

**Minutes from the  
DOYLESTOWN TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
May 21, 2014**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Wednesday May 21, 2014 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included Chairman; Judy Hendrixson, Vice Chairman; Thomas Kelso, Members; George Lowenstein, Edward Redfield and Ed Harvey. Other in attendance included Board of Supervisor Liaison; Richard F. Colello and Township Planning Consultant; Ms. Judy Stern Goldstein.

**Absent: Township Manager; Stephanie J. Mason,**

**Review of Minutes:**

In the form of a motion by Mr. Kelso; seconded by Mr. Redfield the April 28, 2014, 2014 Doylestown Township Planning Commission Regular meeting minutes were approved upon the following corrections.

Page 8; Paragraph - Fill in missing name of resident.

Motion carried 5 to 0.

**Public/Commission Comments – None**

**Announcements**

1) Joint work session of the Doylestown Township and New Britain Borough Planning commissions will be held on Tuesday, June 10, 2014, 5:00 PM to discuss the Butler Avenue corridor study. The public meeting will be held at the Doylestown Township Municipal Building meeting room.

**Plans for Scheduled for Discussion:** Stone Barn Manor (360 Old Dublin Pike) – Revised Preliminary and

Edward F. Murphy, Esq. of Wisler Pearlstine, LLC reported since last meeting with the commission, an approval for conditional use and preliminary subdivision planning was granted by the Board of Supervisors on April 1, 2014. The applicants are now seeking commission's recommendation for a final land development plan approval. Review letters were received with no issues and applicants will comply with comments noted in Gilmore & Associates dated March 24, 2014, Bucks County Planning Commission dated April 28, 2014, Pickering, Corts and Summerson dated April 28, 2014, Bucks County Conservation District dated May 5, 2014, Boucher & James, Inc. dated May 12, 2014 and Pennoni & Associates, Inc. dated May 14, 2014.

Mr. Kelso questioned; the status of where inlet along Old Dublin Pike leads to. Wisler Pearlstine representative; Sharon answered; Penn Dot was contacted and informed the inlet was filled with debris and the existing maintenance issue. The matter is still under investigation, where the issue is on Penn Dot's list of items to review. However, a resolution will be provided prior to approval of land development.

In a form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve applicants; Stone Barn Manor (360 Old Dublin Pike) Revised Final \ Preliminary Land Development Plan with the understanding applicants agreed to address and comply with comments indicated in review letters from Gilmore & Associates dated March 24, 2014, Begley, Carlin & Mandio, LLP dated April 4, 2014, Bucks County Planning Commission dated April 28, 2014, Pickering, Corts and Summerson dated April 28, 2014, Michael Baker Engineering dated April 22, 2014, Bucks County Conservation District dated May 5, 2014, Boucher & James, Inc. dated May 12, 2014 and Pennoni & Associates, Inc. dated May 14, 2014.

Motion Carried 5 to 0.

#### Chalfont/New Britain Joint Sewer Authority – Land Development Waiver Request

Michael McGrieve of CKS Engineers, Inc. addressed the commission to request a waiver of Land Development for improvements to the Chalfont/New Britain Joint Sewer Authority. Mr. McGrieve provided a brief overview of proposed improvements to include most will be occurring behind the existing fence line with the exception of one. An automatic gate is proposed to be construction outside the fence line for security purposes. Other improvements include, a small addition to the administration building to allow installation of water treatment equipment for the water well, several small areas of pavement will be installed to connect some of the buildings and improvements to the slug drying handling system are proposed. The total of proposed imperious surface is approximately 5,000 square feet. As per Boucher & James, Inc. review letter of April 14, 2014, the plan has been revised to comply with all issues listed. The site overall is approximately 51.5 acres with 17.27 acres in environmental protection resources, which leaves 33.8 acres within the zoning district. As a result, 50% is allowed to be imperious surface and 16.9 acres would be permitted. The plan is currently at 4.69 acres and proposing to go up to 4.82 acres of imperious.

Ms. Hendrixson had several questions regarding the existing landscape buffer shown as part of the plan. Upon a site visit she noticed the area is filled with debris and questioned will cleanup be part of the plan. She then questioned if a landscape buffer will be proposed and the status of a bike and hike trail to be constructed along Upper State Road. CKS Engineer; Morrie Briette indicated a bike and hike trail is not included as part of the project. Mr. Kelso added; he has worked with John Schmidt in developing trails along the Neshaminy Creek for several years. Part of the initial approach was to have a connection from Upper State Road towards the cemetery, which was dropped from the planning due to concerns regarding wetlands from the Municipal Authority. Also, Chalfont and New Britain Boroughs and New Britain Township are awaiting grants to apply towards a trail from Upper State Road and Chalfont Borough. The plans were recently revised to have the trail be constructed to Upper State Road more directly and across the street from the Chalfont/New Britain Joint Sewer Authority site. Currently no plans have been submitted to the Municipal Authority.

Ms. Hendrixson questioned; where will the automatic gate be located. Mr. Grieve answered; the automatic gate will replace the existing one.

Upon further discussion regarding the placement of the proposed bike and hike trail, Mr. Kelso clarified the trail run parallel with the Joint Sewer Authority's driveway, which is not shown correctly on the plans. The bike and hike trail will run with the Joint Sewer Authority's construction entrance to Upper State Road, but will not be located on their driveway as per the construction plans. The township has an easement near the property from the Authority where

the trail will be placed. Mr. Kelso then suggested the applicants correct the plans to reflect the change. Mr. McGrieve agreed.

Ms. Hendrixson again questioned if the debris along the proposed landscape buffer will be cleaned up. Mr. Briette answered; the area has always been a storage area for discarded items and cannot be seen from the site. He added, land from Delaware Valley College farm field will have to be taken away to place a tree buffer.

Upon further discussion ensued amongst the commission and Mr. Brette regarding the property and buffer line resulted in the agreement between the Joint Sewer Authority and Delaware Valley College is to keep the area as farming land.

Mr. Kelso questioned if a Master Plan is in place for the overall site in terms of future expansions. Mr. Briette responded CKS Engineering has no future plans scheduled. Also, the current plans does not change the capacity of overall site.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve applicants; Chalfont/New Britain Joint Sewer Authority Land Development Waiver request and move forward with proposed improvements as presented.

Motion carried 5 to 0.

#### Delaware Valley College – Land Development Waiver Request

Mark Thompson of Taylor Wiseman & Taylor addressed the commission to request a waiver of land development for applicants; Delaware Valley College to construct a proposed tennis court internally to the campus. The nearest neighbor will be approximately 850 feet to the north along Butler Avenue and over 1000 feet from the nearest resident along Shady Retreat Road. The entire campus is approximately 290 acres owned and operated by Delaware Valley College as tax parcel 9-7-42. Currently the site is a manicured athletic field, utilized for secondary competition and practice facility. The site is located in the I Institutional zoning district and the proposed development will meet bulb criteria and dimensional requirements. The tennis facilities will be constructed between the existing football and baseball fields.

Mr. Thompson reported the applicants intend to meet all township requirements with the request for land development waiver. The applicants will also comply with all comments noted in reviews letters from Pennoni & Associates dated March 13, 2014, Bucks County Planning Commission dated May 14, 2014, Pickering Corts and Summerson dated May 14, 2014, Boucher & James, Inc. dated May 14, 2014 and Michael Baker Jr., Inc. dated May 16, 2014.

The proposed construction consist of six NCAA tennis courts. A turf track and field as well as a grass practice field is considered for future site development, but not included in the current plan.

Mr. Lowenstein questioned where seating is noted on the plan. Mr. Thomson answered; seating is designated between the sidewalk and fence. Portable bleachers can be added depending on the event. However, no stadium seats are proposed.

The tennis courts have been designed in accordance with the US Tennis Association guidelines with spacing between the courts, grading and fencing. There will be a 10 foot high chain link fence around the parameter of the tennis courts. Upon discussions with the tennis coach, a portion of the fence was eliminated in two areas between three courts while still complying with the US Tennis Association. A 1,200 square foot restroom \ equipment storage building is also proposed for visitor and team use. The new building will have public sewer and water connection located on the opposite side of the Septa right-of-way. It will be closer to the football stadium, so an extension utilities under septa is required. Comments from Septa is pending. Lighting will consist of six light bulbs as 50 foot high poles with mounted fixtures. Two interior poles will have 10 fixtures and the others will have four. This will provided the college the ability to turn three poles off. Based upon the NCAA lighting requirements depending on anticipated use, intercollegiate play with no broadcast, regional and national broadcast divisions will be offered. The lighting has been designed in accordance with the minimum NCAA requirements for intercollegiate play with no broadcast or the lowest level acceptable for intercollegiate competition.

As per review letter comments, the applicants agree to add additional pedestrians lights along the pathway and will be interconnected with the tennis courts. This will enable the lighting to only illuminate when in use. Three or four additional poles will be considered with fixtures same as the college.

A bio-retention basin is proposed to collect runoff from the site. The basin also will reduce the rate of runoff during peak flows as stated on the ordinance. Mr. Thompson referred to comments by Ms. Stern Goldstein regarding the landscaping of the basin, where wildflower seed mixture will be added and possible low lying shrubs. The basin will be left to naturalized and become meadow. Taylor Wiseman & Taylor will work with Ms. Stern Goldstein to review mowing options. Ms. Stern Goldstein added, Delaware Valley College should have input and oversee what they can maintain.

The overall project including trenching for utilities will serve approximately 3.7 acres and a Nonpoint Discharge Elimination System (NPDES) and ENS permit was submitted to the Bucks County Conservation District. Comments are pending. However, the applicant intend to comply with comments and suggestions. The overall lot area is at 290 acres, where Route 202 did take some additional area with the right of way. As per township requirements, the plans will be revised to show the taking based upon current calculations and within 50% imperious coverage of usable area. This will bring the plan to 7% imperious. Ms. Stern Goldstein commented the matter is not whether to be in compliance, but to provide correct lot size and configuration setback for the lot as it exist today. Mr. Kelso questioned; for the Route 202 cut off area, how does the existing preservation easement play out. Mr. Thompson referred to an aerial of the site and responded; the easement shows as a straight line.

Ms. Hendrixson requested clarification with the height of lighting. The plans notes the lighting at 60 feet. Ms. Stern Goldstein added; the plans show a discrepancy where the applicants need to decide on height due to their request for a waiver. Mr. Thompson added; the poles will be 50 feet, but include a two feet concrete base. However, Mr. Thompson agreed to modify the plan to provide a definite lighting height. Ms. Stern Goldstein suggested to modify the height to reflect the waiver request. Ms. Hendrixson questioned if fixtures will have shields. Mr. Thompson answered; athletic shields are not available. However as per the lighting consultant, lighting will be directed towards the playing field. With the fields being over 1000 feet away from the nearest resident, they don't anticipate any issues.

Mr. Kelso questioned; why isn't the property acquired by Burpee and the Farm Market not shown on the plan. Ms. Stern Goldstein added; also a property located between New Britain Road and the Route 202 Bypass. Delaware Valley College representative; Joseph Guckavan was unsure as to why the locations were not shown on the plans, but will revise. Ms. Stern Goldstein noted two separate issues. The first the plans show several parcels but not all of their holdings. The second is to show three parcels off Bulter Avenue.

Mr. Kelso informed a small development across Shady Retreat Road agreed to install a trail parallel to the Septa property that will connect to Shady Retreat and Beulah Roads. As per Baker Engineer's suggestion to continue the trail onto the campus. Mr. Guckavan is open to discuss the matter, but would is not sure if wetlands are located along the area. He then noted the PECO line is also not shown on the Septa property as an easement. Mr. Guckavan indicated the line is considered outside the Septa's fence, but within their right of way. Mr. Kelso suggested to look into the matter closely. Mr. Guckavan is not aware on any restrictions with PECO, but look into the matter.

Mr. Kelso then questioned how the land development fit within Delaware Valley College's master plan. Mr. Guckavan indicated he is not aware of any future development. Due to the preservation, there are limits for future planning. Ms. Hendrixson questioned the time line for developing the track and field. Mr. Guckavan responded; the plans are not currently in discussion and no set date has been placed.

Mr. Colello questioned if the College's master plan completed. Mr. Guckavan responded; several drafts have been developed, but has not received a final plan to date. He anticipates a final draft of the master plan to be completed within one month.

In the form of a motion by Mr. Kelso; seconded by Mr. Harvey the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors grant Delaware Valley College request for Land Development waiver to construct six proposed NCAA approved tennis courts with the understanding the applicants agree to comply with comments noted in review letters from Pennoni & Associates dated March 13, 2014, Bucks County Planning Commission dated May 14, 2014, Pickering Corts and Summerson dated May 14, 2014, Boucher & James, Inc. dated May 14, 2014 and Michael Baker Jr., Inc. dated May 16, 2014.

Motion carried 5 to 0.

Items for Discussion:

Penn Color – Ms. Stern Goldstein reported Penn Color have re-submitted their land development plan for review.

Happ Tract - Mr. Harvey added; the Municipal Authority recently visited the Casa Bella site because the wanted to make sure the site receives public water. The matter has been tabled for further discussion. The applicants have two options, either go the lower part of the property to hook a connection or continue down Shady Retreat Road. Also, the Authority proposed to bring the fire hydrant closer away from the street. This will enable the hydrant to be within 500 feet, as per the township ordinance. Mr. Harvey stated the applicant didn't to want to comply.

As with the proposed geothermal water system proposed, Mr. Kelso questioned if the water line in the road or outside of the pavement. Mr. Harvey answered; the system was not located properly. Ms. Stern Goldstein added; at the Authority's meeting, Chris Pisani of Casa Development indicated he was misdirected by the Planning Commission

and in his opinion the land development plan was mistreated when they disagreed with the concept. On behalf of the commission, Ms. Stern Goldstein explained to Mr. Pisani that he came in with an overall concept, but didn't follow through with all ordinance issues. Mr. Pisani then threatened to place additional homes on the site, because of monies lost. Ms. Stern Goldstein continued to report, Ms. Mason responded to Mr. Pisani by explaining no township official requested the plan be limited to a number of lots. The only issue is the plan needs to abide by the township's ordinance requirements. Mr. Harvey added; an increase of a limited five homes may be added to cover costs.

Mr. Colello reported a negotiation was offered to extend the pipe further along Sandy Ridge Road to the next development. Mr. John made a point in that he sees more of an opportunity in the Pine Run Community then with four homes. It will provide water to residents and set a president for future waiver requests.

Butler Pike – Mr. Kelso suggested a field trip be scheduled along the portion of the township because the land is bigger and less restrictive.

Delaware Valley College – Mr. Colello commented he doesn't believe the college will be willing to connect a trail along the Duck Deli, Shady Retreat Road to their path. Mr. Kelso responded; there are several easy steps to drawn attention to the area. The connection will be an easy thing to do in the near future by making improvements to the intersection at Shady Retreat and Butler Roads with a \$10,000 grant from PECO. Ms. Stern Goldstein commented; she believes the reluctance is Mr. Guckavan doesn't have the authority to make spending decisions and allocate funds towards projects. Mr. Kelso suggested in obtaining a special event permit may be useful to draw attention and assist in driving the area to the right direction.

Lynn Bush – Ms. Hendrixson referred to Bucks County Planning Commission's' Director; Lynn Bush letter regarding the Cross Keys. Ms. Stern Goldstein noted the letter explains what the Bucks County Planning Commission is perusing the Cross Key's study to receive traffic counts in different areas to apply for a \$10,000 grant. The grant will be requested from the Delaware Valley Regional Planning Commission (DVRPC) for only a study and not improvements.

Keenan – Mr. Kelso reported Keenan Car Dealership submitted their plans for their Mercedes dealership. The Mercedes dealership will move into the former Doylestown Lumber location and Keenan Honda dealership will move into the former Mercedes' location. However, not many modifications will be made.

**Adjournment:** 7:59 p.m.