



Board of Supervisors

Regular Meeting

Minutes

425 Wells Road
Doylestown, PA 18901
215-348-9915
<http://doylestownpa.org>

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Tuesday, June 17, 2025

7:00 PM

Community Meeting Room

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

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

Pledge to the flag

Ms. Herring welcomed everyone to the meeting, she asked the Board if they had any objections to moving the Boards and Commissions Reports up on the agenda, there were no objections. She reminded everyone that there is a sign-up sheet in the back, all comments must be kept to two minutes. There will be a public comment section at the beginning of 2250 S. Easton Rd - Hart Property Petition for Zoning Change, if they wish to speak regarding that subject. She has been keeping an eye on what the conversations going on in the community related to the property. She let everyone know that changing the zoning of this property is not on the agenda today, they will be deciding on whether to send this matter to the Planning Commission so they can do the analysis to see if it will work. This item will be on the Planning Commission agenda in the future.

Mr. Wood stated that the Planning Commission Meetings are open to the public and you are allowed to comment & share your views on projects.

Ms. Herring – stated that Fir Line Properties pulled off of the agenda, there will be no discussion on the plan, they will be asking for an extension of time.

Ms. Santacecilia inquired if the time limit for comments could be changed to three minutes since there are only 12 signed up to talk and people get nervous speaking. Ms. Herring stated that she appreciates that, but the time limit will stay at two minutes since that is the protocol, we have a very full agenda. If your comments are about the Hart Property you will have the opportunity to speak at the Planning Committee meeting when it is on the agenda, they will have more detailed information.

Public Comments Agenda Items Only

Marianne Davies, Doylestown Township Resident – spoke regarding the work being done by DTMA at the two wells in the Doylestown Hunt community. She stated that she spoke to Mr. Eaton and respectfully asked that all residents of Doylestown Hunt be informed about this work, not just the adjacent property owners, since this affects everyone in the development and is thankful for his help.

Mr. Wood inquired if the letter was sent by the Township or DTMA. Ms. Mason replied that it came from DTMA to the residents on Stags Leap that would be directly impacted by the construction.

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, July 15, 2025 at 7:00 PM.
- B. The Doylestown Township Administrative Offices will be closed on Friday, July 4th in observance of Independence Day.
- C. The Thompson Performing Arts Series at the C & N Amphitheater continues this Wednesday, June 18th at 7pm with Soul Cruisers. Please go to www.doylestownrec.org for the complete 2025 line-up.
- D. Doylestown Township Police – National Night Out – August 5th from 4PM to 8PM. Central Park – FREE. For more info www.doylestownpa.org

- E. 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: On motion of Ms. Lyons, she moved to amend the attendance to note that Ms. Santacecilia logged off the meeting at 7:30pm, seconded by Ms. Dixon the minutes of May 12, 2025 were approved. The motion carried 5 – 0.

On motion of Ms. Lyons, seconded by Ms. Dixon, the minutes of the June 3, 2025, Budget Work Sessin were approved. The motion carried 5 – 0.

CORRESPONDENCE

Boards and Commission Resignation

The Board accepted the resignation of Mr. Aglow from the Zoning Hearing Board with regrets, Ms. Herring and the Board thanked Mr. Aglow for his years of service to the community and wished him well. This makes a vacancy on the Zoning Hearing Board, which will be promoted.

Bucks County Conservation District – 319 NPS Grant Application

On motion of Ms. Lyons, seconded by Ms. Santacecilia the Board moved to send a letter in support of the Bucks County Conservation District application for Federal 319 Grant Application – North Branch Neshaminy – Lake Galena Watershed Improvement Plan. The motion carried 5 – 0.

Tile Works – Renaissance Faire – Fee Waiver Request

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the fee waiver request from the Tile Works Renaissance Fair in the amount of \$150. The motion carried 5 – 0.

REPORTS

Solicitor

Nothing to report.

Township Engineer

Nothing to report. He has plans requiring the Boards signatures after this meeting.

Police Chief

Chief Zeigler stated that the Police Department is continuing with their Scam Awareness Program, they have contacted the Central Bucks Senior Center, keep a watch on our Facebook page and Crime watch for more information. It has been very successful.

Boards and Commissions Yearly Reports

Bike & Hike Committee – Tom Kelso – last year has been a good one for the Bike/Hike Committee they have completed the Shady Retreat Path, New Britain Road connector moving to construction in the fall, the Easton Road Connector (Central Park to Easton Road) WAWA to Tabor Property, Pebble Hill Road Project are moving forward, we need five minor easements from residents for the Pebble Hill trail. We will obtain quotes and come back to the Board. We have a grant from DVRPC to pay for Baker Engineering for this work. Extension of the Pine Run Trail, they met with the County and Pine Run Community, this project will be done in phases. Ms. Santacecilia inquired if the Pine Run Trail will connect to the Pine Run Community. She commends the Committee for the building he trails and making this a place everyone wants to live, she is concerned about safety and flooding in the woods. Mr. Kelso could end there as the first phase, across the dam into the woods. It is not the first time we have had a trail in the woods; it is in its early concept stages and there are a lot of opportunities to make modifications as we have always done with the trails.

DTMA – Brent Eaton – In 2024 DTMA connected approximately 40 residential customers and two commercial properties to the public water system, new construction taking place in the Barn Plaza and Cross Keys Shopping Centers. They continue to provide excellent water quality & reliability at an affordable price; they are very proud to keep water rates stable for the 8th year in a row for their 3,000 customers. They operated the Delaware Valley University water system providing safe clean drinking water for the university. 15 water hydrants approaching the end of their useful life were replaced this year. Upgrades were completed at the Central Booster Station, Neshaminy Manor Booster Station, installing new emergency generators and new pumping systems allowing them to stay operational during power outages for DTMA customers. The Cross Keys Booster Station upgrades were initiated. All these upgrades are equipped with the latest improvements. DTMA completed the design and bidding of Central Wells 5 & 7 treatment upgrade project, funding provided by a \$4.4 million dollar grant through PennVest. This project will remove contaminants such as PFOS, iron and manganese from these wells. Construction has already begun with a completion target for spring 2026. DTMA is committed to providing clean, safe drinking water at a reasonable cost, DTMA will continue to meet and exceed regulatory requirements to improve water quality and reliability throughout the system. They will construct & expand the distribution system as necessary to maintain the health, safety and welfare of Doylestown residents. **Drought Restrictions have been lifted!**

PWSAB – Joe VanHouten – started by stating that as chairman of the DTMA Board Brent Eaton has done a phenomenal job as Executive Director. The Public Water & Sewer Advisory Board has talked about sewers over the years, recently the 537 Plan which is the road map for the future of sewers in the Township. It has been presented to the Department of Environmental Protection (DEP), we are waiting for DEP to get it back to us for final completions, always a back-and-forth process with changes and amendments, Bucks County Water and Sewer handles most of the changes since they handle the sewer systems in the Township. They received a grant to do testing of private wells in Doylestown Township; they have been wanting to do this for the last several years. More information in the coming months as they start to move forward, it will be random testing, trying to test as many areas of the Township to get a good understanding as to the quality of the private water supply in the Township.

EAC – Heidi Shiver – stated that the Environmental Advisory Council has continued to be involved in a large range of projects including Native Plant Demonstration Garden, Central Park Pond & Floating Native Plant Island – 158 volunteer hours last year, focus on invasive plant removal & adding natives, Climate Action planning, residential engagement about native trees and plants, deer, lighting, mowing, salt and pesticide reduction, etc. The Native Plant Garden Guidance Program has had six total requests since the program was launched. Heritage Shade Tree Commission, eight trees were evaluated with six significant and two champions & Arbor Day work, four native trees were donated by Women's Farm and Gardens & Bucks Beautiful and were planted in the Native Plant Demonstration Garden and a Bucks Beautiful Grant. Sauerman Park tree planting was held November 9th with 70 trees planted. Ready for 100: Climate Action Plan, Solar Array assessment for Turk Rd. Continues, EV Symposium was held in April, and EV vehicles to participate in the Touch a Truck Event held in May. Bird Town Pennsylvania: installed a bird friendly demonstration garden at the Central Bucks Family YMCA, at Delaware Valley University they worked with a student to address bird strikes at the Life Science building, created a bird window banner, started Bird Safe Doylestown Pilot. Nest Watch, Bird Walks, Christmas Bird Count and helped design a bird walk path around Doylestown Hospital. They achieved Gold Status for 2024! Working with PA Game Commission on their Cavity Nesting Initiative to see if there is space for the Purple Martin Condos and Chimney Swift Towers within Central Park and Neamand. Watershed Property Projects: Sandy Ridge & Ash Way Water Basins. Collaborated with the Parks and Recreation Board at their holiday celebration, handing out sole use bags and pinecone bird feeder craft. Continuing work on their three-year strategic plan, a work in progress. Ms. Shiver thanked the Board, staff and volunteers for their hard work support.

Ms. Herring stated that she just walked through Central Park, it is gorgeous. Please go visit it is stunning.

Finance – Eric Cornwell – stated the Finance Committee helps the staff build the budget, cost savings for life saving support, rebuilding of Kids Castle and crunching numbers.

Ms. Herring stated that the Finance Committee does a lot of work during the budget season, giving their advice and input, they are helpful, and she appreciates all the work they do.

Ms. Herring thanked the committees; they are all volunteer committees. If you are interested in joining any of them, please go to www.dovlestownpa.org there is plenty of work to do and we would love to have your input.

Dir. of Operations

Road Evaluation Presentation

Mr. Tomko stated that in 2018 the Township embarked on a robotics road assessment program partnered with a company by the name of Robotics who survey and evaluated all of the roads and conditions with an algorithm and assigned a score to road. The scoring with one being the best to five worst. Our overall score in 2018 of 2.04 approximately 77 miles of roads we maintain. Another assessment was completed in 2022 of our overall rating of 2.03, a little improvement with the Pebble Ridge Woodridge Sewer Project. As part of our accelerated road program, we paved a lot of roads in 2024 survey we are now at 1.67. Almost $\frac{3}{4}$ of our roads are now scored at one or two with approximately 25% left to address. We will be doing more paving this year. The effort is paying off.

2025 Road Program – Award Recommendation

Mr. Torpey stated that we received bids from four qualified contractors. He is asking the Board to award the lowest qualified bid to James D. Morrissey in the amount of \$727,697.00 this amount included the bid pricing and Alternate Bids #2 & #3.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board awarded the 2025 Road Program to James D. Morrissey, in the amount of \$727,697.00 contingent upon their execution of the contract and supply of the required bonds and insurance. The amount includes Base Bid, alternate Bid #2 and Alternated Bid #3. The motion carried 5 – 0.

Ms. Santacecilia inquired how many roads were included in this award. Mr. Tomko stated approximately 3.5 miles. Mr. Torpey stated to keep in mind these are some of the roads in the worst shape.

New Britain Road Bike/Hike Trail – Award Recommendation

Mr. Tomko stated that this is the Bike/Hike Trail that comes out of Central Park on New Britain Road to Rolling Hill Boulevard, crosses over the 611 Bypass and ties into an existing trail that goes to Warden Lane. The funding is through a DCNR Grant and a match from the Township. The project was put out to bid, two bids were received. On the recommendation of Baker Engineering, who reviewed the bid documents, they recommend the bid be awarded to A. H. Cornell & Sons Inc. in the amount of \$462,000.00.

On motion of Ms. Dixon, seconded by Mr. Wood, the Board awarded New Britain Road Bike/Hike Trail to A. H. Cornell & Sons Inc in the amount of \$462,000.00. The motion carried 5 – 0.

Community Recreation Center & Park Improvements

Mr. Tomko requested this item be tabled at this time.

On motion of Ms. Lyons, seconded by Mr. Wood the Board agreed to table the Skepton Change Order for the Community Recreation Center & Park Improvements. The motion carried 5 – 0.

US Solutions- Change Order #05 Basketball Hoops and Fire Suppression Power

Mr. Tomko stated that we received a change order from U S Solutions for power drops for the basketball hoops rim height adjusters and connection to the fire suppression system that have to be completed. Change Order #5 total \$13,280.00.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved US Solutions Change Order #5 for revisions to the Community Recreation Center project electrical changes basketball hoops power and fire suppression controls power totaling \$13,280.00.

All Sports – Gym Padding Changer Order #02 Credit

Mr. Tomko stated that is change order is actually a deduction and an add. We are deducting approximately \$38,000.00 of wall padding around the entire gym perimeter, which was not the plan, we also have approximately \$900 in cost for additional x-racing padding. We will be receiving credit on this change order of \$37,015.00 from All Sports.

On motion of Ms. Santacecilia, seconded by Ms. Dixon, The Board approved All sports Change Order #2 for the Community Recreation Center credit reduction for the Gym Wall Padding totaling a credit of \$37,015.00.

Lyons Recreational – Bocce Courts Subbase Material

Mr. Tonko requested this item be tabled at this time.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board agreed to table the Lyons Recreational – Bocce Courts Subbase Material. The motion carried 5 – 0.

Central Park Restrooms – Hirschberg Mechanical Change Order #4

Mr. Tomko stated that we want to tie in the Green Room drain in the Amphitheater to the sewer system with the bathrooms. We received a changer order for \$4,703.40 from Hirschberg Mechanical plumbing contract.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Hirschberg Mechanical Change Order #4 Central Park Restrooms project to tie the existing amphitheater drain line into the new grinder pump tank totaling \$4,703.40.

Assistant Township Manager

Nothing to report.

Township Manager**Vehicles to Auction**

Ms. Mason stated that our Fleet Manager has asked for the Boards authorization to send two vehicles to auction. The 2017 Chevy Tahoe and the 2012 Chevy Impala over 100,000 miles.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved sending the 2017 Chevy Tahoe and 2012 Chevy Impala to an auction. The motion carried 5 - 0.

Supervisors

Ms. Santacecilia – Nothing to report.

Ms. Dixon – stated that her committees gave their reports tonight. She wanted to remind walkers, runners & bikers to be sure to wear light colored clothing, carry flashlights, flashing lights, wear helmets and make yourself seen and for drivers to be mindful of those sharing the road, stay 4' away from pedestrians sharing the road. She also commended the landscaping at Terrain, it is quite lovely, they have left a lot of their lawn go to meadow a great habitat for native plants, insects and pollinators, good for the environment and lovely to look at.

Ms. Lyons – thanked the Bucks County Symphony they did an amazing opening concert for us as part of the Thompson Performing Arts Series at the C & N Amphitheater on June 4th. It was the first time in their 72-year history that they played outside. Hopefully, they will come back next year. The DART over the last few years has had a 70 – 80% increase in ridership. The DART is a tremendous success and great municipal support; it brings everyone who can't drive to our concerts free of charge. Thank you to the DART.

Mr. Wood – thanked the residents on Shady Retread for the emails they sent, very concerned about their roads, which we voted on this evening to have them paved. To everyone here tonight to speak with resident feedback and our volunteers that talked about our committees, which is how we run this Township.

Ms. Herring – spoke about the Touch a Truck event that was a success, it was beautiful, people came out with their families. She thanked everybody who participated, our park & rec department is phenomenal for coming up with these events for our community. She attended the Beam Signing with Ms. Lyons for Bright Path, the new Crisis Center by Lenape Valley Foundation. It was a great event, a great resource for our community.

Every June she has a topic she feels strongly about. June is her favorite time of the year because we celebrate Father's Day, and it is Pride Month. She shared a heartfelt story of her family and what Pride Month means to them, of her father and his husband, how times have changed in the 35 years they have been together, and the love of family. Honoring the LGBTQ heroes Marshia P. Johnson, Sylvia Rivera, Harvey Milk, Audrey Lord, Bayard Kusen and many more. Happy Father's Day and Happy Pride.

PUBLIC HEARING

Non-Uniform Defined Contribution Ordinance Amendment

Mr. Clarke stated that this is a minor change to the Pension Ordinance to reflect the current practice of the Township. The only change being made is the elimination of the requirement that you need to be an employee for 6 months before you are eligible for the pension plan to reflect what actually has been the practice which is you are eligible on your first day of employment. This was previously approved, but it was done by resolution. It is required that it be done by ordinance. This has been properly advertised and is ready for adoption this evening.

Ms. Herring opened the public hearing and inquired if there were any comments from the audience. Hearing none, she called for a motion.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board adopted the Non-Uniform Defined Contribution Ordinance. The motion carried 5 – 0.

Burtons Grill of Doylestown LLC – Intermunicipal Transfer of Liquor License

Mr. Clarke stated that this is a public hearing for liquor license transfer application to transfer restaurant liquor license No. R-15478 from the municipality of New Hope Borough, Bucks County into Doylestown Township. The applicant is Burton's Grill of Doylestown LLC. The property, which is the subject of this hearing the application for an intermunicipal transfer, is located at Barn Plaza 1745 South Easton Road, Doylestown Township. This hearing is being held for the purpose of receiving comments and recommendations of interested individuals residing within Doylestown Township concerning the applicant's intent to transfer a liquor license into the municipality of Doylestown Township. The application which was submitted by Edward McHugh of Goldstein and McHugh was Received by the Township on May 27, 2025. The Pennsylvania Liquor Code requires that the Township render a decision within 45 days of the submission of the complete application or in the alternative within an additional 60 days at the Township's discretion. By letter dated June 3, 2025, my office notified the applicant attorney of the Township's intent to hold the hearing on the application this evening. We have reviewed and found the application to be substantially complete.

The Pennsylvania Liquor Codes sets forth certain mandatory provisions with respect to processing applications for intermunicipal transfers of liquor licenses. Section 4-461B3 of the liquor code provides that an intermunicipal transfer of a license must first be approved by the governing body of the receiving municipality when the total number of existing restaurant liquor licenses and eating place retail dispenser licenses in the receiving municipality equals or exceeds one license per 3,000 inhabitants. We have contacted the quota department of the Pennsylvania Liquor Control Board; they have confirmed that Doylestown Township has in excess of one license per 3,000 residents. Section 4-461B3 further states that upon request for an intermunicipal transfer, at least one public hearing shall be held by the municipal governing body for the purpose of receiving comments and recommendations of interested individuals residing within the municipality. Accordingly, the Pennsylvania Liquor Control Board may not approve a new license unless the Township firsts holds a public hearing and approves the intermunicipal transfer application. The Township is required to render its decision by resolution or ordinance, and we have provided the Board this evening with a copy of a resolution approving the transfer and a copy of a resolution denying the transfer. The application has been advertised on June 5, 2025, and again on June 12, 2025. In addition, the applicant has provided public notices of tonight's hearing consistent with the requirements of the code and the Township's requirements. The applicant is here this evening and represented by Edward McHugh of Goldstein & McHugh. Mr. Clarke then invited Mr. McHugh for the opportunity to present the application, any information, any evidence you would like and any testimony you would like and then make yourself available and your witnesses available for questions from the Board and members of the public. You may proceed Mr. McHugh.

Mr. McHugh thanked Mr. Clarke for the introduction. He introduced himself to the members of the Board. He also introduced Mr. David Chris, Vice President of Construction and Mr. David Hoffman, Director of Operations of Burton's Grill of Doylestown LLC. Burtons have a number of restaurants along the eastern seaboard.

Mr. McHugh stated that Burtons Grill of Doylestown LLC has a lease in place for 1745 S Easton Road within the Township, they would like to open up a restaurant at this location with alcoholic beverages. Burtons have entered into an agreement of sale to purchase the liquor license to bring it into the Municipality. Prior to making the application to the Pennsylvania Liquor Control Board, we're here tonight asking for a resolution for you regarding the intermunicipal transfer. Mr. McHugh handed out exhibits to the Board. He stated that the exhibits contain a site plan, proposed menus, photos and a brief narrative of Burtons Bar & Grill. He went over some facts about this operation and the location in particular. The proposed licensed premises are approximately 6,200 sq. ft., outside seating area, capacity around the bar, approximately 32 bar stools, there will be about 140 seats in the dining area and about 75 seats patio area. The anticipated ratio of food vs. alcoholic beverages will be about 75% food based on total sales. Proposed hours of operation will be Monday – Thursday 11am to 10pm, Friday & Saturday 11am to 11pm and Sunday 10am to 9pm. There will be no dancing or live entertainment, there will be TVs inside the restaurant and takeout food, no takeout beer or wine. No smoking permitted inside the premises. Dedicated parking for the eat in customers and also for takeout this is part of the lease. Burtons will be a family-oriented restaurant, in existence since 2005. There will be approximately 75 employees, mostly part-time employees will have training which includes RAMP training (Responsible Alcohol Management Program by the Pennsylvania Liquor Control Board) teaches servers the proper and lawful way to dispense alcohol. Multiple transactional scanner devices to prevent the service to minors. Anyone who appears to be under 35 will be required to show an ID which will be scanned. A surveillance camera system will be in place covering both interior and exterior. Currently there are six active liquor licenses in Doylestown Township.

Mr. Clarke asked the two witnesses to step forward, give their names and if they agree with what Mr. McHugh stated.

David Hoffman, Director of Operations for the Mid Atlantic for Burtons Grill – he agrees 100% with what Mr. McHugh just put forward.

David Chris, Vice President of Construction – he concurs with the statements.

Ms. Herring asked if there were any questions from the public.

Didra Sarego, Buckingham resident – stated that she used to work in hospitality before she switched to the legal field. She questioned that there would be 75 employees mostly part-time, why not full-time?

Mr. Clarke stated that this is a liquor license transfer hearing. This is not to discuss their business practices.

Ms. Herring asked if there were any questions from the Board. Hearing none, she called for a motion.

On motion of Mr. Wood, seconded by Ms. Lyons, the Board approved the intermunicipal liquor license transfer of Burtons Grill of Doylestown LLC. The motion carried 5 – 0.

UNFINISHED BUSINESS

Climate Action Plan

This item was seen by the Board of Supervisors at a previous meeting; it is on the agenda tonight for adoption.

On motion of Ms. Dixon, seconded by Ms. Lyons, the Board adopted the Climate Action Plan for Doylestown Township. The motion carried 4 – 1 with Ms. Santacecilia voting nay, citing possible financial impact on the residents.

NEW BUSINESS

Land Development

280 N Broad Street – Development Agreement

TP #09-009-046 Premise B (Premise A 08-005-001 Doylestown Borough parcel w/access road)

Ms. Mason stated that all the documents for land development plans, development agreements, fees and everything associated with it have been provided to the Board. The solicitor's office has reviewed all of the documents for the Board's consideration at this time.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Land Development Agreement for Arcadia of Doylestown located at 280 N. Broad Street. The motion carried 5 – 0.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved Stormwater Control and Best Management Practices for Arcadia of Doylestown located at 280 N. Broad Street. The motion carried 5 – 0.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Memorandum of Understand between Doylestown Township & Doylestown Borough. The motion carried 5 – 0.

2250 S. Easton Road (Hart Property) Petition for Zoning Change

TP# 09-009-066-001

Ms. Herring stated that the Board will now hear public comments on the Hart Property.

Emil Gombogi – stated that as a member of the Bucks County Historical Society (BCHS) he does not approve of the development proposal for the Hart Property. We should strive to preserve the woodlands and historical buildings as part of our past. Thank you for voting No to this land development.

Mr. Clarke stated that this is not a land development application as yet, the applicant/equitable owner of the property has asked the Board to consider a zoning change on the property, commonly known as a text amendment / map amendment. Tonight is the process that Doylestown Township follows for all text/map amendments. There is a presentation and then the Board moves this to the Planning Commission and that is when the process begins. The Planning Commission will hold a hearing or hearings reviewing the proposed ordinance. If the applicant wishes to continue, it will then come back to the Board, the board can either approve it, deny it or decide not to hear it. Anything the Board does tonight does not mean automatically that they will approve or deny it. This is a procedural step for moving this forward. If it is approved then the applicant will have to file a land development application during the land development application when issues related to stormwater, traffic, lighting or endangered species on the site will be heard. That will be appropriate during the land development process. Preliminary and final approvals from the Board are needed before they begin building. Tonight, we are only talking about the potential use of the property they are asking for to be rezoned for use that is permitted within the Township, just not permitted on this site.

Katherine Auerbach – she is a member of the BCHS, very disappointed and concerned that this even needs review. This property was gifted to BCHS, a matter of trust, a holding of BCHS Mercer Museum an accredited museum but an action sale of an important historical artifact can cause the BCHS and museum to lose its accreditation. The thought of changing the zoning is not appropriate. It is your role as a body to preserve our citizens' rights. This is a zero gain for the BCHS.

Kim Troop – Plumstead Township, thanked the Board for the opportunity to contribute and comment regarding this significant historic resource for the region. I am here as a voice for the Hart Property and Fonthill. She feels this is causing conflict from a gift that was meant to create joy. She believes in due process but does not believe this deserves further attention, it is inappropriate to ask to rezone the Hart Tract. It is not our place to renegotiate a trust and debate a new use for a property that is already spoken for many years ago. She challenges the BCHS to do better.

Doreen Stratton – Doylestown Borough, she hopes all concerns regarding the rezoning of the Hart Tract. As a third generation Doylestown Borough resident she has witnessed the evolution of landscape at the bottom of South Main St. The mature & healthy trees that remain created small ponds on the property. There is an 18th century farmhouse of stone and mortar where people lived to farm the land and feed the community. Will this structure withstand the construction of 36 luxury homes? Will the artifacts in the storage facility survive relocations? Please look at this treasure carefully.

Mary Jo Menendez – Doylestown Township, she asked the Board to refuse to send this on to the Planning Commission for rezoning from I2 Institutional to R4 Residential. As an attorney she looked at takings law in Pennsylvania and Land Use Regulations & Pennsylvania Municipal Planning Code. She came from an urban sprawl in Colorado where she watched farms & green pastures disappear. Lack of planning does this to communities. Allowing the residential construction of this property will take away the character and the essence of the land.

Beth Meininger – Buckingham Township, she has nothing against Zaveta and the quality of his work, if anybody is going to develop this tract he is towards the top. She is concerned about the change of zoning. People believe this is zoned industrial and this will save it from a warehouse etc. It is institutional stating the intend of the I2 designed for the preserving of historical and cultural landmarks. Her big concern, if the zoning is changed you can't go back. She feels there was not enough put out to the community by BCHS.

Lauren McGeary – Doylestown Township, asked about fundraising, there has to be a way to get the BCHS the money they need. She believes it is premature to jump to selling it to a builder.

Deidra Sarego – Buckingham Township, her plea to the Board is to please do not pass this on, there is not enough people here to tell you because they were not told. She moved to Doylestown years ago, she loves American History, the architecture, the stone homes, the farms, what people are doing and have done here and what they are preserving. She loves to drive and look at the land, the corn fields, ponds, trees, everything. This is why people come here. Stop we have had so much development, look at the Martin look at 333 Broad St, they are unsustainable, and you cannot afford to live there.

Ms. Lyons just wanted to reiterate what has already been said by our solicitor and our chairman. We are not making any decisions regarding zoning tonight or any time in the near future. She feels this should go to the Planning Commission. Let the Planning Commission do what it does, the Board takes a lot from our Planning Commission, they will look at every aspect of this. It is at the Planning Commission that everyone here should go, talk and address your concerns. She is not quite sure of the issue with BCHS selling this property or not, whether they are allowed to do it or not, whether they are breaching some kind of understanding. That is not for us to decide. If there is an issue with BCHS selling the property, it is a matter for the court not for us. We respect the residents but also respect those who seek to do business here, they have a right to buy and sell, just like you have a right to buy and sell any property you would like to have. We'll take it to the Planning Commission if that is what the Board decides tonight. They will look and see and make a recommendation or not, then we move from there. That is where you can bring all of your concerns. We do not decide whether BCHS can or cannot sell their property.

Ms. Herring added that the Planning Commission is an advisory commission, they will look to see what the best opportunity for zoning is for this property, whether it is to stay the same or change. We are all supportive of preserving historical buildings and the environment, our Planning Commission is a group of very talented, knowledgeable people that do this all the time. If it goes to the Planning Commission, it is not stating that we're moving it forward because we're going to approve a zoning change. It means we are putting the people that know how all this works to work so they can research it for us, bring it to us and give us their recommendation then the Board will decide. Please note that I2, which is how it is zoned, may not be the best zoning to preserve any buildings. It may not be the best zoning for the environment. We will be voting on whether we want our Planning Commission to study it for us. We want to make sure we do our due diligence.

Mr. Clarke stated that if there are no other comments from the Board, our past practice has been, unless there is an objection from a majority of the Board, this will be moved to the Planning Commission.

Ms. Santacecilia stated she has an objection, her thought is, everybody is here tonight, we're not deciding about the zoning. She thinks if anybody is going to build Mr. Zaveta is the Gold Standard, it would be an honor to have anything he does in our community and in our Township. Her opinion is that the public thinks that by moving it to the Planning Commission, it's a nod from our Board that we are open to changing the Zoning. She is struggling because she believes Mr. Zaveta is the gold standard, there is a lot of emotion about it. She asked if Doylestown Hunt was that part of the Hart Tract as well?

Ms. Mason stated it was not. The Burpees owned Doylestown Hunt, she recalls the Township was working with Heritage Development going through Zoning Amendments to allow for the R4 Zoning District to allow for the smaller lot single homes on the amount of land that the majority of homes in Doylestown Hunt have. This was a big discussion, it was the Burpee Tract, it was their gardens, where they did a lot of their research. That property was cut off by the bypass, she believes at some point it actually went to New Britain Road where the existing Ball Property which was the Burpee homestead. The Hart Tract was separate and was actually zoned R4 at the time. When the BCHS obtained the property and put the prefab storage unit where they store artifacts, that is when we changed that zoning, creating the I2 zoning for that parcel and Fonthill.

Ms. Santacecilia thanked Ms. Mason. She is all about preserving the past, she grew up in Bucks County. She feels everybody on the Board is committed to doing the right thing. The Planning Commission is a volunteer committee, she knows they are excellent at what they do, she feels the Board needs to make those decisions for the public and be transparent.

Ms. Herring stated just to clarify the Planning Commission will not be making the decision, this Board will be ultimately making the decision. They are an advisory board. She wanted to make sure that this is very clear. She feels that there is a little miscommunication.

Ms. Dixon inquired if Mr. Zaveta could comment at this time.

Ms. Herring invited the audience to watch the April 2, 2024, Board of Supervisors meeting starting at the 11-minute mark. It was a wonderful presentation that may answer some of the questions you had today. Go to our webpage, you will see the Boards meetings, the video is there. When we were first presented with this opportunity.

Ms. Lyons stated that Ms. Santacecilia has mischaracterized the role of this Board. If we send something to the Planning Commission, it's because they are very smart, informed and have expertise. They will look at everything, the request for the zoning, look at the zoning and look at so many other factors that need to be considered and they will make a recommendation. As Ms. Herring said they do not make the decision. They'll make a recommendation and then we will decide. Just because we send it to the Planning Commission it doesn't mean it is going to be something we will approve. She wants to make that clear to you all, in contrast to what Ms. Santacecilia has alluded to.

Mr. Edward Murphy, representing Mr. Zaveta, stated he believes that Ms. Herring and Mr. Clarke properly framed the limited issue that is in front of this Board this evening. This is whether or not you want to refer to the formal application seeking both a zoning amendment and a text change, which would impact the way this property will be developed. As Ms. Herring stated we are approaching the one-year anniversary of when this project was first introduced on April 2, 2024. A very detailed presentation about the project was presented by Mr. Zaveta showing the background of the property and his intentions for it. Since then, they have spent hours developing an ordinance which has gone through revisions and a final draft, if the Board chooses tonight, it will be referred to the various Boards and Commissions both inside the Township and Bucks County Planning Commission. There is a process where all of the comments are both spoken and the unspoken comments which have been reported elsewhere will be vetted. He does not feel that tonight's the night for Mr. Zaveta to defend the character assassination he's suffering on the social media platforms where he has been vilified for all kinds of things that aren't true. Whether or not we want to have that debate or conversation tonight is up to you. Mr. Zaveta would like to at least speak to those particular issues of which he's very offended by what he's read and heard about. But we are here tonight for the limited issue of whether or not you want to refer this matter to the various Boards and Commissions for further discussion and vetting. He will defer to the Board, if they want to hear from Mr. Zaveta, although he does not feel it is an appropriate forum to do so, but given the nature of the commentary tonight, you may want to set the record straight yet again. Recently Mr. Zaveta hosted an open house at Aldie Mansion where he invited the adjacent residential communities to have a conversation about the plan. There was good attendance, and the intention of Mr. Zaveta is to be as transparent and forthcoming as possible about his intentions with regard to this property.

Mr. Clarke inquired about Mr. Murphy, if the Board moves this on to the Planning Commission at the Planning Commission meeting you and Mr. Zaveta will present the proposed plan for the site, correct? You'll have your engineer there, and talk generally about what the plan is and why the text amendment that was drafted in the manner in which it was, correct?

Mr. Murphy answered correctly to all. We will talk not just generally but specifically about all the issues we have heard about accurately or otherwise. We will discuss, vet, explain and dispel as the case may be with those questions.

Mr. Clarke stated eventually if the Board schedules it for a hearing to adopt the ordinance, they can do that in two steps if they want to, they could have a vote to authorize advertisement of the ordinance and then a second hearing where the Board would consider the adoption of the ordinance. That's the process as you understand it. If it is adopted, as I indicated before, you have to come back to land development and at that point in time Mr. Zaveta will have to talk about stormwater, traffic and search on certain types of wildlife that may be there and things of that nature. He is assuming when you say the things that Mr. Zaveta is being accused of, you're saying that the things he is planning on doing with the property would be more appropriate at a subsequent time, would you agree?

Mr. Murphy answered correctly to all.

Mr. Clarke – Madam Chair, members of the Board, I would think that this is probably not the forum for Mr. Zaveta to answer social media commentary or anything he heard this evening. The point of this tonight is to decide whether or not the Board wants to send this to the Planning Commission, where the process of review of this plan will begin in earnest.

Mr. Wood stated that he is the acting liaison for the Planning Commission. He is listening to everyone, taking notes. His concern is if we don't do this zoning change, and the BCHS is still adamant about selling this property to someone who can use it as an I2, then this will continue to move along. I am mentioning this because our Planning Commission is the place for a lot of people who don't feel like they have any voice in this so far to voice your concerns and help shape the process. I've seen it happen with a recent property we had 33 Neill Drive, where it went through various iterations of a commercial state for a couple of years until the builders worked with residents to find something that worked for all parties involved. I don't know if the BCHS will continue to pursue selling but I look at what we can do and work with them and the community, the Planning Commission is the best forum for you to take part and have a say in how this is shaped.

Ms. Santacecilia stated to Mr. Zaveta that she believes he is gold standard, and he should not be vilified by anyone in the community, you bring such a gold standard to the community. I think people need to understand it is a decision made by the BCHS and you are now being put in the middle. People need to separate emotions and understand that there's a process that's happening, right here people's voices are being heard. Now it is up to the Board to decide how they want to move forward. Please be respectful because we do want good business and we do want to be good community partners; it is important to recognize the difference.

Mr. Clarke, as has been our practice, unless there is a majority of the Board who objects, this will be moved to the Planning Commission, it will be duly advertised. As he heard this evening, only Ms. Santacecilia has objected. This matter will be moved forward to the Planning Commission, and we can move on with the meeting.

Ms. Herring thanked everyone for coming and to please watch our Planning Commission agenda and make your voice heard.

Fir Line Properties – Preliminary Land Development Plan & Planning Module

Location: 405 Edison Furlong Road TP# 09-022-108

90-Day Time Limit: 6/30/25

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Land Development extension requested by Fir Line Properties.

Baseline Water Study – Gilmore Proposal

Ms. Mason stated that we have the proposal for the Baseline Water Study from Gilmore. This is regarding the grant that Mr. VanHouten talked about earlier. We are looking for a recommendation from the Board to engage Gilmore along with the lab that will conduct the work.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the contract with Gilmore & Associates along with the Eurofins for lab work. The motion carried 5 – 0.

SEPTA Funding Support Resolution

Ms. Lyons stated that she is a strong proponent of mass transit, and she asks that we move for the execution of the resolution supporting the SEPTA needs for continued funding and support, the motions was seconded by Ms. Santacecilia. The motion carried 5 – 0.

Zoning Hearing Board

Zorn – 218 Windsor Way – TP# 09-059-035 – Request Variance for impervious coverage to 35.5% where 32.44% was previously granted.

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

Treasurers Report – June 17, 2025 – On motion of Ms. Lyons, seconded by Ms. Santacecilia the Board approved the Treasurers Report. The motion carried 5 – 0.

Bills List – June 17, 2025 – On motion of Ms. Lyons, seconded by Ms. Dixon the Bills List in the amount of \$1,578,653.51 was approved. The motion carried 5 – 0.

Public Comment – All Items

None

ADJOURNMENT

The meeting adjourned at 8:50PM

Respectfully submitted,


Stephanie J. Mason, Secretary