



# Board of Supervisors




## Regular Meeting

### MINUTES

425 Wells Road  
Doylestown, PA 18901

215-348-9915

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Tuesday, April 2, 2024

7:00 PM

Community Meeting Room

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**Board Members in attendance:** Jennifer V. Herring, Chairman; Barbara N. Lyons, Vice Chairman; Nancy Santacecilia; Dan Wood; Judy Dixon.

**Township Staff in attendance:** Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Andrea Susten, Assistant Township Manager; Chief Dean Logan; Sean Torpey, Township Engineer and Michael Clarke, Solicitor.

### 7:00 PM REGULAR MEETING

#### Pledge to the flag

Ms. Herring welcomed everyone to the meeting, she stated that they had a Budget Work Session at 5PM where they discussed the 2023 unaudited results.

#### Presentation

##### Retirement Janet Casey

Ms. Herring stated that she has the pleasure of starting this meeting off with the retirement of Janet Casey. Ms. Herring thanked Ms. Casey for all the work she has done over the past 15 years with the Township and Police Department, such a remarkable feat to have spent so much time helping our community and all the people she serves with. She presented Ms. Casey with a plaque recognizing her 15 years of service to Doylestown Township and the Police Department. Chief Logan spoke of Janet's hard work, dedication and positive attitude day in and day out, the best possible traits as a customer service agent every day of the week. He told Ms. Casey that she will be sorely missed. Thank you and he appreciate everything she has done over the last 15 years.

At this point Ms. Herring asked her fellow Board members if they would be comfortable moving to New Business to after minutes approval due the number of residents here for topics under that topic. The Board members approved the realignment of the agenda to accommodate the residents in the audience.

#### Public Comment Agenda Items Only

Ms. Herring asked if those in attendance had comments on the Land Development to hold them until after the presentations.

#### ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, May 21, 2024 at 7:00 PM.
- B. The Doylestown Township Municipal Building will be closed on Tuesday, April 23, 2024 for Election Day.
- C. Arbor Day Community Tree Planting, Saturday, April 27 from 9 - 11 am. We will be planting 50 native trees along the Neamand Trail. Volunteers needed! Sign up today on our Township website. We hope to see you there! Parking will be available on Bittersweet Dr. & the cul-de-sac on Hudson Dr. in Doylestown Lea.

- D. Join in the celebration of the 10<sup>th</sup> anniversary of the Native Plant Garden in Central Park by attending a Garden Party hosted by the Environmental Advisory Council. The event will be held on Saturday, June 22, from 10 – 1 pm. Enjoy hands on educational opportunities, environmental crafts, live music, and botanical refreshments all while surrounded by the garden! Parking will be at Kutz Elementary School.
- E. National Night Out – Tuesday, August 6, 2024, 4 – 8PM - Central Park – Free Community Event! – Mark your calendar, you don’t want to miss this Family Fun Event!
- F. Keep up to date with Township News / Events – sign up for E-news at [www.doylestownpa.org](http://www.doylestownpa.org). E-News is sent out every Friday at 4:00PM.

**MINUTES APPROVAL:** Regular Meeting – March 19, 2024 - On motion of Ms. Lyons, seconded by Ms. Dixon – Ms. Santacecilia wished for the minutes to reflect her statement on the South Easton Road Connector Trail that only 5% of residents use the trails, this could add a \$500,000 cost to the Township. The minutes were approved with the change. The motion carried 5 – 0.

**CORRESPONDENCES**

None

**REPORTS**

Solicitor

None

Township Engineer

None

Police Chief

Chief Logan stated that the Traffic Commission met on February 23<sup>rd</sup> and adopted three regulations.

1. Multi-way stop sign at Sandy Ridge Road and Broad Street and Settlers Drive that has been completed.
2. Warden Road has been posted no parking on both sides of the roadway from 611 to the cul-de-sac.
3. Multi-way stop sign at Shady Retreat Road and Burpee Road that will be completed as the Bike/Hike Path is completed later this fall – installation is part of the project.

Dir. of Operations

Community Recreation Center – Audio/Video Equipment Vendor Proposal – Award Recommendation

Mr. Tomko stated that the Audio/Video Equipment Vendor Proposal award recommendation is in the budget. Mr. Ebenbach, Ms. Sweeney, Mr. Schea and Mr. Tomko worked with Applied Video Technology (AVT), we contracted with this company for the AV in this room and broadcasts. He has one correction to his memo the work will be in the lobby to provide monitors and a digital signage interface software to provide information for people coming to the Community Recreation Center, wireless microphone systems, digital control panel and projection devices in the multi-purpose rooms. The gymnasium is going to have wireless microphone audio system with a digital panel as well as device inputs and ceiling speakers, we are removing the projector at this time (cost prohibited at this time). The public works department will in the patio provide audio visual TV in there, done in-house.

He is asking for the Boards approval to accept the proposal submitted by AVT design, supply and install Audio and Video system for the base bid amount totaling \$151,387.00.

On motion of Ms. Lyons, seconded by Mr. Wood, the motion approval to accept the proposal submitted by AVT design, supply and install Audio and Video System. The motion carried 5 – 0.

#### Community Recreation Center – Skepton Construction – Change Order #GC02

Mr. Tomko stated that the change order has been approved by MKSD, signed by Skepton Construction as well as Mr. A. Fey of MCFA (formerly Quatrefoil), our owner’s representative who’s reviewed and approved this change order adding wire mesh reinforcement to our concrete sidewalks around the building for reinforcement.

On motion of Ms. Lyons, Seconded by Mr. Wood the motion to approve Skepton Construction, Inc. change order #02 totaling \$6,203.05. The motion carried 5 – 0.

#### 2024 Street Sweeping Contract – 1 Year Extension – Award Recommendation

Mr. Tomko stated that this is an annual contract that is done spring and fall street sweeping. This was originally awarded in 2022 with the option for two one-year contract extensions. Reilly Sweeping, LLC(dba SCA Sweeping of Pennsylvania) would like to extend the contract for 2024. Total cost for the 2024 Street Sweeping \$42,561.60. He is also asking the Board to approve their hourly rate of \$165.82 for additional sweepings for emergency services as needed.

On motion of Ms. Dixon, seconded by Ms. Lyons, the Board approved the one-year extension and hourly rate for Reilly Sweeping, LLC. The motion carried 5 – 0.

#### Turk Road – Traffic Calming Study – Award Recommendation

Mr. Tomko stated that his memo goes back to December 2023, he went through the history of Turk Road, residents’ concerns, weight restrictions, Turk Road is divided half Doylestown Township & half Warrington Township. A truck restriction study was done by Doylestown Township Police Department and Pennoni conducted a supplemental truck study. This resulted in that we couldn’t weight restrict on the road, it was recommended by Pennoni to restrict trucks based on length of trucks. In November, Warrington Township Traffic Engineer, at the time, reviewed Pennoni’s study and concurred. Cpl. Neipp, Warrington Township Police, indicated that although he did not agree with restrictions, if PennDOT approved the restriction he would give his blessing. PennDOT is requesting additional signage on their state roads in advance of Turk Road for the restriction. Warrington Township has not given its support at this time. As chairman of LTAC, he requests the Board consider moving forward with the Traffic Study as outlined in Pennoni’s proposal.

Chief Logan- cautioned the Board with going forward with the Traffic Study, tying in the truck length restriction. They are two totally different things. The Police Department did their study and believed it should be restricted the problem is that Warrington Township is still on the fence. Without their cooperation and enforcement, it would be a nightmare for us to enforce one side of the road and to the residents of Turk Road.

Ms. Herring – wanted clarification the Chief Logan wants mor discussions with Warrington about both Traffic Study and signage or just one? Is this in our budget?

Chief Logan believes that Warrington is giving us their blessing to go ahead with the Traffic Calming Study, include the truck restriction into the study and any other means of Traffic Calming as one big package and move forward.

Mr. Tomko stated that we did have a line item for Traffic Calming, \$50,000 a year, for a study or actual implementing traffic calming.

Ms. Dixon asked if Chief Logan is suggesting we spend the money for the Traffic Study, even though we do not know if Warrington is on board. Chief Logan stated that the Township needs to take action and do the Traffic Study, there is enough community support to go forward.

Mr. Tomko there will be a kick off meeting, talk about traffic calming in general, households, businesses affected by installation on traffic calming will be invited. A neighborhood Traffic Calming Committee of residents Doylestown Township and Warrington Township and LTAC, Pennoni will conduct the study. Plan development, data collection, appropriate traffic calming measures, concurrence, measurement location and design. Part B is the approval process, meeting to discuss the results, finalize the plans, neighborhood vote and have the Board of Supervisors jointly with Warrington's Board give local government approval and move forward.

Mr. Wood has no concerns about spending money on the Traffic Study, do we know where we stand with Warrington? Ms. Mason stated that she and Mr. Tomko had a conversation with Warrington's Interim Manager, he indicated that we should definitely go forward with the study, he is unsure where their Board, what level they want to participate. He is new to the position they have a new Traffic Engineer as well as several new board members. Perhaps a letter from the Board chair sent to Warrington Township Board Chair, laying out the actions of this Board, next steps and asking them to participate. The Board agreed to send a letter to the Chair of Warrington Township Board of Supervisors.

On motion of Ms. Santacecilia, seconded by Mr. Wood, the Board of Supervisors authorized Pennoni to proceed with conducting a Traffic Calming Study. The motion carried 5 – 0

On motion of Mr. Wood, seconded by Ms. Dixon the Board of Supervisors authorized sending a letter from the Ms. Herring to the Chair of Warrington Township Supervisors. The motion carried 5 – 0.

#### Township Manager

##### DCED – Baseline Water Quality Data Program Grant

Ms. Mason that Public Water & Sewer Advisory Board (PWSAB) talked about a grant opportunity, they reviewed it at their last meeting, they are proposing that we consider applying for a DCED grant that would allow us to do a Baseline Water Quality Data Program. Part of the requirement is that we have to have a geologist write the scope of the grant as well as helping with the grant itself. Ms. Mason obtained two proposals, one from Gilmore in the amount of \$8,280. And one from Pen E&R in the amount of \$9,200.

On motion of Ms. Lyons, seconded by Ms. Dixon the Board approved Gilmore & Associates in the amount of \$8,280 to do the geological evaluation and application for the DCED Grant for Baseline Water Quality Data Program. The motion carried 5 – 0.

#### Supervisors

Ms. Santacecilia – Thanked Ms. Casey for her 15 years of service. She thanked both Bucks County Historical Society, Mr. Zaveta and the Meister Property for their presentations. She also thanked the Finance Staff for the presentation at the Budget Work Session.

Ms. Dixon – Thanked Chief Logan, Lt. Zeigler, Sgt. Whiteside & Ofc. Carr for Take Your Supervisor to Work Day, she had a great time and got to ride with Ofc. Carr and see firsthand how our Police Department keeps us safe.

Ms. Lyons – Asked the Board of Supervisors to contribute to the Capital Campaign to show we are all on board with the project.



Mr. Wood – Thanked all of the residents who came out tonight to make their concerns heard. He also thanked Mr. Zaveta, it is unusual for a developer at this stage to come and answer public comment, this is usually done in the planning stages and Zoning Hearing stages. He just wants to acknowledge Mr. Zaveta taking the time to do this and the Bucks County Historical Society should be appreciated

Ms. Herring – Mentioned that she has talked to the Doylestown Fire Company and Ambulance Company they are having difficulty filling positions due to the cost of housing in the areas. She also wished everyone who celebrates a Happy Passover.

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

#### Land Development

#### Bucks County Historical Society Hart Property – Hart Property Sketch Plan

Location: 2250 S. Easton Rd – TP#09-009-066-001

Ms. Kyle McCoy, Chief Executive Officer, thanked Ms. Mason for inviting them to the Township meeting this evening. Her purpose here tonight is to do a presentation to inform the Township Board of Supervisors as introductory conversation to the position of the Buck County Historical Society (BCHS) regarding the Hart Property. She shared the history of the Hart Property and talked about the BCHS conversations that have been taking place over the last six years. The property is approximately 24.22 acres, privately owned by the BCHS and currently used for off site storage and residential curator housing. It is not open to the public. The George Hart Family gifted the first portion to BCHS in 1994 and in 2003 the rest of the property was gifted to BCHS. Since 2018 they have been looking for the best use of lands that they own with an organizational survey of all of their assets and resources to determine long-term priorities. In 2021, they started planning their strategic plan, properties were separated into primary and secondary, the primary are the Historic and Iconic Fonthill Castle and the Mercer Museum both of these were left in trust to the BCHS by Henry Mercer for the community. Fonthill Castle is approximately 69 acres and Mercer Museum in the Borough is approximately seven acres. Full public access, however still private land, BCHS is footing the bill for maintenance, primary mission to keep access open to public. The Hart and the Roof properties became secondary, both are closed to the public.

Mr. Rich Zaveta stated that they are not acting as a typical developer, they did not chase BCHS for this property, they are not looking for maximum yields. Mr. Zaveta gave the history of the Hart Property dating back to 1772, he prides himself on preservation balance of historic tracks. He appreciates BCHS's work and their tireless endeavor of preserving the past. He talked about what can be done in the I-2 Zoning to help BCHS move forward with their valued projects. They will try to do what is right, sensible and practical for the surrounding community. They want to preserve the historic house and barn that are on the property. He feels that he can do what is best for all if the Township would consider a R4 with a B5 Special Condition Zoning Change, this property was originally a residential zoned property when it was gifted to the BCHS, it needed changed to I-2 when the BCHS built the storage building. R4 allows for super density, he is not looking for that. Mr. Zaveta went over the permitted uses & definitions allowed in I-2 Zoning (see attached Exhibit A). Zoned as it is, the BCHS could, if they were so inclined to have another museum, community center, wind energy facility to name a few, which would change the look of the property, with impervious surface and lighting. He

would like to create something similar to Town's Edge on Lower State Road. He shared an Executive Summary of the Property History (see attached Exhibit B). Mr. Zaveta stated that they are planning to do this a more of a partnership and include the residents in all discussions. At some point in time, they would hold a private information session at the Mercer Museum. All will be invited, and he will answer every question. They want to respect the lineage of this property.

At this point Mr. Zaveta shared the proposed plan showing three new structures with parking under the buildings, one of which will be where the existing storage building is located, over half of the property will be permanent open space, the buildings will be approximately 165' long, guest parking will be behind the structures, no on street parking. Mr. Zaveta shared the Proposed Scope of work (see attached Exhibit C). The existing farmhouse and barn will be renovated with appropriate materials. They will maintain the wooded presence of the property, there will be a minimum of 150' to the property line. Walking paths and trails around to exemplify the natural beauty of this site. BCHS will be selling this property, he is honored that they are considering Zaveta for this project. An appropriate concept that hopefully is the least impactful, his goal is to lessen the disappointment of the surrounding neighbors.

After the presentation nine neighbors from the Doylestown Hunt development had questions regarding this proposal, these questions answered by Mr. Zaveta and Ms. McCoy:

Q-Displaced animals, deer, fox, birds on the property, A-Over half of the property will continue to be open space;

Q-Traffic issues, A-Will be answered with a Traffic Study;

Q-Will there be an HOA, A-Yes HOA;

Q-Fallen trees in the open space, A-Trees will be removed cautiously;

Q-They heard there was a 100-year trust, A-There is no 100-year trust and no restrictions;

Q-Stormwater issues, A-Stormwater addressed during Land Development;

Q-Snow removal on the road, A-Taken care of by the HOA;

Q-Retention basins, A-Addressed during Land Development;

Q-Lighting issues, A-Will be addressed during Land Development;

Q-Will BCHS still received money after proposed development is constructed, A-No they will not;

Q-More dialogue with neighbors, A- Mr. Zaveta stated in his presentation that the dialogue will continue;

Q-How much money are you seeking for that property; A-Ms. McCoy stated she has not idea & it is not just the dollar amount, it's the secondary property that we are maintaining, there is a better way to serve Mercer Museum and Fonthill Castle

Q-Changing the historic buildings, how is that preserving, A-They want to preserve the existing building to keep those buildings for future generations.

Q-Lighting issues, pertaining to WAWA, A-That property is in Doylestown Borough.

Ms. Lyons reminded the crown that this is a presentation on a Concept Plan, this is the first step.

Ms. Herring stated that no action will be taken tonight, just information.

Ms. Herring thanked everyone for coming out tonight, she stated that this is an initial conversation please keep involved, check our website for future meetings regarding this topic. Mr. Zaveta and the Historical Society are very open to having conversations with you, please take advantage of that

Ms. Santacecilia thanked Mr. Zaveta and Ms. McCoy for their very thoughtful description of the use of the property and being mindful of the history of Bucks County. She asked Ms. Herring what the next steps are.

Ms. Herring stated that if they decide to move forward with this project, it would be going to the Planning Commission, keep an eye out for the agenda.

Ms. Mason stated that they would have to make an official application for Zoning Change through Planning Commission, her sense from the presentation is there is still a lot of i's to dot and t's to cross prior to making any formal application. It could be several months before we see an application.

Ms. Herring commented that we would also have to amend the ordinance if we do decide a change would be required, which would also take some time. The Board would have to approve any changes.

Ms. Dixon noted that Mr. Zaveta shows what is allowed under the current zoning and what he is proposing as a change to that zoning.

Mr. Zaveta thanked the public for attending, he understands their concerns and will work diligently to speak to the particulars that you brought up tonight.

#### Meister Property

Location: 33 Neill Drive – TP#09-006-026

Mr. Ed Murphy stated that since Mr. Meister & Mr. Reily purchased this property in 2016, they have been wrestling with what would be the most appropriate Redevelopment stratagem for the property. After multiple meetings with Ms. Mason and her staff, the Planning Commission over the last two and half years. Multiple development scenarios have been considered including residential, office, medical use and warehouse, except for the residential are permitted by right or by special exception in the Zoning District BC-4, which the property is located in. In May 2023 we went to the Zoning Hearing Board to get a special exception for a warehouse, which opened up direct conversation with the immediate residential neighbors. Mr. Meister & Mr. Reily have had multiple conversations with the neighbors since that Zoning Hearing Board meeting. We believe we have reached a consensus with a majority of the neighbors as to their preferred senecio for this site. Mr. Murphy gave some history of the process they have gone through.

Mr. Meister & Mr. Reily have had conversations with the neighbors in June to discuss a potential residential plan, we heard their concerns, showed them the residential condominium plan which is 32 condominiums in four buildings. Access was the number one concern, they do not want access on Neill Drive, safety concerns for children and general traffic, the compromise was access from Ferry Road. There were still concerns due to density, they came up with a plan for 23 townhomes. This was shared with the residents via email and on their group Facebook page, access will still go out Ferry Road and emergency access only out Neill Drive.

Ms. Lyons stated that she does not see any recommendation from the Planning Commission. Mr. Murphy stated that they have not been to the Planning Commission since June 2022. They will go back to the Planning Commission at a later date.

Several residents of Niell Dr. and Tedwill areas spoke to the plan. They appreciate the amount of time they have taken to include the residents in this process. They are very happy with this plan as opposed to a WAWA, medical offices or warehouses. They know the area is changing and will change, they hope that the Townships sees that this option is the best for the residents. They had concerns regarding the traffic going into Tedwill & Neill Dr and are happy that the entrance will be on Ferry Rd. They are very happy that the Builder is collaborating with them and has taken their concerns to heart.

Ms. Mason stated that the next step is a formal application and go to the Planning Commission. She encouraged the residents to keep an eye out for agendas on our website and be sure to come to the meetings.

Detweiler Property – 2371 Lower State Road – TP#09-009-054 – Planning Module for Approval

This property is in need of public sewer, it exists in the roadway, they are seeking a waiver to tap into public sewer.

On motion of Ms. Dixon, seconded by Ms. Lyons, the motion for approval was carried 5 – 0.

**Zoning Hearing Board**

Morris – 312 Bunker Hollow Road – TP#09-020-098 – Request Impervious Surface Variance

The application was sent to the Zoning Hearing Board without opposition by the Township.

Bekes – South Shady Retreat Road – TP#09-008-001 – Requests Multiple Variances to build on undersized lot.

The application was sent to the Zoning Hearing Board without opposition by the Township.

Treasurers Report – April 2, 2024 – On motion of Ms. Lyons, seconded by Ms. Dixon the Treasurers Report was approved. The motion carried 5 – 0.

Bills List – April 2, 2024 – On motion of Ms. Lyons, seconded by Ms. Dixon the Bills List in the amount of \$756,662.49. The motion carried 5 – 0.

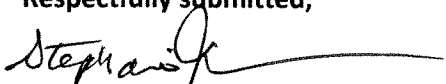
**Public Comment – All Items**

Mr. Joe VanHouten had a comment regarding proposed Plastic Bag Ordinance. He is for the ordinance; however, he is concerned regarding the Board of Supervisors having the ability to tell private businesses what they should charge for an item or service. Part of the ordinance states charging for recycled paper bags, stating you must charge, there is no option. He believes it sets a bad precedence, where will it stop. Mr. Clark stated that the ability to have an ordinance charging for an item is legal and it does not go beyond what is allowed under the Second-Class Township Code, it is a matter of discretion and policy for the Board. Ms. Lyons inquired, should we, do it? She feels it seems a little overreaching and heavy handed. Ms. Santacecilia agreed, she believes the Borough started with the charge in the ordinance and then removed it. Ms. Mason stated this this has not been adopted yet the hearing will be May 21<sup>st</sup>, it was agreed that this has not been advertised yet. If the Board decided to change the wording, making the charge optional would it need to be readvertised. Mr. Clark stated that taking out that section would be a substantial amendment and would need to be readvertised. It cannot be taken out now because it was approved to be advertised as is. Ms. Santacecilia inquired about postponing it and taking the time to do it right at our next meeting. Mr. Clark stated that no action can be taken this evening, it is not on the agenda.

**ADJOURNMENT**

The meeting adjourned at 9:27pm

Respectfully submitted,



Stephanie J. Mason, Secretary



## I-2 Zoning: Institutional District

*Attachment A*

### Permitted Uses & Definitions

#### A-1 (Agriculture and Horticulture)

- Nursery or farm
- Raising of livestock, horses, or poultry. This shall not include riding academies, livery or boarding stables, or kennels.
- A single-family dwelling is permitted for the sole use of individuals and their immediate families engaged in agricultural employment on the same site.

#### C-2 (School)

- Any school, college, or university that is not conducted as a private, gainful business as a commercial school

#### C-4 (Public Library or Museum)

#### C-8 (Private Organization or Community Center)

- Building/Facilities for fraternal, educational, social, cultural, or recreational activities.
- Shall not be conducted as a private gainful business

#### C-15 (Municipal/Government Building)

#### F-4 (Non-tower Wireless Communications Facility)

#### H-14 (Wind Energy Facility)

## Executive Summary of the Property History

- 1) The subject property was part of the 5,200 acres trustees for the Free Society of Traders sold to Jeremiah Langhorne on March 25, 1724. *The Free Society of Traders was organized in London 1682 as a great trading and manufacturing corporation in order to attract capital and growth in the colony.*
- 2) It is likely that Benjamin Snodgrass was responsible for the construction of the major buildings on the property. He willed the property to James Snodgrass in 1803.
- 3) When advertised for sale, the property listed 'a stone house with three rooms on the lower floors, kitchen and stove room adjoining and a stone barn'.
- 4) On March 18<sup>th</sup>, 1831, James Snodgrass sold a track of 108 acres and 53 perches to Francis B. Shaw, Esquire, a Doylestown attorney for the sum of \$4,000. He had previously sold a tract of 23 acres and 105 square perches to Chrisitan Clemens on June 14, 1817.
- 5) After Shaw's death, a tract of 77 acres and 14 perches was conveyed by his executor to William C. Shaw on February 27<sup>th</sup>, 1847. Shaw sold all but two acres of the property to Josiah Hart on April 5<sup>th</sup>, 1849. Josiah Hard subsequently acquired an adjoining tract of land that was a part of the estate of George Hart on August 5, 1872.
- 6) The first documentation of the Underhill Fountain Farm appears in 1772.
- 7) Josiah Hart wrote his will on July 4, 1876, in which he described himself as a private banker. The will directed that the **Underhill Fountain farm** whereon he resided containing 90 acres was to go to his son John Hart. John Hart subdivided the property selling two parcels totaling 45 acres and 76 perches to Frank Hart on December 12, 1885.
- 8) The Doylestown Trust Company and George M. Hart, as executors of the will of George Hart, deceased along with Kathryn M. Hart, widow granted a one-third interest in the property to George M. Hart on December 9, 1994. The deed included a tract of 45 acres and 76 perches of land excepting out therefrom a lot of 2.493 acres. George M. conveyed a one-third interest in the property to the Bucks County Historical Society on December 30, 1994. Residual interest was transferred to the Bucks County Historical Society on November 3, 2003.
- 9) As of this writing, the property consists of 24.22 acres and is zoned I-2 (Institutional).



## Proposed Scope of Work

- 1) Construct three structures utilizing architectural lineage drawn from historic Bucks County barns, feed mills, and granaries.
- 2) Each building will consist of twelve residential units with a twenty-four car parking area amidst the lower level walkout replicating a bank barn egress configuration.
- 3) Parking will be relegated as to be behind structures, thus providing an uncluttered front presentation free of automobiles. Hence, suggesting plausibility as to an original structure configuration.
- 4) Renovate the existing stone farmhouse and construct a garage to present it as a single-family residence with a drive that connects into the community road.
- 5) Restore the existing barn and further render the barn as two residences amidst the original historic structure. Parking would be in the rear of the barn as to maintain a barn character and flavor from the front presentation. The driveway would connect to the new loop road of the community.
- 6) Construct a traditional agricultural base building as to serve as an outdoor community pavilion.
- 7) Tree cutting and general clearing would be administered judiciously as to maintain a substantive wooded presence. This would be exceptionally important to any of the existing residents located amidst the property perimeter. This would ensure that surrounding residences would have a significant natural woodland buffer as to provide visual separation between communities. In addition, the tree preservation is paramount in providing identity to the new respective structures, hence leaving them with a stand-alone presence.
- 8) Walking trails amidst the site would be prevalent as to provide the residents with an opportunity for both fitness and moreover to enjoy the unique wooded environment that the site provides for.