



Board of Supervisors

Regular Meeting

Minutes

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

Follow us on social media!    

Tuesday, August 18, 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; Andrea Mergner, Assistant Township Manager; Dave Tomko, Director of Operations; Charles Zeigler, Chief of Police; Michael Clarke, Township Solicitor and Sean Torpey, Township Engineer.

7:00 PM REGULAR MEETING

Pledge to the flag

Ms. Herring welcomed everyone to the meeting. Stated that prior to this meeting we met in Executive Session to discuss some potential litigation matters.

Presentations

None

Ms. Herring stated that at this meeting there will be three public comments sections. First will be public comments on agenda items only, this does not include anything related to the rezoning of the Hart Property, that will come during the Public Hearing. If you would like to speak on that topic, there are cards for people to sign up with their name and municipality. The signup sheet at the back of the room will be for any other topic. The last public comment period will be at the end of the meeting for non-agenda items. During public comment sections you will have two minutes to make your comments, the time will be on the monitors, you will be able to see your time. We ask you to please keep your comments brief, try not to repeat other comments. We are happy you are here.

Public Comments - Agenda Items Only

None

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, September 15, 2026 at 7:00PM
- B. The Doylestown Township Board of Supervisors and Finance Committee will hold a Budget Work Session on Tuesday, September 1st at 5:00PM.
- C. The Doylestown Township Municipal Building will be closed Monday, September 7th for celebration of Labor Day.
- D. Celebrate the DART Systems 25th Anniversary and the Grand Opening of DART EAST - Warminster! Wednesday, September 16th from 11:30am to 1:30pm at Valley Square in Warrington. Fun for all, food & giveaways! In case of inclement weather, the activities will be moved to Doylestown Township Municipal Building.
- E. Save the Dates for these Special Events in 2026:
 - **The Thompson Performing Arts Series** in Central Park: Wednesday, August 19th at 7pm– Slippery When Wet (Bon Jovi) & August 26th at 7pm – River of Dreams (Billy Joel).
 - **Start Marking Your Calendars for Fall:** Gather for Good 9/3 – 6:30 to 8pm (Thompson Family Patio in CRC), Fido Float 9/12 - 11am to 3pm

(Fanny Chapman Pool), Fall Food Truck Festival 9/20 - 1 to 5pm (Central Park) and Annual Golf Outing 10/5 – 11am (Commonwealth National Golf Club).

Information about these events and more can be found in the Summer Program guide sent to residents' homes or by visiting www.doylestownrec.org

- F. 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: Regular Meeting – July 21, 2026 – On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the July 21, 2026, meeting minutes. The motion carried 5 – 0.

CORRESPONDENCE

2026 Bucks County Conservation District Water Quality Fund Mini Grant

Ms. Mason stated that we have received a letter from the Bucks County Conservation District from Gretchen Schatschneider, District Manager. She indicated that the Township's EAC is the recipient of a grant they submitted. This is for a floating wetlands island in the detention pond in Central Park. We have a few of these and will be able to do another one. They received a reimbursable Water Quality Fund Mini Grant that is good for \$1,425. She is asking the Board for authorization to execute the grant.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the grant to be executed. The motion carried 5 – 0.

Boards and Commissions – Resignation from PWSAB – John Canterbury

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board accepted the resignation of Mr. Canterbury from the Public Water & Sewer Advisory Board with regrets. Mr. Canterbury served on the PWSAB for many years, he will be missed. The motion carried 5 – 0.

Friends of Doylestown Library Rental Fee Waiver Request

Ms. Herring stated that the Friends of Doylestown Library is requesting the waiver of some fees for the use of the Community Recreation Center. It is our standing policy to offer waivers of up to \$1,000 for non-profits.

On motion of Ms. Lyons, seconded by Ms. Maida, the Board approved the waiver of \$1,000 of fees related to the rental use of the Community Recreation Center. The motion carried 5 – 0.

Ms. Lyons stated that she noticed some other questions regarding the usage of the building that perhaps will be able to work out with the Friends of the Doylestown Library group.

REPORTS

Solicitor

Data Centers Zoning Ordinance Amendment – Authorization to Advertise

Mr. Clarke stated that before the Board this evening is an Authorization to Advertise a Data Center Zoning Ordinance Amendment. As discussed at a previous meeting we are availing ourselves of the Curative Amendment Process to allow us to work on this Data Center Ordinance. This is only authorization to advertise, go to the Planning Commission this month and in September. If all goes according to plan, we are looking forward to advertising this for the October 13, 2026, Board of Supervisor meeting to be adopted.

The DRAFT in your packet was prepared by the Township Planning Consultant, Ms. Stern Goldstein. The solicitor's office has reviewed it with Ms. Stern Goldstein; it is in a form we believe is ready to be advertised. Any specific questions regarding the draft should be addressed to Ms. Stern Goldstein.

Mr. Wood stated that he has a request, in section 4A regarding energy use and production on site, it mentions solar, wind and fossil fuel. Then in section 4G it mentions, banning nuclear on site. He would be interested in moving fossil fuel generation specifically, gas turbines into the same category. To not have production on site due to pollution often resulting from these energy productions.

Ms. Stern Goldstein stated that the ordinance says that if they propose using those types of energy generation, they would be considered primary use on the site subject to all the regulations that we have for energy generation for the Township, State and Federal. Mr. Wood inquired why do we have separate specifications for nuclear power, completely different from the rest. Ms. Stern Goldstein stated that it was done at the request of Township staff, from the Assistant Zoning Officer, he was particularly worried about nuclear power. That is the only reason this was called out separately, the Township's current regulation requires that to be a separate energy facility and State and Federal will cover the bulk of that.

Mr. Wood's other suggestions are to add two definitions for use, adding a definition for enterprise use case where an enterprise data center would be private facility owned / operated by a single company, solely for its own internal business needs as well as a government data center, facility owned / operated by a government agency to support public sector IT requirements. The goal with that is to limit the use cases of what are considered collocation or hyper scale data centers where they are rented out to multiple agencies. If it is within our legal standings, I prefer to keep these to an enterprise level data center if that would be agreeable to other members of the Board. He stated that it would limit things like the large cloud and AI data centers. This would be specific to a company running their own data center in their own building / floor etc.

Ms. Stern Goldstein stated that a company that is running its own center like many offices have its own IT Room, technically a data center but, since it's part of the overall office use, serving only that office, it is office use and does not count as a data center.

Mr. Wood stated that he doesn't believe we define a data center, because this is only for light industrial use. His understanding is that we don't define data centers in any other way for commercial or residential in our zoning.

Ms. Stern Goldstein stated if it's something incorporated into an existing use or a proposed use, for instance a hospital needs a data center. We've had data centers around for a long time for keeping records, using technology and programs. The issue now is the large-scale ones that are coming up now.

Mr. Wood stated that is his concern with the definitions. He doesn't want to exclude small businesses, hospitals or government agencies from having their own data centers. He just wants to make sure they don't necessarily get swept up in this because they have an entire floor of the building. He is concerned that this does not clearly define it as a standalone data center as its own building, just a building.

Ms. Stern Goldstein stated that would not happen with the way our use regulations are. But anyone proposing a standalone data center is a separate use and would fit into the regulations for data center. If it is a principal use, such as a janitor closet, IT Room, Lunchroom in your office, they are all part of the office. The purpose is not to encourage data center use in the Township, it's to define it and regulate it as a separate use to include appropriate conditions on that use.

Mr. Wood stated he shares that sentiment, working in the tech industry & seeing how they wriggle around rules, is it a data center or is it not a data center. One of the new things, they are trying to put what they call micro data centers in HOA's and say they are allowed to do that because it is residential. He would also like to add some kind of electronic waste disposal plan that would require them to submit a plan at the time of their proposal submission, showing that they have a plan on how they will safely dispose of electronic waste, i.e. batteries, servers etc. He also questioned sizing

limitations and setbacks that limit the size of the system, he would be interested to see if we could limit the square footage or classify them in terms of peak load to limit the size of data centers to make sure they can't put in hyper scale systems.

Ms. Stern Goldstein stated that this use would only be permitted in the LI district by conditional use and only if they meet all the conditions set forth in the ordinance. The LI district has a minimum lot area of three acres. For all other uses, setbacks are 100' front yard and 50' for side and rear. For data center use it would be 100' setback, 200' adjacent to residential and buffer requirements. When this is taken into consideration and the size of hyper-scale facilities it would be physically impossible. The Township has three LI districts – Broad Street, Weldon Drive & the tract at 263 and Swamp Road.

Mr. Wood is concerned because there is no clear industry standard which makes it vexing to figure it out. Today Pennsylvania executive order on a 25-megawatt cap.

Mr. Clarke stated the concern with limiting the square footage and the megawatt size could argue that it has become a de facto conclusion that we are drafting an ordinance that doesn't allow for the permitted use. Data centers are permitted use once you have that de facto exclusion the entire ordinance becomes invalid, then they could go anywhere.

Ms. Herring explained that when we do zoning, right now it is data centers, we do not have anybody approaching the Township. This is all to just be preventive and to get ahead of it. We need to put parameters around the use, to safeguard our community. We have a curative amendment that means data centers could not be built for 180 days while we get the ordinance together. One of the rules with our zoning is that you can't make it impossible to build something in the Township. There are limitations on what we can disallow.

Ms. Dixon inquired whether it is possible to regulate or require a data center to buy off renewable energy and for their backup generator to use renewable energy that they could potentially build their own plant with? She sees that the tier five generation which is used in Europe has the cleanest energy if you must use fossil fuel. There is a section in the ordinance for decommissioning, which may answer some of Mr. Wood's questions and concerns.

She also had a question about payment in lieu of; the state says they set up a tax structure that would potentially harm the Township. Can we within the zoning law to make sure we have reasonable tax assessments, payment in lieu of, regardless of state legislature?

Ms. Stern Goldstein stated that this has been discussed, and the solicitor's offices feel that we can't mandate what type of power they use. We do have language encouraging the use of renewable energy, but we can't mandate the source of power. Things are evolving quickly. Regarding the fee in lieu of questions that would be discussed during the conditional use process.

There were no questions from the audience.

Ms. Herring inquired what happens if they are in violation of the ordinance? Vibration, noise ordinance, what penalty do they incur?

Ms. Stern Goldstein stated that noise and vibration section are extensive and sets forth the way in which the noise is measured, what the way it is predicted, the way it's measured and what needs to be done to remediate. There is a sequence of events of what happens and 30 days to get it into compliance, they can ask for an extension if there is some reason for the delay, ordering a part. The noise and vibration section has a separate methodology for them to come into compliance and mandate what they do. The rest of it would be noncompliance as any other zoning ordinance noncompliance issue.

Ms. Herring stated that this would go into to the fees that we set at the beginning of the year. If you are not compliant. She was reading that some municipalities have a \$1,000 fee per day for noncompliance

on these things. To a lot of these companies, \$1,000 a day is nothing. We must make sure that you write has teeth in it. She would like to put down some good rules as far as what happens if they violate, especially the noise and vibration which may bother a lot of people living near these facilities. She had a question in Section 2E about noise vibration, the applicant should submit a preconstruction noise and vibration study with the conditional use application, prepared and sealed by a qualified professional. Can that be somebody internal to the applicant?

Ms. Stern Goldstein stated that if they run afoul of the health, safety and welfare issues regarding emergency services, emergency services have different powers in which to have them stop what they are doing. One of the things required during conditional use process is the submission of an emergency management plan, which is extensive and vetted in advance. The procedure on the ordinance is to vet everything in advance, to prevent surprises, but we need to be prepared for the unexpected. There is significant information regarding the constant hum regarding the regulation. The applicant submits it whether it's internal or external to the applicant. The Township reviews it just as they review anything else, if your Township engineer does not have a noise specialist, the Township will bring a noise specialist that can review that. Those fees would be paid by the applicant just as other review fees.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved advertisement of the Draft Data Center Ordinance. The motion carried 5 - 0.

Township Engineer
Nothing to Report

Police Chief

Chief Ziegler thanked everybody in the community, vendors and Township staff that assisted with the National Night Out on August 4th. It was a great success, and we will have a video posted on their Facebook page soon.

Dir. of Operations

Public Works Building Remediation – Award Recommendation

Mr. Torpey, Township Engineer, stated that this is for the renovation of the public works building where salt for winter snow & ice was stored. This is for the rehabilitation of this building to make it more user friendly for the staff and to be able to get some more vehicles in this space. Floor drains will be installed, and concrete works will be completed. Seven bids were received. He is requesting the award to the lowest qualified bidder Dutchman Contracting LLC of Reinholds PA in the amount of \$245,742.00.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board awarded the Public Works Building Remediation project to Dutchman Contracting LLC of Reinholds, PA in the amount of \$245,742.00. The motion carried 5 – 0.

Green Light Go Grant – Request for Approval to Accept Grant

Mr. Tomko stated that we received a Green Light Go Grant for Push Button Upgrade & Right Turn Overlap Project. This will be for three intersections in the Township. Green Light Go Grants are an 80/20 split with the Township paying 20%. The total grant is in the amount of \$153,970.00 we were awarded \$123,176.00 which is the 80% that PennDOT will reimburse us after completion. We must designate signatories for electronic signatures; he is asking that the Board authorize Ms. Mason or himself as Director of Operations to be authorized signers to accept the Green Light Go Grant and reimbursement agreement for the Push Button Upgrade & Right Turn Overlap Project.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board accepted and authorized Ms. Mason and Mr. Tomko to sign the Green Light Go Push Button Upgrade & Right Turn Overlap Project Grant Award in the amount of \$123,176.00. The motion carried 5 – 0.

Assistant Township Manager
Nothing to Report

Township Manager
Nothing to Report

Supervisors
Ms. Maida – Nothing to report.

Ms. Dixon – stated that she has no committees to report on this evening Bike/Hike, PWSAB & EAC did not have meetings this month. She mentioned that since we have a good crowd at the meeting that we, have vacancies on various committees in the Township that you can volunteer for. We get a lot of insight and good information from a lot of different voices. If you live in Doylestown Township we have vacancies on the Finance Committee, Friends of Kids Castle, Human Relations Commission and Veterans Advisory Committee. If you do not live in Doylestown Township, check your local Municipalities website and get involved.

Mr. Wood – Nothing to report

Ms. Lyons – In the interest of time she has no report.

Ms. Herring – reminded everyone that the Doylestown Township Human Relations Commission's Gather for Good is occurring Thursday, September 3rd at 6:30pm at the Thompson Family Patio in the Community Center. The first Gather for Good event was very well attended, a good opportunity for people to connect and talk about what's important in our community. At the Human Relations Commission (HRC) meeting we welcomed our new student member Evi Casey who will be participating with our Human Relations Commission. As Ms. Dixon mentioned, we have vacancies in many of our committees, we also have a couple student member vacancies, in our Veterans Advisory Committee, Environmental Advisory Committee and our Park & Recreation Board. If you know any juniors or seniors in high school right now who would like to come and participate in the community let them know about this opportunity. Our HRC will be working on a countywide gathering of all HRCs. This is a very exciting event; we get to be the leader in working alongside other HRCs to try and forward their mission.

UNFINISHED BUSINESS

None

NEW BUSINESS

Land Development

33 Neill Drive – Developers Agreement & Stormwater Operations & Management Agreement

Location: 33 Neill Drive

TP # 09-006-026

Ms. Mason stated that the solicitor's office has prepared the Land Development Agreement along with the Stormwater Operations & Management Agreement. We are looking for the Board authorization for execution of these documents.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board approved the Land Development Agreement for 33 Neill Drive. The motion carried 5 – 0.

On motion of Ms. Lyons, seconded by Ms. Maida the Board approved the Stormwater Operations & Management Agreement for 33 Neill Drive. The motion carried 5 – 0.

Doylestown Country Club – Minor Final Subdivision

Location: East Road TP# 09-009-088

Mr. Clarke stated that this is a simple subdivision. Doylestown Country Club is essentially carving off five acres of their property to sell. They have submitted a sketch plan to the Township showing it as a single-family home, but they are not restricting themselves to a single-family home. They are asking for a deferral of several of our subdivision and land development ordinance requirements. If it were to be a single-family home, there would not be any approval process. If it were a multifamily, they would have to go through land development. The agreement that has been put together by Attorney Dan Lyons is here on behalf of the Doylestown Country Club, listing everything they would have to do as it relates to a single-family home as it relates to trees, stormwater, sidewalks and things of that nature.

Mr. Lyons stated he doesn't have much to add to Mr. Clarke's opening remarks. The deferrals and waivers are all related to the fact that nothing is proposed to be improved there at this time. It's just cutting off those five acres. He stated that the parcel is approximately 22 acres. Five acres is the parcel being discussed the other 17 acres will be consolidated with one of the other parcels that encompasses Doylestown Country Club to not leave it as an orphan piece with no road frontage. He asked the Board if they had any questions.

The Board had no questions.

On motion of Mr. Wood, seconded by Ms. Dixon, the Board approved the Minor Final Subdivision for Doylestown Country Club. The motion carried 4 – 0 – 1 with Ms. Lyons recusing herself.

2027 Financial Requirements and Minimum Municipal Obligation

Ms. Herring stated that this is the minimum payment we make on our pensions.

Ms. Mason stated that this is done annually by the Board for the three pension plans. Our Defined Contribution Plan, the Police Pension Defined Benefit and the Nonuniformed Defined Benefit. The Minimum Municipal Obligations need to be acknowledged by the Board of Supervisors and then those funds are put into our budget.

The Board acknowledged the 2027 Financial Requirements and Minimum Municipal Obligation.

Governmental Entity Certificate of Resolution

On motion of Ms. Herring, seconded by Ms. Lyons, the Board tabled this item to a future date. The motion carried 5 – 0.

Zoning Hearing Board

1635 Easton Road Associates, LLC – 09-014-030-004 – Requesting Multiple Variances

Ms. Mason stated that Christen Pionzio, Attorney, was present to inform the Board of the request which is regarding the AAA Building on Easton Road.

Ms. Pionzio stated that she is here to talk about a property that has been an eyesore for 20 years and their proposal. This property is owned by Goodman Properties; they also own the Shopping Center next door. We have an opportunity to utilize this property and connect the two properties. In its existing condition there are no stormwater management facilities. They are hoping to get through the zoning and get to land development to work with the Township consultants, planning commission and return with an engineered plan to beautify the site. She showed a slide of what they are proposing the site to look like, Northstar Vets, a veterinarian emergency clinic, where they do emergency care and regular care, CT's, MRI's and surgery is interested in the property. This would be their fifth location; they have been in business for 26 years. The only animals (mainly dogs and cats) staying overnight will be those recovering from surgery, there will be no boarding. It will be a 15,000 sq ft building with architecture matching the shopping center next door with parking in the front. They will continue to use the easement that is on the Solana property, adding landscaping and a sidewalk. They will add a pedestrian crossing to the shopping center from Solana and access for vehicular access so those at Solana will be able to get to the shopping center traffic light to make safe left turns onto 611. She is

asking for the Boards support to the Zoning Hearing Board so they can get into the land development process.

Ms. Mason shared with the Board that Ms. Pionzio and Mr. Goodman met with the Township Staff a few weeks ago, this has been a property that has been an eyesore to the community for quite some time, significant mold in the building and it needs to be replaced. Her recommendation as the Zoning Officer for the Township is to send a letter of support for the applicant to the Zoning Hearing Board. We typically leave these matters with the Zoning Hearing Board or on rare occasions we will send the solicitor in opposition. In this case she, the staff and consultants strongly believe we should send a letter of support for this project and the variances they are seeking.

Mr. Wood and Ms. Maida are concerned about the impervious surface and storm runoff, if there was a way to reduce parking. Other than the parking they are in support.

Ms. Pionzio stated that they had the same concern, the Township Code requires them to deduct the easement areas even though they're part of the lot. If the easements were not deducted the impervious would be 55.8, they shortened the size of the parking spaces to further reduce the impervious coverage.

Ms. Dixon asked Ms. Mason if we don't support this, then the Zoning Hearing Board could deny it because of the variances? If we support this, will they still be able to do their due diligence and render an opinion.

Ms. Mason stated yes, the Zoning Hearing Board could deny the application, we are hoping that they will consider the points that Ms. Pionzio presented. Staff discussed this quite extensively, it is the way the ordinance is written, you must take out easements, the land is there, it is open, but you must take it out of calculation, it makes your overall property less than it is. They still must have zoning hearing; they would just look at it a little differently because it is being supported by the Township.

Parking can be discussed during the land development process, they have minimum requirements for parking, they're asking for a reduction in size. This can also be discussed with the Zoning Hearing Board.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board agreed to support the applicant in this Zoning Hearing Application. The motion carried 5 – 0.

Treasurers Report – August 15, 2026 – On motion of Ms. Lyons, seconded by Ms. Dixon, the Board of Supervisors approved the Treasurers Report. The motion carried 5 – 0.

Bills List – August 15, 2026 – On motion of Ms. Lyons, seconded by Ms. Dixon, the Board of Supervisors approved the Bills List in the amount of \$845,936.40. The motion carried 5 – 0.

PUBLIC HEARING

Proposed Zoning Map Amendment & Zoning Ordinance Text Amendment – Chapter 175 Establishing B-15.2 Use Ordinance

Mr. Clarke, Township Solicitor, asked for a motion to open the Public Hearing.

On motion of Ms. Lyons, seconded by Ms. Maida, the Board approved the opening of the Public Hearing. The motion carried 5 – 0.

Mr. Clarke stated that this is a public hearing for a proposed zoning map amendment and zoning ordinance text amendment to Chapter 175 establishing the B15.2 use ordinance. This is an ordinance of the Township of Doylestown, Bucks County amendment Chapter 175 Zoning article 4 use regulations to renumber use B15 and establish an additional B15.2, amending article 6, R1a Residential District to reflect the renumbered use, amending article 7, R1 Residential District by

amending the intent and replacing use B15 with use B15.2 and amending section 11 Zoning Map to rezone parcel 09-009-066-001 from I2 Institutional District to R1 Residential District.

Mr. Clarke stated that before we begin, he'd like to mark certain documents as exhibits for this Public Hearing:

- Township One – Proof of Advertisement
- Township Two – is the Property Posting
- Township Three – Adjacent Property Owners Memo with labels and map
- Township Four – the Bucks County Law Library Proof of Filing
- Township Five – Planning Commission Minutes from 6/22/26
- Township Six – Bucks County Planning Commission Review dated 5/6/26
- Township Seven – Draft Zoning Map Amendment and Zoning Ordinance Text Amendment

The potential property owner who first presented the potential for rezoning of this property is present this evening, he is represented by Attorney Ed Murphy also present. Before we begin public comments, he asked Mr. Murphy if there are any comments he wishes to make regarding the proposed map and text amendment that's before the Board of Supervisors this evening.

Mr. Murphy summarized that this is the third time before this Board on the Hart Tract rezoning application, following a 2½-year process that began when Rich Zaveta and Jeff Marshall first approached the Board about acquiring the property from Bucks County Historical Society (BCHS). An agreement of sale with BCHS is still in effect. Since then, the applicant has met with the Township Planning Commission eight times, reviewing the plan and ordinance in detail, in addition to two informal neighborhood meetings.

The 24-acre property is currently zoned I-2 Institutional and bordered by the 202 Bypass, a Wawa and R-3 development (both in Doylestown Borough), and existing residential subdivision. The proposal would rezone it to residential use paired with historic preservation.

Key provisions of the ordinance:

- Preserves the historic homestead (house, barn, wagon shed, animal shed, springhouse)
- Requires 50% of the site (12 acres) to be protected under a conservation easement
- Caps density at 3.2 units per acre
- Requires new construction to be architecturally compatible with historic buildings, subject to review/approval
- Requires signage identifying the preserved historic resources

Mr. Murphy noted the ordinance was reviewed word-by-word by the Planning Commission, has been properly advertised, and reflects all recommended changes from staff and consultants. He cited the Bucks County Planning Commission's May review letter confirming the ordinance is consistent with the Township's comprehensive plan and compatible with surrounding land uses. He emphasized the 50% conservation easement and preservation of existing structures as the plan's core protections.

Mr. Clarke stated that Ms. Herring will call people forward to make public comments. He wants to make sure everyone understands if the Board approves this ordinance this evening, the applicant will then be required to come back for land development, there will be another step in the process. Please be aware that the land development process which deals with lighting, setbacks, stormwater, things of that nature will be dealt with separately.

Mr. Murphy thanked Mr. Clarke for raising these points. He noted that many land development issues like lighting and stormwater had been partially addressed. Traffic, and access —have also been partially addressed through the PennDOT scoping application, which gave an early look at access, traffic movement, emergency access points, and stormwater. He also mentioned tree removal near the neighboring property, which Mr. Zaveta has begun addressing. Murphy said all these issues, discussed

over the past year and a half, will need to be fully vetted during the subdivision/land development process.

Ms. Herring stated that for the public comment on this, we have a two-minute time limit for public comment, you will see the timer on the screen up front. We ask that you do not repeat what the previous speaker has said if possible. You will also be asked to address the board. At this point she called the first speaker to the microphone.

Mary (Beth) Meininger – Buckingham Township – questioned whether roll back taxes would be applied. Questioned the word preservation versus renovation and why the Bucks County Historical Society made their decision to sell the property.

Doreen Stratton – Doylestown Borough – stated that her writings and research have been about historical places and people, her concern – there has been no environmental impact study, it is needed.

Katheryn Auerbach – Tinicum Township – thanked the Board for the opportunity to speak for the Hart Property. Her request to the Board of Supervisors is to defer from making any formal decision or even better reject the B15.2 proposed amendment to the Township Zoning Code and reject any decision regarding the change of zoning on the Hart Property. She has serious concerns surrounding both proposals and to lean in favor would be foolish and not in the public interest.

Kay Rock – Doylestown Borough – stated her concern was for the sale of the Haret property and the Bucks County Historical Society's plans for the Fonthill property.

Jonathan Neuber, Hilltown Township – commented that 470 people signed a petition opposing the Bucks County Historical Society (BCHS) selling the Hart property. He referred to quotes from Henry Mercer and the collections the BCHS has currently stored on the property. He believes the Hart property is a treasured site.

Though his 2:00 minutes were up, Mr. Neuber continued to speak, at this point Ms. Herring asked him to be respectful of others waiting to speak. She apologized to those waiting.

Melissa Scott – Buckingham Township – stated she is a voice for the voiceless (George Michener Hart) she mentioned that the paperwork at the time of his passing was not finished.

Melanie Fortunato – Green Lane, PA – She fears this building has document within it that will never be seen because of heavy handed restoration and preservation throughout the 20th century and what might be there that science hasn't arrived yet and how to determine will be gone forever if it isn't analyzed with the appropriate science.

Michael DiPalma – Doylestown Borough – he feels that Doylestown is losing its charm, it's nothing personal against development or developers. The town of Doylestown, he must take his life in his hands crossing the street, people aren't going 25MPH the number of cars up and down the street, it's not like it was when I first moved here. The old post office, Kenny's, Woolworth's are not here, he understands progress and development but if a project like this passes, we should be removing the word charm when we talk about Doylestown.

Kim Troop – Plumstead Township – referred to the PA Municipalities Planning Code and how it relates to this proposed use and map amendment along with reference to the Township's Comprehensive Plan. The Township should continue to embrace and promote strategies and policies that would create a more age friendly community, including walkability, public transportation and land use strategies that would promote the concept of aging in place. She suggested the Township follow its Comp Plan.

Amanda Young – Plumstead Township – commented that she has heard no argument for why housing on this land should be prioritized over the preservation of the land other than it will be sold regardless by BCHS.

Art Larson – Doylestown Township – He started his comments regarding Data Centers, what about fire mediation and electrical mediation? If they have a fire, you don't want them to shut down the grid. Regarding the Public Hearing topic, he stated we are talking about public debt and private profit. Who benefits? He feels the Board of the Historical Society is being run poorly.

Mariann Davies – Doylestown Township - Congratulated Ms. Mason for being named to represent Doylestown Township in the International City/County Management Association (ICMA). She stated that she attended all of Mr. Zaveta's presentations, she respects and understands the quality of the buildings.

Ms. Herring asked Ms. Davies to address all comments to the Board.

Ms. Davies continued stating that she just wanted to thank Mr. Zaveta for all the hard work he has done and going out of the way to do all the public presentations.

Her point of contention, sadness and disappointment is not that a property owner like Bucks County Historical Society needs to sell an asset for raising money, more importantly the historical significance of the property. She feels this is a once in a lifetime for the Township to take a stand. If this gets sold for a housing development, what's going to happen if the Bucks County Historical Society is in desperate need and then decides to sell off a part of Fonthill? What are you going to do then? What is your legacy going to be? She hopes that through all these meetings and deliberation that you take into consideration the historical significance of the actions that you may take on this matter.

Edna White – Doylestown Township – she thanked the Board for letting everyone speak. She inquired about why the BCHS selected Zaveta to present a proposal. She stated she is concerned about the BCHS finances. She stated she is also concerned about the future of Fonthill.

Bill Moore – Doylestown Township – stated that he lives in Doylestown Hunt, his property backs up to the Hart Tract. He wishes that the Hart Tract would stay the way it is, but that's not going to happen. Bucks County Historical Society is going to sell it. That's a done deal, it can't be prevented, no one is going to buy it and leave it the way it is. He stated the property is in disrepair, and trees are falling onto neighboring properties. He would rather have Mr. Zaveta involved with the property than go to some other industrial use that we'll have no control over.

Eileen Seik – Doylestown Township – stated that she lives in Doylestown Hunt, she concurs with Mr. Moore. She supports the preservation of historical property. However, you look at that poor, sad, dilapidated property, each year it gets sadder and more dilapidated. She hasn't heard anybody else come forth, who is willing to develop this property and preserve it. She thinks Mr. Zaveta's reputation is well known, she believes Mr. Zaveta will provide the area with high-quality housing and save the historic building.

Anne Scarazzo – Doylestown Township – stated that she lives in Doylestown Hunt. She also supports Mr. Zaveta. She is shocked that the Township allows people outside of the Township to comment.

Mr. Zaveta is going to preserve 50% of the property. It's a shambles if you go back on that property and see what's going on there. We have a lot of people in this room say, "Oh, well, there should be a wedding venue, there should be this, there should be that. No one has stepped up. There are no other proposals on the table. What are our options here? At least something is going to be done to do something of value to the property. She is concerned because of her home, there are trees falling, the proposal will care for the property.

Pat Jimenez – Doylestown Township – stated that she lives in Doylestown Hunt, it is very nice to have a lot of open green spaces, but this land is not going to stay as open green space. No one here is going to put up money to turn this into a historical park. Mr. Zaveta, she has seen his work, he has integrity and he has worked very hard.

Mr. Clarke – interrupted to ask the audience to stop with the chatter and comments when other people are speaking? Thank you.

Ms. Jimenez continued, he is a builder with integrity, he has worked with the town, he has worked with every complaint that came along. This is going to be developed and it's better to have someone who's developing it with the thought of the historical home he is going to preserve the whole area. Isn't this zoned for institutional?

Ms. Herring stated that yes, it is currently institutional.

Ms. Jimenez continued so you don't think some institute is going to come in and have people going in and out with traffic? Here you have people who have private homes, who are going to take care of them, and you have a builder who has worked with the town and the people and their complaints. This is never going to be turned into a historical park area.

Stephanie Bariahtaris – Wrightstown Township – stated that she is familiar with Mr. Zaveta, they looked at a property and buying a house. She is here tonight to speak because of her good friend owns Buckman's Home and Garden on 611 and the potential future development of it. She expressed interest in preserving and developing the Buckman property.

Jonathan Ceniccola – Doylestown Township – Shared his interest in history. He is here today and he disagrees with what he has heard. He believes the property is an oasis.

Leslie Bilotta – New Britain Township – stated she is so disappointed, it seems to her that every piece of grass that shows up it has got to be developed, it does not have to get developed. Mr. Zaveta, what you could do with the money.

Ms. Herring asked Ms. Bilotta to please address the Board.

Ms. Bilotta continued – is donate that money to fix it. Don't just take the money, fix it so that we have a place to go so it doesn't look the way it does.

Ms. Herring asked if there was anyone else that did not sign up that would like to speak this evening?

Mary Paline – Doylestown Borough – indicated that she is concerned for young people like her daughter that can't afford to live in town. She is concerned about all the luxury town homes being built in the area. She is also concerned for those who enjoy birding. As a Bird Town designation she is concerned about the wildlife in the area when development occurs.

Ms. Herring stated that ends our public comment portion. She asked if any of the Supervisors would like to make a comment.

Ms. Herring thanked attendees, noting the Board values input from the full community and affected parties, not just residents (unlike many municipalities that limit comment to residents only).

Ms. Herring wanted to address several misconceptions -

1. **Old growth forest** – Not related to this property; that is Hart's Woods, a separate property.
2. **Current zoning protects the house/buildings/woodlands** – Incorrect. Leaving zoning as-is would allow a developer to demolish the house and clear woodlands. The proposed ordinance is intended to protect the buildings and property and was developed by the Planning Commission for this and several other Township properties.
3. **Fonthill/Ford Hook Farm (Burpee Farms) zoning would change** – False. Fonthill is zoned I2, a different designation not affected by this change; the proposed use could not be added to it.
4. **The Township can stop the property sale** – False. Owners may sell to anyone, as with any property. The Township can only regulate what is built and how, which is the subject of this discussion.
5. **Bucks County Historical Society finances** – The Township is a separate entity with no control over the Society's finances; that is a matter for the Society, not the Board.
6. **Historical Claim: Army Encampment on Property-**

Ms. Herring (an accountant, not a historian) researched General Davis's book Doylestown Old and New (Davis was Doylestown's first historian). Davis documents three Revolutionary War encampment sites:

1. Rear of a cherry tree row near the mansion house at State & Main Streets (now site of the Paper Unicorn, across from Starbucks, Doylestown Borough).
2. Near the current Presbyterian Church, Doylestown Borough.
3. On a farm of "Mr. Calendar," ~½ mile from the village on New Hope Road, near Pool's Corner / Fanny Chapman Park.

None of the three documented encampments were located on the property in question, contradicting the claim that it was the Hart property.

Mr. Clarke again asked the audience not to yell out.

Ms. Herring continued stating the historical claim re: General Davis book: Ms. Herring noted that General Davis's second book, Bucks County History, describes a third location "by the Borough mill," which she associates with Chapman Park on the opposite side, consistent with available U.S. government maps.

As a non-historian, she consulted regional historians. They did not state the event in question didn't happen but confirmed there is no evidence it occurred on this property. Her personal view is that it is unlikely.

The Hustle Inn: Contrary to some accounts, this teenage dance hangout was located at 300 S. Main Street, across from Clemens Road in the Borough — not on the subject property. It drew youth from the surrounding area; while advertised as non-alcoholic, there were reports of occasional alcohol-related altercations, unsurprising given crowds of roughly 300 teens.

For Ms. Herring, the central issue is the building itself — a well-preserved 18th-century stone farmhouse she considers architecturally significant and worth preserving. She emphasized the property's connection to Mr. Hart and its importance to Doylestown Township history, while noting she is not a historian by background, just an interested learner.

She supports preserving the building and property to the greatest extent possible but acknowledged the property will not become a park — a decision outside the Board's authority. She framed the task ahead as determining what can be done within existing constraints, building on the work already done by the Planning Commission (both local and County), staff, and the Board.

Ms. Lyons stated that she has been a supervisor for 24 years and was part of the Board that created the B-15 use, because we have many wonderful properties in our Township that need to be preserved. Now, we can't take taxpayers money to preserve these buildings. What we can do is work with people like Mr. Zaveta who creates a good product. We've worked with him before on a B-15 development and he did a wonderful job. The second thing we know is that we represent Doylestown Township and Doylestown Township created this ordinance to preserve our Doylestown Township properties. If we don't do something like this with Mr. Zaveta, these properties, this beautiful building that the Chairman just spoke of will deteriorate because there won't be anybody there. It's privately owned and you are not allowed to be there, unless it's kept up and maintained, it will deteriorate and no one will want to be there at all. She feels their passions, it's palpable, but it's not what we're here to do. We are here to work for the people of Doylestown Township. Our motto is "Preserving the past and embracing the future." That is what we are all about, we do the best we can with what we got. As the Chairman said, this is what we have, and she feels very confident that amending this Chapter 175 of our Zoning Map from I2 to R1 and adding this B-15.2 to this R1 is the way to go and she would like to put that in the form of a motion.

Ms. Maida – She thanked everyone who came out. She believes too many people learn about decisions made by boards like theirs after the fact, when they could have had the opportunity to participate in the process.

She has concerns about history, but more than anything, she believes it's important to think about the present and the future. As someone in her mid-30s who was fortunate enough to grow up here and afford to buy a house here a few years ago, she has seen many people her age priced out of the community by luxury townhomes starting at \$1.5 million each — homes that, for many buyers, are second or third properties.

Having campaigned on affordability and uplifting the next generation of Doylestownians, she cannot in good conscience greenlight this project, as she does not believe it does much for her generation or generations to come.

She appreciates the hard work that has gone into the proposal and acknowledges that the Historical Society is well within its rights to sell the property. Still, she shares the concern that luxury townhomes do little to benefit the next generation of Doylestown residents. For that reason, she is voting no.

Mr. Wood – shared some history on the property: Mr. Hart donated it in 1991, and around that time the Bucks County Historical Society requested the zoning change from residential to institutional. Returning it to residential would essentially restore its original status — which matters because if the Historical Society ever decides to divest, there's nothing preventing them from selling, and the current I2 zoning offers no protection for the home or the woodlands.

He thanked everyone for their continued engagement throughout these discussions. Much of the feedback has centered on two concerns: how to protect the home and the environment, and skepticism that even if Mr. Zaveta commits to preservation, a future owner might not be bound by the same

promises. This ordinance change addresses exactly that — it would hold not just Mr. Zaveta, but any future developer, to those protections.

He clarified he's not advocating this out of support for Mr. Zaveta specifically — he considers him a good man, though he has his own reservations about whether luxury housing is what Doylestown needs right now. Rather, he supports these protections because they would safeguard the buildings, preserve 50% of the open space, and inform the public about the land's history (even if it's "just a plaque," it's more than exists today, when people simply drive by unaware). The adjacent bike path will also let people see the 1800s home once it's built.

On traffic — a concern raised repeatedly, including by Doylestown Borough — he noted that traffic studies will be conducted as part of the land development process, alongside environmental impact reviews.

His bottom line: some protection for the property's historic and natural value is better than the zero protection it currently has if the Historical Society sells it as-is.

Ms. Dixon – noted that many people initially felt Doylestown needed more affordable housing, and she shared that concern. However, she was won over by the fact that the Bucks County Historical Society needs to sell the property, 50% will remain woodland, and the historic buildings will be rehabilitated. In two and a half years, no alternative proposal has emerged to replace Mr. Zaveta's offer. The zoning change protects the woodland and supports the Historical Society's funding needs. For these reasons, she will vote to move forward.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Zoning Map Amendment (parcel 09-009-066-001) from I-2 to R-1 & Zoning Ordinance Text Amendment - Chapter 175 Establishing B-15.2 Use Ordinance. The motion carried 4 – 1 with Ms. Maida voting nay.

Mr. Clarke stated for the audience that the vote was approved 4 -1.

Public Comment – All Items

None

ADJOURNMENT – The meeting adjourned at 8:56pm

Respectfully Submitted,



Stephanie J. Mason
Secretary