



Board of Supervisors

Regular Meeting

MINUTES

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

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Tuesday, January 20, 2026

7:00 PM

Community Meeting Room

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

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

7:00 PM REGULAR MEETING

Pledge to the flag – The meeting opened with the pledge to flag.

Ms. Herring welcomed everyone to the meeting and stated that prior to the start of this meeting they held an executive session to hold Boards and Commissions Interviews and discuss a Personnel Matter.

Presentations - None

Public Comments Agenda Items Only
No Comments

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, February 17, 2026 at 7:00PM
- B. The Doylestown Township Municipal Office will be closed Monday, February 16, 2026 in observance of President's Day.
- C. Christmas Tree & Holiday String Lights Recycling Collection - Trees and string lights can be dropped off at the New Britain Road entrance to Central Park anytime from December through February 28, 2026. Please remove all decorations, batteries and other non-recyclable materials before dropping off your lights and trees! Open to Township residents only (no contractors).
- D. Save the Dates for these Special Events in 2026:
 - **Gather for Good** – Thursday, April 16th from 6:30 – 8:00pm hosted by our Human Relations Commission.
 - **Annual Touch a Truck Event** – Saturday, May 16th from 10am – 1pm at Central Park.

More information for these events and more can be found in the Winter & Spring Program guide sent to residents' homes or by visiting www.doylestownpa.org

- E. We are looking for a few resident volunteers to fill some anticipated vacancies on our various Boards and Commissions in 2026! We will have openings for Bike/Hike, Planning Commission, Parks & Recreation, Telecommunications Advisory Board, Finance Committee, Human Relations Commission, Veterans Advisory Committee, Friends of Kids Castle, Historical Architecture Review Board and Agricultural Security Area Advisory Council. If you are interested, please send a letter of interest and resume to the Township at 425 Wells Road, Doylestown, PA 18901. Check out our web site www.doylestownpa.org for more

information on the various Boards and Commissions and their roles in the Township.

- F. The Chapman Road Bridge is undergoing repairs, with work expected to be completed by June 30, 2026. During this period, Chapman Road is closed to all traffic 24 hours a day. A full detour will be in place directing motorists to use Pine Run Road to Limekiln Road and Ferry Road. Visit the Township website for updates.
- G. 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 5, 2026 – On motion of Ms. Lyons, seconded by Ms. Dixon the Board of Supervisors approved the minutes from the January 5th Reorganization Meeting. The motion carried 5 – 0.

CORRESPONDENCE:

Boards and Commission Resignation – Finance Committee, EAC & TAB

The Board received resignations from Christina Maida from the Finance Committee, Curt Sawyer from the EAC and Jenya Shuportyaka from TAB.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board accepted all three resignations with regrets. The motion carried 5 – 0.

Doylestown Borough Climate Action Plan

The Board acknowledged the receipt of the Doylestown Borough Climate Action Plan.

REPORTS

Solicitor

Nothing to report.

Township Engineer

Nothing to report.

Police Chief

Chief Zeigler wanted to encourage everyone to file their taxes sooner rather than later to minimize the risk of becoming an IRS fraud victim, it is very difficult to investigate identity theft once it happens. Please file your taxes as soon as you can to avoid becoming a victim.

Ms. Dixon asked the Chief to explain how fraud is perpetuated. Chief Zeigler stated that most times people don't know it has happened until they file their taxes and find their Social Security number has been used in a return claim at an address somewhere else in the United States. That starts the whole IRS investigation process, it is not a quick process, there is a lot of paper work before the IRS can determine if (refund) it was given to someone illegitimately. It is not widespread in the Township, but it happens enough.

Dir. of Operations

2026 NBIS Bridge Inspection Proposal Year 4 NBIS Inspections

Mr. Tomko stated that this is regarding structures including some on road as well as bike & hike trail structures. He is asking for the Board approval Pennoni's scope of work for the 2026 inspections in the amount of \$31,750.00.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the 2026 NBIS Bridge Inspection Proposal Year 4 NBIS Inspections from Pennoni in the amount of \$31,750.00. The motion carried 5 – 0.

2026 Environmental Permitting & Structure Repair Engineering Proposal

Mr. Tomko stated that after the inspection comes the repair. They will inspect all of the bridges, prepare the reports and make recommendations for repairs. This proposal is for two structures, New Britain Road for the pipe that comes up from under 611. The other is on Rogers Road for preparation of engineering documents to go out to bid for both structures. Total fee \$117,400.00 for both structures. He is asking for the Boards approval.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the 2026 Environmental Permitting & Structure Repair Engineering proposal from Pennoni, in the amount of \$117,400.00. The motion carried 5 – 0.

Public Works Building Engineering Proposal

Mr. Tomko stated that in the past to remediate the rear of the Public Works building was previously salt storage, we're going to mitigate and remediate it to house the Parks Department. We had plans drawn up with some ideas, due to budget constraints Public Woks did a lot of in-house work prepping, electrical and outfitted the building. There are two items that cannot be done in-house: repair of the siding for the structure and concrete work. We asked Pennoni to prepare documents to go out to bid for those two items. He asked Mr. Torpey from Pennoni to quickly explained the cost.

Mr. Torpey stated that they are proposing to make changes to the plans to reduce the scope so we can go out and bid for the items that cannot be done in-house. We will also create as-builts of the improvements that were completed. They propose the cost not to exceed \$4,500.00.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the proposal from Pennoni for the Public Works Building Remediation – fee not to exceed \$4,500.00. The motion carried 5 – 0.

Request to send Items To Auction

Mr. Tomko stated that the Township has some items we no longer need and instead of throwing them out we intend to put them on Municibid for auction. There are a number of items such as bleachers, playground equipment, trash receptacles, traffic signal poles and supports. He is asking for the Boards approval to take these items to bid.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board authorized the listing of the various items to the Municibid online auction. The motion carried 5 – 0.

Assistant Township Manager

Nothing to report.

Township Manager2026 Performing Arts Line Up

Ms. Mason stated that before the Board is the 2026 Summer Performing Arts Program list of performers. She is looking for the Board authorization to engage these performers starting in June and running through September with the Food Truck Fest.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board authorized the engagement of the 2026 Performing Arts Performers. The motion carried 5 – 0.

ZHB Request to meet and discuss Accessory Family Apartments

Mentioned that at the Reorganization meeting the chairman of the Zoning Hearing Board asked for a meeting with staff to discuss the special exceptions related to the accessory apartment use, formerly known as the in-law suite ordinance section H3 in our zoning ordinance. Mr. Bill Lahr, Chairman of the ZHB; Mr. Tom Panzer, ZHB solicitor; Ms. Judy Goldstein, Township Planner; Ms. Elizabeth Naughton, Township Solicitors office and I met. The ZHB would like us to consider allowing the Family Accessory Apartment to be a use by right versus a use by special exception. Unless a variance

is required. Statistics over the last few years show that we average around six or seven special exceptions for this use with one or two a year needing a variance.

There are a couple of ways to proceed. We could have Ms. Goldstein put together changes to that ordinance, bring back to this Board to review. If there is anything you want to see changed in the existing ordinance, let us know. You could then make a recommendation, the solicitors office could draft an ordinance amendment, it would go the Planning Commission and come back to this Board for a Public Hearing. Or we can take this topic and send it to the Planning Commission and let them look at it, rewrite it then come back to this Board with a draft ordinance. The Board would then authorize a proposed ordinance amendment, then it would come back from the Planning Commission and the Board of Supervisors for a Public Hearing. Those are the two options, you can act on it tonight or put it on the next agenda.

Ms. Lyons stated that she would like to act on it, she proceeded to ask Ms. Mason which she thought was the best approach, she agrees that we need to have some kind resolution for family apartments as an accessory.

Ms. Mason stated that she believes we should have Ms. Goldstein, Township Planner and staff work on a draft ordinance that would be brought to the Board and put it through the process, having everybody able to act on it.

Mr. Wood inquired if this would just be attached dwellings or include dwellings which are also on the property but not attached to the existing building. Ms. Mason stated that between now and when we bring this back to the Board you should look at the ordinance we have now, most are attached, some have been detached, one thing we don't want to do is remove the need some properties have for on lot disposal systems, they have to go through Bucks County Health Department, those with access to public sewer are a little easier. There is a need for this type of housing. It is expensive to go to the Zoning Hearing Board, approximately \$1,500 for a resident to go through the process. Mr. Wood stated making it easier but not straining our existing infrastructure should be considered.

On consensus of the Board, Ms. Mason will have Ms. Goldstein, Township Planner and staff work on a draft ordinance.

Supervisors

Proposed Resolutions

Ms. Herring stated that we have three resolutions to be considered by the Bucks County Association of Township Officials (BCATO), the deadline for the submissions has passed. We decided to put these in front of the Board in order to have a conversation if needed.

Ms. Dixon stated that she was excited about the Road Salt Management resolution, it is already an existing bill before the state legislator, it would have said that our Township, potentially Bucks County and the state, want to reduce the salt usage on the road by establishing Best Management Practices. The other was regarding E-Bikes / E-Moto, we are seeing the issue with E-Bikes on the trails. Other states are ahead of us in terms of regulating E-Bikes / E-Moto. Pennsylvania has no laws except you have to be 16 and follow bike laws. There is no protection for people using E-Bikes, they don't know what they are buying. Ms. Lyons stated that she believes that one or two municipalities in Buck County have proposed a resolution regarding the E-Bike to be submitted to PSATS this year.

Ms. Herring stated that if the Board likes we can hold on to these to submit next year, if something passes in the state legislature related to them, we'll resubmit them in December this year.

Ms. Mason stated that we can make changes as we get closer, we will tickle it ahead for the December meeting. The proposed resolutions for consideration by BCATO: Discrimination Protection; Road Salt Management and E-Bike / E-Moto will be discussed further by the Board at a later meeting in 2026.

Supervisors

Ms. Dixon went over the committees for which she is liaison.

EAC – Chad Clem is the current chairman of the EAC. Our last meeting was their reorg meeting, he went over the Climate Action Plan that the Board approved, he took the different components and distributed the projects amongst the members.

PWSAB- the Township received a grant for private wells to be tested for PFAS. Gilmore & Associates has been retained to help deliver random and anonymous testing of Township properties on private wells. Gilmore took the five geological rock formations where the different water would be coming from, sent out 100 letters distributing them over the different rock formations, giving us five different groups of sampling. We have 13 interested parties, we need 100, so more letters will be sent out in the coming months. It is a free test provided by the grant.

We are still waiting for the DEP to revisit any issues they have with our 537 Plan or approve it.

Ms. Mason stated that she has an update, DEP has requested another 60-day review, we should have something by March.

Bike/Hike – New Britain Road is almost complete, ribbon cutting in the spring. Next month, Mr. Kelso, Vice Chair will give an update to the Board regarding a proposed trail at Pine Run, near the Pine Run Assisted Living Center.

She is hopeful that the Board will put something on our agenda about the Memorial Day Parade next month; she is always hopeful we will be part of the Memorial Day Parade in the Borough. A lot of people are confused that there is actually a Township in addition to the Borough. Being part of the parade will allow people to know that the Township is outside of the Borough and does a lot of great things for our residents.

Ms. Herring stated that we do participate in the parade in some ways, our Veterans Advisory Committee are in the parade representing the Township's veterans. It will be on the Board agenda for their February meeting.

Ms. Maida – stated that her committees have not yet met for the year, but she extended her gratitude to Ms. Mason and the staff, Chief Zeigler and all the people who welcomed me for my orientation. She got a great tour of the building and all of the fine work that we do here in the Township, she is excited to be a part of it. She wanted to encourage everybody to get involved in the vacancies on our many volunteer boards.

Mr. Wood – the Planning Commission continues to talk about the Hart Property.

Planning Commission vacancy: On motion of Mr. Wood, seconded by Ms. Lyons, the Board approved the appointment of Amy Kaminski to the open spot on the Planning Commission. The motion carried 5 – 0.

He also mention the new trail opening and new court that are ready to go in the spring.

Ms. Lyons – She officially welcomed Ms. Maida to the Board, she thinks it is a great addition, the Township is lucky to have you.

Following up on something Chief Zeigler mentioned, she just heard that businesses are not going to be accepting postmarks as payment on time if you put the bill in the mail the day it is due. It may affect tax returns postmarked on the 15th is may not be received.

Ms. Herring stated that it is her understanding that you cannot just drop it in a bin, you have to go to one of the postal workers and tell them you need it stamped.

Ms. Herring – the Human Relations Commission (HRC) had their meeting they discussed their upcoming event called **Gather for Good** – Thursday, April 16th from 6:30 – 8:00pm , it should be a

community conservation about things that people are concerned with, there is a lot going on in the world right now that people may want to talk about and ways we can help each other as a community. Other future events were discussed for education purposes, and they discussed having a junior member. It seems like a good way to get youth engaged and being on a committee, seeing what a committee works like and engagement in local government. Starting with sophomores or juniors, it would be helpful to not only help them to understand local government and how it works. They may go on to be future leaders. Doylestown Borough has the opportunity for youth to participate, giving Borough children a foot forward when it comes to college applications. She feels it would be a wonderful thing to do for the youth in the Township. She asked the Board for their feelings and if there are other committees they feel it may work with.

Mr. Wood inquired if that would need to be an official thing from the Board or could each committee decide to add since it is not a voting position.

Ms. Herring inquired of Mr. Clarke if we would have to modify our ordinances to allow that? Mr. Clarke stated that either they would want to modify the ordinance or if you want to create a specific policy for all boards to follow with regard to appointing junior members. Ms. Lyons stated that she likes this idea of a policy rather than making it an ordinance. Just a policy, not a mandate. The Board would still have to make the appointments.

It was decided that a policy would be drafted regarding junior volunteer members on boards and commissions such as EAC, TAB, HRC, Park & Rec would be a good starting place. Part of the policy will be a one year term, they will need to be reappointed at the end of their term and there should be a requirement regarding keeping their grades up. Junior members will be from Doylestown Township only. Advertising the open junior positions was discussed, once policy is adopted reaching out to school district to start.

Ms. Herring – wanted to share her support for the people of Minneapolis. Her uncle is an incredible, sweet, kind person, he is a tough cookie, he is a Minnesotan, a retired Navy captain and a wonderful guy. She wanted to mention him because Minnesotans are very kind people, determined and working hard as a community to make sure everybody is safe. They are taking care of their neighbors who are afraid to leave their homes, police escorting school buses, so children feel safe going to and from school. These are remarkable people what they are going through right now seem terrifying. She is watching local board meetings from Minnesota, it is a good way to see what the community is going through. She is impressed by their bravery. She believes in the people of Minnesota for doing the right thing, she stands with the people of Minnesota and the immigrant community here in Doylestown.

PUBLIC HEARING

Baia Conditional Use Application – TP 09-017-012-002 – Action Needed

Location: 1850 Turk Road

Mr. Clarke asked for a motion to open the public hearing.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board opened the Public Hearing for Baia Conditional Use Application. The motion carried 5 – 0.

Mr. Clarke stated that this is a Conditional Use Hearing that has been filed on behalf of Christopher & Elizabeth Baia, 1850 Turk Road, TP #09-017-012. The application seeks a driveway crossing within Zone 2 of the Riparian Corridor Conservation District. He noted exhibits for the hearing. Township Exhibit 1 – Letter dated 10/27/25 from attorney Kellie McGowan transmitting the Conditional Use Application. Exhibit 2 – Affidavit of publication to indicate the notice for this hearing ran in a newspaper of general circulation on 11/4/25 & 11/11/25; Exhibit 3 – Review letter by Gilmore & Associates regarding the proposed application; Exhibit 4 – Photograph & Notice of posting for this property posted on 12/17/25 at 2:30pm; Exhibit 5 – List of all individuals who received notice of this hearing pursuant to Township ordinance and Municipalities Planning Code.

He gave a brief overview of the Conditional Use procedure and a brief overview of this project. The Municipalities Planning Code permits the Township to enact Zoning Ordinance provisions to

authorize certain use only upon the fulfillment of specific criteria. As with by rite uses, conditional use affords the landowner the opportunity to develop their land in the manner described. However, the landowner must receive explicit approval from the Board of Supervisors before they can develop their land in accordance with the conditional use provision. There is a strict requirement for the landowner to prove they meet the standard set in the conditional use provision they are entitled to that use, if they fail to prove any one condition they are not entitled to such use. The landowner must request a hearing conducted by the Board of Supervisors or it's designated hearing officer. Notice must be given as for any application before the Zoning Hearing Board. The Board may also impose additional reasonable conditions & safeguards to mitigate any potential harmful impacts of the use these conditions must be supported by evidence in the record. In some a conditional use provision of the zoning ordinance grants the Township additional oversight of certain uses ensuring as little negative impact as possible while also encouraging development. A conditional use provision is a useful tool for the Township. This specific project was first brought to the attention of the Township in May 2025. The property was approved by the Board of Supervisors for a subdivision over a decade ago. One condition of this subdivision was a shared driveway easement shown in the plans recorded for this subdivision. The property owner has changed hands and there has been a dispute over the existence of the shared driveway easement. The flag portion of the lot is the only other way to access the property. On June 11, 2025, the applicants filed an application with the Township Zoning Hearing Board seeking relief from steep slopes and woodland protection in order to build the driveway in the new location. On July 15, 2025 the Board voted to send the Township solicitor to the Zoning Hearing Board in support of the application as the original shared driveway easement was a condition of the Township's land development approval, in order to avoid a Township approved subdivision being landlocked. On August 28, 2025 the Zoning Hearing Board held a hearing for the application and granted the variance sought. On September 16, 2025 the applicant came before the Board of Supervisors seeking a variance from Township Code Chapter 83-2 related to driveway width. In order to limit the impact on the area affected by the new driveway placement, a smaller width driveway was proposed, the Board unanimously voted to grant the applicant the driveway width waiver. This evening is a conditional use application related to the same driveway. The proposed driveway placement takes the driveway through Zone 2 of the Repairman Corridor, under the Township Code can only be approved by conditional use. The conditional use application was opened on November 18, 2025 and again on December 16, 2025 meetings to grant the applicant a continuance and approve the applicant's extension of the timelines required. The applicant is represented this evening by Attorney Sean Duffy.

Since this is a conditional use application, anyone in attendance at this meeting who wishes to be granted Party Status, meaning you wish to present evidence or you wish to question Mr. Duffy & his witnesses and if you are uniquely affected by this project, should come forward and make that request. You cannot come up and make comments, you must ask questions directly to Mr. Duffy and his witnesses. The Board will not be questioned during the conditional use hearing, questions only Mr. Duffy & his witnesses.

Mr. Clarke asked for anyone present this evening who wishes Party Status in this matter? Please come forward and state your name and address.

Mr. Don Gervasio, 1870 Turk Road, the lot in front of the 1850 Turk Road. Mr. Duffy granted Party Status to Mr. Gervasio, with no objections.

Mr. Mark Barnabei, 37 Cornerstone Court, 1850 Turk Road, is behind his property. Mr. Duffy granted Party Status to Mr. Barnabei, with no objections.

Mr. Sean Duffy, Obermayer, stated he is here on behalf of the Baias, property owners at 1850 Turk Road. Property is 1.82 acres, currently a vacant lot, configured as a flag lot, created via a 2003 subdivision the final step in the multi-phase development of Doylestown Station. The recorded subdivision plan shows an easement running on the neighboring property owner's driveway making it a shared driveway easement for the two lots. They have tried to finalize that easement, at the time the

easement was not recorded at the time of the subdivision. They have not been able to coordinate that with the property owner, we now propose a driveway that runs through the lane area of the flag lot configuration. There is significant natural resources in that lane including Zone 2 Riparian Corridor which requires conditional use for driveway crossing. The Zoning Hearing Board granted variances to permit a 10% protection ratio for standalone woodlands where 100% is required and permit 0% ratio for steep slopes between 15% and 24%. The Board of Supervisors approved the modification from the driveway width from 12' to 8' to 10' minimizing the impact in the Riparian Corridor Zone. Testimony by the project engineer will demonstrate that we are compliant with everything in the conditional use specific requirements. The engineer review letter of November 2025 outside of one comment related to Zoning they will comply. The applicant contracted with a landscaper architect to mitigate the impact based on comments in the review letter.

Mr. John Koutsouros, Carroll Engineering, engineer for the project, was sworn in to give his testimony. Mr. Duffy offered Mr. Koutsouros as an expert in civil engineering. Mr. Clarke inquired of those with Party Status if they had any objection. They did not.

Mr. Duffy and Mr. Koutsouros went over the project via exhibits that were shown to the audience via the screens in the room. They went over where the driveway easement originally was located along the driveway, he went over the natural resources on the property, the Riparian Corridor and woodlands. They did their best to reduce the driveway's width and feel this is the best possible option. They showed Riparian Corridor Zone 1 & Zone 2, the driveway will only be located in Zone 2, it is a permissible use. Minimum width is 8' where needed to avoid as many trees and natural resources as possible. They are working with the property owner at 1870 Turk for a minor easement which lessens the disturbance in Zone 2. This crossing is out of the flood plain and is higher than base flood elevation. The applicant contracted a landscape architect who crafted a supplement to the riparian corridor management plan. Proposal to remove three trees and planting additional trees, shrubs, perennials etc. to mitigate those measures. The Riparian Corridor Zones are clearly delineated on the plan, driveway material is asphalt. It is the owner's intent to limit disturbance in all protected natural resources. With the exception of the granted variances the proposal complies with all applicable zoning requirements. Once driveway access is approved there are no other constraints to developing a single family home on the property. This will not adversely affect the health, safety and welfare of the community.

Mr. Clarke asked the Board if they had any questions.

Ms. Dixon questioned the variance they are looking for, it is just specific to the driveway and not the flag part of the property, will it affect MS4 Stormwater runoff be an issue and will the asphalt be an issue, was there any thought to gravel that water could drain through? Mr. Koutsouros stated the trees are only to be removed in the flag lot portion, he brought up the demo plan on the screen for the audience. Standalone trees are not considered woodlands. Stormwater is not required, it has already been mitigated per the previous subdivision. The Riparian Corridor is there to protect the streams. Gravel driveways turn into impervious once you're driving them.

There were no out questions from the Board. Mr. Clarke inquired if Mr. Gervasio had any questions.

Mr. Gervasio – inquired if they are intending to contact him regarding the easement that was cited?

Mr. Duffy stated that his colleague Kellie McGowan has been in contact with Mr. Gervasio's council John VanLuvanee specifically regarding an easement. An easement draft was sent to Mr. VanLuvanee for your review and approval.

Mr. Gervasio stated that his attorney did not notify him about. He stated that Mr. VanLuvanee did draft that easement, and he said that he would consider it if they came to terms. But nobody ever

contact me and Mr. VanLuvanee never told him that there was any discussion. Does somebody intend to contact him for permission for that easement?

Mr. Clarke told Mr. Gervasio that we are here this evening for a conditional use application to allow them to build this driveway within the riparian corridor. The issues regarding the granting of an easement is not part of this hearing. It is something that needs to be resolved. Do you have any specific questions about putting a driveway on the riparian corridor?

Mr. Gervasio disagreed and stated that if he doesn't grant the easement their plan is not valid.

Mr. Clarke stated that if you do not grant the easement they can't move forward with the project. But the issue that is in front of us tonight is whether or not they are allowed by conditional use ordinance to encroach into the riparian corridor. They have to obtain the easement, but that is not what is in front of the Board this evening. The Board is not ruling on whether or not there is a valid easement between you and the property owners. The Board is ruling on whether or not they have the right to build a driveway pursuant to Township ordinances in the riparian corridor.

Mr. Gervasio stated that he is not an expert, but he was a professor of environmental engineering, he has some familiarity, he stands corrected. He wants to make clear that he has not given any permission on what was shown for that plan.

Mr. Clarke stated that you made your point clear, there is another step in this process and Mr. Duffy has acknowledged that there is another step.

Ms. Lyons asked for clarity, if the Board approves this request, there will be no need for an easement, is that correct?

Mr. Clarke stated that if we don't grant the conditional use application, the need for an easement is moot. The applicant needs to know that there is the possibility that it can be built. Then they have to address the easement.

Ms. Mason stated that she recalls speaking with Mr. VanLuvanee in the fall regarding this project, he indicated that he and Ms. McGowan were in conversation and were very close to an agreement for an easement on Mr. Gervasio's property. She cannot say for sure that it was communicated to Mr. Gervasio, but that was her last conversation with Mr. VanLuvanee.

Ms. Maida stated whether or not an easement is required shouldn't change how we feel about the use of the riparian corridor.

Mr. Clarke stated that what they are being asked to do tonight is to determine whether or not the applicant has met criteria of the ordinance in order to granted conditional use to build in the riparian corridor.

Mr. Barnabei inquired whether any DEP Permits have been pulled for this project.

Mr. Koutsouros stated that they are not required.

Mr. Barnabei stated he contacted DEP and they are required.

Mr. Koutsouros stated that he contacted them as well and has it in writing

Mr. Barnabei stated he has not heard the DEP mentioned once, he spoke to the DEP, King of Prussia office. 80% of the property is wetland, how can they possibly build if 80% of the property is wetland?

Whoever drained the pond made it worse, if the homeowner drained the pond that is also a violation of DEP because you're not allowed to drain a pond. What is the minimum set back on the stream? There is a stream very close to this driveway. There is a requirement, do you know what that is?

Mr. Koutsouros stated that because it is a stream that's actually has a base flood elevation, it's not a quote unquote setback, it's actually mapped per FEMA. We went on FEMA's website, we brought that line in and that's what this flood plane line is. He showed the flood plane line on the plans.

Mr. Barnabei stated that he disagrees, DEP has also said that's an encroachment on the stream.

Mr. Clarke asked a member of the audience if they were present when he asked for anyone who would want party status. He asked the person to come forward as they could not be heard.

Amy Cosdon – 171 Wooded Drive, Colonial Heritage Community.

Mr. Clarke inquired if she received notice of this hearing? Her response was no.

Mr. Duffy objected to her having Party Status as she lives far away from the property. Mr. Clarke stated he feels the objection should be granted.

Mr. Clarke inquired if there were any further questions from the Board, there were none. Mr. Duffy, he had nothing else. Mr. Gervasio & Mr. Barnabei do you have any other evidence to present? They did not.

Mr. Clarke stated that it is appropriate to close the Conditional Use Hearing and then a motion to approve or deny the application would be appropriate at that time and then the Board can have conversation, comment and then entertain public comments.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board closed the Conditional Use Hearing for 1850 Turk Road. The motion carried 5 – 0.

Ms. Herring asked if there were any public comments.

Ms. Amy Cosdon – 171 Wooded Drive – Colonial Heritage Community stated that one healthy oak tree consumes 40,000 gallons of rain a year, she was curious about what the DBH was of these trees and what type of tree. Are they deciduous, that you intend to remove?

Mr. Clarke stated that this was her opportunity to make comments. You are not a party to this matter so you can't ask questions of the witnesses. Do you have comments that you wish to make?

Ms. Cosdon stated no.

Ms. Herring asked if there was anyone else with comments. There were no additional comments.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board approved the Condition Use Application for 1850 Turk Road. The motion carried 5 – 0.

UNFINISHED BUSINESS

None

NEW BUSINESS

2026 Fee Schedule Amendment – Action Needed

On motion of Ms. Lyons, seconded by Mr. Wood, the Board of Supervisors approved the amendment to the 2026 Fee Schedule. The motion carried 5 – 0.

2026 Vehicle Lease Options – Actin Needed

Mr. Wallace stated that during the budgeting process they discussed the leasing two Police vehicles and one backhoe. He asked the Board to approve the Lease Agreement from TD Bank for the leasing these items. On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the lease agreement.

Treasurers Report – January 20, 2026 – On motion of Ms. Lyons, seconded by Ms. Dixon the Treasurers Report was approved. The motion carried 5 – 0.

Bills List – January 20, 2026 - On motion of Ms. Lyons, seconded by Ms. Dixon the Bills List in the amount of \$984,513.09 was approved. The motion carried 5 – 0.

Public Comment – All Items

Amy Cosdon, 171 Wooded Drive, Doylestown Township, she apologized for interrupting the hearing. She stated that she was here to suggested the Township consider an ordinance protecting trees 6” and above in diameter similar to the one passed by the Borough requiring a permit to remove or penalty for the removal of healthy trees in that range. Healthy trees protect stormwater management, ground water & public water. She has seen too many trees ripped away without repercussion.

It was suggested that Ms. Cosdon attend an upcoming EAC meeting, they meet the second Tuesday of the month at 7PM. The Township does have ordinances that protect trees and they monitor tree removal. Ms. Mason stated that we have a number of different ordinances, a zoning permit is required when 10 or more healthy trees are being removed at one time, diseased trees can be removed as needed. We also have the woodland protection ordinance that was discussed tonight which comes into effect during the land development process. She stated that if Ms. Cosdon would like to go to an EAC meeting she would be happy to ask our Township Planner to attend and provide and update for Ms. Cosdon and to the new EAC members on what is in our ordinances now. She would be happy to arrange that.

ADJOURNMENT – The meeting adjourned at 8:29pm

Respectfully Submitted,



Stephanie J. Mason
Secretary