

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, January 27, 2025 at 7 PM

Community Meeting Room, 425 Wells Road

Meeting Minutes

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 pm on Monday, January 27, 2025. Members of the Doylestown Township Planning Commission in attendance included Tom Kelso, Judy Hendrixson, and Michael Kracht. Others in attendance included Stacy Yoder, Gilmore & Associates; Dan Wood, Board of Supervisors Liaison and Stephanie J. Mason, Township Manager.

Not in attendance were members Jill Macauley and Robert Repko.

The meeting officially began at 7:01 pm. Ms. Mason called the meeting to order and asked for nominations for Chair and Vice Chair.

Reorganization

Mr. Kelso made a motion to nominate Ms. Hendrixson for Chairman. Mr. Kracht seconded. Motion passed 3-0.

Mr. Kelso made a motion to nominate Mr. Kracht for Vice Chairman. Ms. Hendrixson seconded. Motion passed 3-0.

Public/Commission Comments

None.

Review of Minutes

On a motion by Mr. Kelso, seconded by Mr. Kracht, the November 25, 2024 minutes were unanimously approved.

Presentation

N/A

Land Development

3775 Bristol Road – Preliminary Land Development Plan

Present on behalf of the applicant was project engineer Vince Fioravanti. Mr. Fioravanti described the 3.1-acre parcels at Bristol and Upper State Road in the R1 zoning district. It was previously used as a tree farm. The proposal is to subdivide into three acres, each with a single-family dwellings. Lots will be rectangular and zoning compliant. He added that the plan is very straightforward in terms of Land Development. Review letters have been received from Township staff and professional staff, and all comments have been responded to or are will comply.

Mr. Fioravanti also explained that this parcel is at the intersection of three municipalities, Doylestown Township, Warrington Township and New Britain Township. Three utility systems come together there as well. The properties will be connected to public water and public sewer.

Stormwater will be controlled by a series of MRC retention basins, and there should be no additional impact from the site.

Mr. Fioravanti expressed that the applicant is requesting three waivers, and he summarized each. These would include a partial waiver regarding street trees on Upper State Road, a waiver for the preservation of trees of a certain size, and for sidewalks on Upper State Road. He added that there was one discussion item as well regarding the location of the bike path and its maintenance going forward.

Mr. Kelso suggested that with regard to the first two waivers, the applicant provides some landscaping around the NWWA connection at the site.

Mr. Fioravanti said they could be agreeable to that and could provide some foundation plantings and shrubbery to hide the NWWA turnaround as it's all in the road right of way.

Mr. Kelso noted that they would like to see sidewalks at the site with the goal of further connecting this area to the Neshaminy Greenway trail system. There was a discussion regarding a fee in lieu of, or deferment when the sidewalks are constructed. It was added that sidewalks would be the responsibility of the homeowner, but the trails would be maintained by the Township.

Ms. Mason added that it needs to be shown on the plan how they will complete the trail loop.

Mr. Kracht asked how many trees the applicant is required to plant.

Mr. Fioravanti responded that they are required to plant 43 plus they're adding 12 street trees.

Mr. Kracht added that he would like to see the corner landscaping added to the plan.

Ms. Mason said this could be seen on the plan in between preliminary approval and final approval.

Mr. Fioravanti said that would make this a condition of approval.

There was a discussion of the retention basins on each property. The maintenance of these basins will be part of a recorded agreement with each homeowner.

Mr. Kracht asked if PennDOT had looked at the plan yet.

Mr. Fioravanti said they had not yet. They expect to get PennDOT permits for the utility work in the roads, but don't expect any other improvements.

Mr. Kelso made a motion to recommend to the Board of Supervisors preliminary plan approval with the following conditions: there is a recommendation of approval of waivers 1 and 2, with the understanding that the applicant will provide additional landscape buffering for the water interconnection site owned by NWWA, and this will be done in conjunction with the Township's landscape architect. Concerning waiver 3, the sidewalk along Upper State Road, the recommendation is that it be installed and if possible, part of the NWWA driveway be used as part of the trail continuation. In addition, the applicant must comply with all current review letters. Mr. Kracht seconded the motion. Motion passed 3-0.

ACT 537 Application 3775 Bristol Road - Mr. Kelso made a further motion to recommend that the Township sign the ACT 537 Application to DEP. Mr. Kracht seconded the motion. Motion passed 3-0.

Steven Portnoy of 10 Cedarcrest was present at the meeting. He discussed with the Planning Commission some concerns over the swale behind his property, which neighbors the property in question.

Old Business

N/A

Adjournment

With no other business, the meeting adjourned at 7:42 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement