



Board of Supervisors

Regular Meeting

MINUTES

425 Wells Road
Doylestown, PA 18901
215-348-9915

<http://doylestownpa.org>

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Tuesday, January 21, 2025

7:00 PM

Community Meeting Room

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

Township Staff in attendance: Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Andrea Mergner, Assistant Township Manager; Chief Charles Zeigler; Sean Torpey, Township Engineer and Michael Clarke, Solicitor.

7:00 PM REGULAR MEETING

Ms. Herring welcomed everyone to the meeting.

Pledge to the flag

Ms. Herring asked Boy Scout Logan Hashel, Troop 6, who is working on his citizenship in the community badge, to lead the Pledge of Allegiance.

Ms. Herring stated that prior to this meeting they held an Executive Session to discuss Legal Matters and Board & Commission interviews.

Public Comment Agenda Items Only

None

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, February 18, 2025 at 7:00 PM.
- B. The Doylestown Township Municipal Offices will be closed Monday, February 17, 2025 in observance of President's Day.
- C. Christmas Tree Drop Off – Trees can be dropped off at the New Britain Road entrance of Central Park anytime during January. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM and the 1st and 4th Tuesdays of the month 9AM – 2PM.
- D. Keep up to date with Township News / Events – sign up for E-news at www.doylestownpa.org. E-News is sent out every Friday at 4:00PM.

MINUTES APPROVAL: Reorganization Meeting – January 6, 2025

On motion of Ms. Lyons, seconded by Mr. Wood, the minutes were approved 5 – 0.

Ms. Santacecilia stated that she requested her comments be included verbatim in the 1/6/2025 minutes and they were not. She submitted her statement for the record, it will be attached to the minutes of January 21, 2025. (Exhibit A)

Ms. Herring and Mr. Clarke stated that minutes are not verbatim or word for word. Ms. Herring pointed out that the videos are available on our web page, the Board meetings are readily accessible for anyone.

CORRESPONDENCE

None

REPORTS

Solicitor

Nothing at this time

Township Engineer

Nothing at this time

Police Chief

Chief Zeigler stated that they have been working with other agencies regarding the Fraud and Scam Awareness Program that they did in November. They are reaching out and working with the Central Bucks Senior Center. Updated information will be on the Crime Watch page on the Police website as they occur.

Dir. of Operations2024 – 2025 Sodium Chloride (Road Salt) – COSTARS Contract Participation Acknowledgement

Mr. Tomko stated that he is looking for 2024-2025 Road Salt COSTARS contract participation acknowledgement. This is a statewide contract for road salt for the 2024-2025 season purchased from Cargill, Inc. at \$77.58 per ton.

The Board acknowledged the Township's COSTARS contract participation.

Community Recreation Center – Hirschberg Mechanical Change Order PC-01

Mr. Tomko stated this is for the plumbing contract, due to construction constraints the gas meter was relocated to the backside of the building, requiring additional materials, labor and equipment.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved Hirschberg Mechanical Change Order PC-01 in the amount of \$4,243.50. The motion carried 5 – 0.

Township Manager

Nothing at this time

Supervisors

Ms. Santacecilia – stated that she had pretty lengthy commentary at the reorganization meeting, asking for it to be verbatim, since it was not, she submitted Exhibit A to be attached to the 1/21/25 minutes. The message she is sending is that she wants the Board to represent everybody in the Township. She thanked the police and firefighters for all that they have been doing. Grateful for Martin Luther King Day and to see the unity in our community. She had a question for Mr. Tomko regarding the contingency fund, it looked like it was just contracting, she was looking for the materials and the total amount left.

Mr. Tomko stated that the \$300,000 contingency is just for the Community Recreation Center, prime contracts and vendor pricing. The costs were outlined in the first estimate for the Community Recreation Center. There is roughly \$210,000 in contingency money left based on all of the approved change orders to date for the entire project.

Ms. Lyons commented that it is great that we've only gone through a third of the contingency, good work.

Ms. Herring commented that whenever there is a change order for the project it comes before the Board, that way we always know where we are. She also stated that the minutes are not going to be verbatim, in the future, submitting statements would be a better way to go.

Ms. Dixon – EAC met last week, Heidi Shriver, new Chairman is off to a great start, the EAC is reviewing their new strategic plan for the next three years, so many initiatives, things to look at to help the Township. The EAC would like to have a table at the summer concerts and at the open house for the new Community Recreation Center giving the public awareness of the EAC, interaction and get useful information.

Public Water and Sewer Advisory Board is working through Plan 537. The DEP is requesting clarification on 53 edits, Mr. Steve Hartman was in attendance and gave clarification on what needed to be done.

Bike/Hike Committee is working on the Pebble Hill Trail, the Borough is starting work on a connector trail starting at Green Street to Pebble Hill, potentially we can link the Township portion of Pebble Hill. Ms. Mason states it is the 10-year plan, nothing moves quickly. We have 31 miles of beautiful trails in Doylestown Township, little pieces at a time. Mr. Kelso, Vice Chairman, is looking to have a meeting with Chief Zeigler and Ms. Mason to review the E-Bikes and their uses on the trail. Consistent plan that would be congruent with the County so people can be safe on the trail.

Ms. Lyons – stated that before the meeting they interviewed Jack Kearin for a position on the Veterans Advisory Committee. On motion of Ms. Lyons, seconded by Ms. Herring Mr. Jack Kearins was appointed to the Veterans Advisory Committee. The motion carried 5 – 0.

Ms. Lyons thanked Ms. Dixon, who served as liaison on the Capital Campaign Committee, she is happy to report that not only has the goal of \$3 million been reached it has been exceeded. They are continuing to solicit donors for the donor wall through to March 1, 2025. Fundraising for naming opportunities will continue as they transition from the Capital Campaign Committee to the Park & Rec Board who will identify opportunities for fundraising for amenities for the sports courts and the CRC.

Park & Rec has scheduled the first fundraiser for March 2nd at the Main Swing Indoor Golf Lounge in Doylestown Borough. An indoor golf outing with plenty of opportunities for fundraising, fun day for people of all ages and abilities. The Park & Rec Board has programs scheduled from February through December of 2025.

DTMA Brent Eaton is serving as Interim Director, Joe VanHouten was elected Chairman.

TAB Ed Ebenbach was elected Chairman, TAB will be producing shows, special events and programs regarding the Community Recreation Center for the community. Introducing the community to the Center, programs, rental opportunities and all the Community Recreation Center will be able to do for the community.

Veterans Advisory Committee is holding a fundraiser to buy an inch for a flagpole, go online and you can support their efforts to buy a flagpole.

Mr. Wood – stated that he and Ms. Mergner attended the meeting of the Neshaminy Consortium coordinating with other municipalities along the Neshaminy Watershed. The meeting in January focused on MS4 collaboration with our neighbors, how to work on sediment control etc. specifically on how we can talk to our communities and get them involved. What do other communities do to inform residents, give them opportunities to learn, why we build a streambank. There are two more meetings over the next couple of months.

He thanked the public works department and road crews for their work on the snow especially this past weekend.

Ms. Herring – stated what incredible news with the fundraising, very exciting, really remarkable achievement, it took a lot of work to get to the \$3 million. Staff, volunteers, fellow supervisors that have work so hard to reach that number – thank you so much.

She thanked the police, fire departments and staff that have dealt with the snow issues. There have been accidents and trees down. She appreciates their hard work.

Human Relations Council had their first meeting, very good meeting, a chair was selected, some discussion about training they will be doing and some of the initiatives they are looking forward to doing. She is looking forward to working with such a remarkable group.

UNFINISHED BUSINESS

None

NEW BUSINESS

Land Development

Trinity at Furlong a/k/a Grasso – Presentation of Senior Living Apartment Project and Proposed Amendment to Stipulation

TP 09-022-129, 09-028-002, 09-028-003, 09-028-004, 09-028-004-001

Mr. Mark Jonas representing Grace Neighborhood Development along with the project team, thanked the Board for the opportunity to present the request for Amendment to the 2020 Stipulation between the Township and Souderton Associates, there will be a short plan presentation at the end. He stated that Grace Neighborhood has had an agreement to purchase the property since last May. This is a major property development with offsite improvement as well, their investigations discovered a lot of rock causing them to change the designs in the stipulation, they made a few tweaks which enhance the project. The key concept and configuration of the building remain unchanged, the plans in the stipulation are sketch plans as are the plans to be shown tonight, moving forward will be the preliminary then final land development plans. The concept plans and preliminary plans show extensive landscaping for nearby properties.

Two notable and positive changes, building height – the second amended stipulation required a maximum three story 50' high building this has not changed, the only exception is where elevators will be located. The proposed c-shaped building is 50' high with four stories, the fourth story is a parking garage to lessen the number of parking spaces outside. It will appear to be a three-story building, the parking garage will reduce the number of outside parking spaces to 164, meeting the stipulation requirements. HVAC units will be on the roof of the building and screened from the neighbors; the roof will appear to be flat. The number of units will remain 124 as per the stipulation, there will be a mix of one- and two-bedroom apartments.

He shared the concept plan with the Board and those in attendance. It appears to be a three-story building with a walk-out lobby and parking garage on the first level, due to topography there will be a partial underground parking garage. All floors are mix of apartments and amenities, every apartment has a balcony and there is an enclosed yard for the residents. The roof is designed to hide HVAC units from neighboring properties. He concluded the presentation by asking for any questions and that they are looking for the Boards further consideration moving forward with the new amendment to the stipulation.

Ms. Herring stated that he had mentioned that the stipulation one change was to allow elevators and HVAC to exceed 50'. Mr. Jonas stated that there is a term in the stipulation about accessory irregularities with regard to measurement of height. We are asking for a language change so that the elevator overruns for the four elevators and HVAC would be considered accessory irregularities for the purpose of height which keep it at 50'.

Ms. Herring inquired about pricing and why senior housing, a lot of young families are looking for affordable housing. Pastor Soans stated that after they know much the cost for them will be, they will be able to set the exact price for each apartment, they are non-profit, not trying to make a lot of money just recover what was spent, they will to the best of their ability covering the costs. Pastor Soans stated that there are three churches in this group all of which have seniors looking to go to a senior home, for their benefit and Doylestown has been a long-time dream. Doylestown is an ideal location. Mr. Jonas also stated that, it is part of the stipulation that it is senior housing.

Ms. Santacecilia inquired about the total number to people living in the complex between the one- and two-bedroom apartments and what is the square footage for the one-bedroom and the two-bedroom units.

Mr. Smith, JLS Architects – stated that the one-bedrooms range from 673 sq ft to 752 sq ft and the two-bedrooms range from 833 sq ft to 1021 sq ft. The exterior balcony area is not included in those square footages, they are an additional amenity for each apartment.

Ms. Dixon – inquired of Pastor Soans that he stated they are a non-profit, but these will not be tax exempt, these will be taxable properties, correct? Mr. Garton stated he recalls discussions with staff that there would not be an application for tax exempt status for real estate. Mr. Jonas confirmed that is correct. He also stated that they have had several meetings with Township Staff, the Manager has been so easy and accommodating, He has been to a lot of municipalities, it has been a real pleasure dealing with staff and your Township Manager and solicitor. Ms. Dixon stated that Township Manager Stephanie Mason can never retire. She stated that there is dining halls, do each of the apartments have kitchens as well? Pastor Soans stated that there are two dining halls, one on the first floor and one on the second floor for dining experience and kitchenette inside the apartments.

Ms. Dixon mentioned electric vehicles and EV chargers as part of the parking consideration. Mr. Jonas stated that part of the amenities do include EV changing stations, tennis courts, pickle ball courts, bicycle racks, walking trail, a garden, gazebos and patios.

Mr. Clarke stated he thinks it is important for everyone to understand, all the Board is considering this evening is authorizing Mr. Garton to draft an amendment to the stipulation, the amended stipulation will come back to the Board for a vote. If approved the applicant has to go through Land Development stormwater, traffic etc. will be discussed at that time.

Ken Snyder, Fox Croft Drive, was interested in seeing the footprint of the planned development including ingress and egress. Mr. Borst showed the plan the plan approved via the stipulation and the differences in the new sketch plan. Buffering between the neighboring properties remains the same, some differences in the vegetation within the property were changed due to parking modifications with the garage and recreation area. There is a connector road that extends from York Rd. to Rogers Rd., left turn only on the Rogers Rd. remain the same. A trail was added to connect with the regional trail that is proposed to run along York Rd. creating a half-mile path for the residents. The ingress / egress for York Rd. is right in and right out. Mr. Snyder is concerned that there is no traffic light at York and Rogers Roads for people to turn left. Mr. Garton stated that original plan was granted preliminary plan approval in 2020.

Mark Fetter, Old Nursery Way stated that he doesn't remember seeing this plan with this building. He would like a larger buffer from the back of the building to the property line with the trees in existence remaining. There is 150' between the property line and the building he believes he saw a plan with 270' from a long time ago.

He believes this will negatively affect the property owners that live behind the property. He congratulates them for keeping all of the cars and parking on the York Road side of the property. His comment is that way it stands there is not enough buffer space in the back. He wants 100' of untouched woodlands and another 100' of foliage they can plant. He wants to thank the Board for how wonderful they have been and listening to the residents, he would like them to consider his objections. He stated that they would like 270' of buffer.

Ms. Santacecilia stated that she appreciates everything he has said. She asked the group if the walking path is part of the reason. Mr. Mills replied that the walking path and that limit of woods has not changed since the plan was approved in 2020. They are showing supplemental planting in the buffer area to remain, part of the plan is that all non-native invasive species to be eradicated then supplemented with native plantings.

Ms. Santacecilia asked Ms. Herring, when this goes to the Planning Commission, will they look at the buffer, plant life and are protective? Ms. Herring stated that the Township in general has a reputation of being protective of the environment as much as legally possible. We have done a good job with the developments where residents have worked with the builders to protect their interests are addressed.

Ms. Santacecilia stated we need to be good neighbors and mindful.

Mr. Jonas stated the stipulation refers as a sketch, those on the Board and the Planning Commission understand the difference between a sketch and a full-blown land development. The courts say zoning

regulates the use of the land and land development regulates the details of construction. The details will be vetted if the Township moves forward to allow for the amendment to the stipulation, they will move forward with a land development plan, public meetings, Planning Commission and back to the Board of Supervisors. The neighbors will have another opportunity to comment.

Mr. Snyder inquired if the plan includes public water and public sewer and where will it come from? Ms. Mason stated that yes it does, coming up Rogers toward Spring Valley, and eventually out toward 313 and tie in near El Jan / 313 area. There will also be an extra sewer line that's being installed for any future needs from the community.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board authorized Mr. Garton to draft an amendment to the second amended and restated stipulation agreement to reflect these proposals by Trinity Gardens. After public comment the motion carried 5 – 0.

Planning Modules

860 Pebble Hill Road Planning Module

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Planning Module for 860 Pebble Hill Road. The motion carried 5 – 0.

1870 Turk Road Planning Module

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Planning Module for 1870 Turk Road. The motion carried 5 – 0.

Exonerate Tax Collector

Ms. Mason stated each year the Board of Supervisors must move to exonerate the Tax collector for the previous years uncollected taxes and for them to be transferred to Bucks County Tax Claim Bureau.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board approved exonerating the Tax Collector in the amount of \$57,844.13 for 2024 uncollected taxes. The motion carried 5 – 0.

Performing Arts – Tentative Performer Lineup 2025

On motion of Ms. Lyons, seconded by Ms. Santacecilia, the Board approved the Performing Arts Performer Lineup for 2025. The Board authorized Ms. Herring to sign the performer contracts when they are received. The motion carried 5 – 0.

Treasurers Report – January 21, 2025 – On motion of Ms. Lyons, seconded by Ms. Dixon the Treasurers Report was approved. The motion carried 5 – 0.

Bills List – January 21, 2025 – On motion of Ms. Lyons, seconded by Ms. Dixon the Bills List in the amount of \$1,384,572.02 was approved. The motion carried 5 – 0.

Public Comment – All Items

ADJOURNMENT – The meeting adjourned at 7:58pm.

Respectfully submitted,



Stephanie J. Mason
Secretary

January 6- Nancy Santacecilia notes :

Good evening –

As we begin the reorganization of Doylestown township – I would like to add to the written record

Elected officials take an oath when they are sworn in each year the board votes to fulfill the Guidelines for Supervisors which include just a few

- Be open minded,
- Participate in committees
- Serve as a liaison to committee and commissions
- Not to suffer personal attack
- Follow rules of debate
- Respect the rights and ideas of others
- Attack issues not people

Last year, a new chair was voted in as a result of the new majority on the board. I supported that action as a sign of unity. However, as we began the 2024 reorganization, the board obstructed me from fulfilling my duties as an elected official by blocking my inclusion on representing the township on any committees or commissions.

I actually believe this may be against the law and a PSATs ruling and ask them to refrain from such partisan politics this evening. As the only elected republican on this board, when the board acts in this manner they are not only silencing me – they are silencing the voice and opinion of EVERY Republican in Doylestown township. This blatant partisanship disallows diversity of ideas, stifles debate, and delegitimizes this body. Good governance is based on respectful debate and different opinions and ideas rather than stonewalling.

The people have chosen me to represent them, the board needs to respect that or face potential legal repercussions and penalties. In addition, this also applies to all constituents and committee members who may represent a difference of opinion, political party, or views and should not be penalized for their beliefs, political party, creed or race or religion. In participating or volunteering on a township committee or commission.

I hope in this evening's reorganization this board can self correct and leave partisanship ruling and dictatorship at the door.