acquired the easement from the Civic Association for the future bike/hike trail.

On behalf of applicant; John Ventresca, Michael L. Beuke of R.L. Showalter & Associates will comply with comments on the July 3, 2012 Boucher & James, Inc. letter and noted the following..

### **1. Issue of Concern**

Mr. Kelso questioned if the imperious cover will be close to what is required by the township and reminded once the easement is included, the imperious should be subtracted. Mr. Beuke responded; subtracting the easement will affect the imperious for the warehouse. However, a portion of the easement was subtracted due to the woodlands. Mr. Beuke stated a waiver may be needed, but will review the calculations once again.

### **3. Area and Dimensional Regulations**

a) ZO Section 175-17.G(3) – the access part of the flag lot is needed to be netted out. In doing so, the access lane is approximately .06 acres not including the existing easement. The access is actually 1 acre with half being taken away from the existing easement. The net billable site for lot 2 goes from 2.87 acres to 2.2 acres.

c) Zoning Data Chart – the corrected imperious calculation discrepancy will be provided.

d) Zoning Data Chart – the imperious percentage will be rounded out to the tenths. The new imperious calculation for lot 2, which was impacted by additional netting, is 13.2%.

e) Note #7 – Revision of the stormwater management to show allowed imperious surface at 50% of 2.27 acres is 1.34 acres will be noted on the plans.

### **5. Landscape and Buffer Yard Requirements**

e) Mr. Beuke questioned if the trees and/or vegetation to be removed be shown as an area of the woodlands to be impacted or should a survey be completed of the trees near the home. Ms. Stern Goldstein answered; a decision should be made of which trees are to be removed. Then the Demolition Plan should be shown with the trees as a conceptional grading then specific trees to be removed should be indentified. Ms. Stern Goldstein then noted as per the township ordinance, Red Maples and Blue Ash trees are can longer be planted and alternatives should be selected.

### **6. Bike and Hike Path**

Mr. Kelso confirmed upon a recent meeting between the applicants and the Bike and Hike Committee, all requirements have been satisfied.

### **7. General Comments**

a) Ms. Stern Goldstein clarified the applicants must demonstrate compliance with all applicable requirements of the Doylestown Township Zoning and Subdivision and Land Ordinances and noted on the

plan. Once the applicants return for the individual building plan, it's neither a subdivision nor a land development. The applicants will need to apply as soon as possible. Mr. Beuke agreed and will comply. He requested to contact Ms. Stern Goldstein for further clarification. Mr. Beuke then questioned if any additional items not listed on the July 3, 2012 Boucher and James letter needed to be addressed. Ms. Stern Goldstein responded only to insure notes are listed on the plans which show location of tree sampling.

b) ZO Section 175-25.B and C – a well note will be added to meet with the requirements of Article I, Well Drilling.

c) SALDO Section 153-36.A(1) – Mr. Beuke indicated lighting is not warranted for the existing home. Ms. Mason noted there is a house lighting requirement to prevent up lighting trees and placing flood lights on site properties. Once the applicants return to receive approval on their building permit it may be an issue. Ms. Stern Goldstein added the lighting will be at the discretion of the Board of Supervisors.

Mr. Kelso addressed two issues. First, with the applicant is requesting a waiver for improvements along Keeley Avenue, he asked if there are any drainage issues. Mr. Ventresca responded there were no drainage issues.

Secondly; Mr. Kelso questioned if the applicants will coordinate with Doylestown Borough to add a bike and hike path along Keeley Avenue. Mr. Beuke agreed.

### **Waiver Request**

Upon reviewing the applicant's revised waiver request as noted on Showalter & Associates July 16, 2012 letter, Mr. Beuke noted

*1) SALDO Section 153-20.C(10) – Requiring the location of watercourses, wells, septic and stormwater facilities within 400 feet of the subject parcel. A waiver is requested due to no development is proposed.*

*1) SALDO Section 153-24.B(2)(a) – Requiring the widening of existing street adjacent to subdivisions. A waiver is requested is in view of the fact that only one additional residential lot is proposed*

*2) SALDO Section 153-25.A.(1) & 153-25.C – has been **withdrawn** due to the applicant compliance by adding a section for the location of sidewalks and/or bike path to be located for all subdivisions.*

*3) SALDO Section 153-26.A(3) – Requiring the location of curbing along all existing streets adjacent on the site. A waiver is requested is in view of the fact that only one additional residential lot is proposed.*

In the form of a motion by Mr. Kelso; seconded by Mr. Snyder the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve applicant; John Ventresca Final Subdivision Plan with the understanding the applicant has agreed to address and comply with issues noted in the June 29, 2012 Pickering, Corts and Summerson, July 3, 2012 Boucher & James,

Inc, July 2, 2012 Michael Baker, Jr. Inc, July 19, 2012 Pennoni Associates, Inc and June 22, 2012 Bucks County Planning Commission letters. The Planning Commission further agrees with three waiver requests as stated in the July 16, 2012 Showalter & Associates revised letter and the applicants has agreed to install a bicycle / pedestrian path along the frontage of Keeley Avenue. Lastly the applicant will provide an easement along the northern property line where the existing dirt path is located.

Motion carried 3 to 0.

### **Items for Discussion**

Ms. Mason questioned clarification on a request from Ms. Hendrixson regarding tracking contaminated wells. Ms. Hendrixson clarified she questioned if proactive steps are being utilized to fix damaged wells and if the township had in place to address water issues prior to damaging wells. Mr. Kelso indicated the legist ration removed all rights from municipalities to monitor wells.

A discussion ensued amongst the commission, Ms. Stern Goldstein and Ms. Mason. Ms. Stern Goldstein suggested once the dust settles she offered her services to assist the commission to review options.

### **Adjournment**

7:53 p.m.