



# Board of Supervisors

## Regular Meeting

~ Minutes ~

425 Wells Road  
Doylestown, PA 18901  
<http://doylestownpa.org/>

215-348-9915

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Tuesday, October 1, 2013

7:00 PM

Public Meeting Room

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### I. 7:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairman; Barbara N. Lyons, Vice Chairman; E. Thomas Scarborough, Supervisors; Richard F. Colello, Shawn Touhill and Ryan Manion.

Township Staff in attendance included Township Manager; Stephanie J. Mason, Director of Operations; Richard E. John, Township Solicitor; Jeffrey P. Garton, Chief of Police; Dean Logan and Township Engineer; Mario Canales.

- A. Pledge to the flag
- B. Visitors/Public Comments  
None

### II. ANNOUNCEMENTS

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 15, 2013 at 7:00pm
- B. The Doylestown Township Board of Supervisors will hold a Budget Work Session on Thursday, October 15, 2013 at 4:00 PM. The meeting will be held in the main meeting room of the Administration Building. Public is welcome to attend.
- C. Community Yard Sale – October 5, 2013 at Central Park from 8:00 AM – 1:00 PM.
- D. The Doylestown Township Administration Offices will be closed on Monday, October 14, 2013 in observance of Columbus Day.
- E. Howl-O-Ween – October 26, 2013 at Doylestown Dog Park starting at 10:00 AM. If you'd like to participate please contact our office or email us at
- F. Pumpkin Fest event, sponsored by CB Cares Educational Foundation will be held on October 19th between 4:00pm to 10:00pm
- G. Doylestown Township Leaf and Yard Waste Recycling – The Drop Off Site is open every third Saturday of the month, March-December, 9 AM – 11 AM. Location: New Britain Road access to the back part of CENTRAL PARK

**III. MINUTES APPROVAL: September 17, 2013**

Mr. Scarborough made a MOTION; seconded by Mr. Touhill the September 17, 2013 Doylestown Township Board of Supervisors Regular meeting minutes be approved.

MOTION was ADOPTED 5 to 0.

Mr. Scarborough made a MOTION; seconded by Mr. Colello the September 24, 2013 Doylestown Township Budget Workshop Session minutes be approved.

MOTION was ADOPTED 3 to 2 with Mr. Touhill and Ms. Manion abstaining due to their absences.

**IV. CORRESPONDENCES****A. Intermunicipal Agreement between Doylestown Borough and DTMA**

For informational purposes only, Ms. Mason reported the Intermunicipal Agreement between Doylestown Borough and Doylestown Township Municipal Authority has been active for over twenty years, where it allows the Authority to wheel water through the Borough.

Although the Borough has begun the process to terminate the agreement, Ms. Mason indicated after recent discussions between Mr. John and the Borough, talks are going very well and it is hoped all issues will be worked out. Mr. John agreed

**V. REPORTS****A. Solicitor**

No Report

**B. Police Chief**

No Report

**C. Township Engineer**

No Report

**D. Manager****1. Road Inspection – Need to set date**

The Doylestown Township Board of Supervisors agreed by consensus to schedule the annual Road Inspection on Tuesday, October 15, 2013 beginning at 3:00pm.

**2. Transportation Improvement Program**

Ms. Mason reported the Transportation Improvement Program (TIP) is funded through the Pennsylvania Department of Transportation (Penn Dot) where the township submits requests for large projects, such as the completed Route 202 Parkway and Close Loop system off State Street.

Previously, the township submitted a TIP for intersection improvements to include a traffic signal along Lower State and Wells Roads. As well as for traffic calming along Easton near Main Street as you enter the Borough.

The township staff recommends adding for safety, a request for geometric improvements and drainage along the entire Ferry Road. If approved by Penn Dot, it will become their project. The project can also be limited along the Pine Run area. Mr. Colello added; work was completed years ago to remediate conditions, but attention is still needed. He recommends a request to improve Ferry Road in it's entirely be submitted.

Ms. Mason explained the process is to submit completed request forms to Penn Dot, where they will review with Delaware Valley Regional Planning Commission (DVRPC). The hope is to have the project placed on a twelve year TIP. Once approved, the project will hopefully move forward within four years. However, every few years the request will need to be re-submitted.

The Board agreed by consensus the Township re-submit the projects and also request to Penn Dot for geometric improvements to improve drainage along the entire Ferry Road as part of the 2014 Transportation Improvement Program.

### **Bid for Crack Seal, Seal Coating and Pavement Marking along Bike & Hike Paths**

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors authorize the 2013 Crack Seal, Seal Coating and Pavement Marking bid be awarded to MAS Property Maintenance, LLC in Chalfont, PA for the Bike & Hike Path, in the amount of \$23,126.94 as per the recommendations of Richard E. John.

MOTION CARRIED 5 to 0.

#### E. Supervisors

Ms. Manion reported on the September 28th, Kids Castle Phase I opening where it was exciting to see the community together. She then congratulated the Save Kids Castle Committee on a job well done.

Mr. Colello reported Mark Glassman will be retiring from the Ways and Means Committee after seven years of service. He complemented Mr. Glassman on his assistance with a solid cost effective financial strategy in place and relieving the excess debt service fund for township future planning. Mr. Colello then informed anyone interested in submitting an application to volunteer on the Ways and Means committee should log onto the new township website and click on "I want to" section.

Mr. Colello then commended the Kids Castle planning committee on a job well done. He was impressed with the job completed in planning for everything.

Ms. Lyons commended Kid Castles' Resident and Advisory Committee on their hard work. She also thanked the township staff on a wonderful job during the opening, especially with protecting the children. She then reported fundraising for renovations for Phase II of Kids Castle will begin soon.

Mr. Scarborough also commented on the Kids Castle opening by stating it was a wonderful day, where over 1,000 residents were in attendance. Mr. Scarborough then reported on the productive September 24th Budget Work Session, where no tax increase will be implemented.

Mr. Touhill commented how nice to see children play and enjoy Kids Castle again. He thanked everyone involved and then reminded the public of the October 26th Howl-O-Ween event by encouraging residents to attend.

**VI. NEW BUSINESS****A. Thompson Appeal – Settlement and Release Agreement**

Mr. Garton reported John and Rena Thompson of 705 Almshouse Road submitted an application in 1992 to the Zoning Hearing Board for permission to construct a single family dwelling in order to convert the original home into an art studio for their own use.

Recently, Mr. & Mrs Thompson have submitted another application to the Zoning Hearing Board for permission to subdivide the existing lot into two separate lots. The first for the original home, which is now an art studio and the second for a newly constructed main home. However, the subdivision would have not met the subdivision ordinance requirements due to the lot size in the R1A District. An appeal was submitted and discussions were completed, where a proposal of a resolution of appeal by not permitting a subdivision but permitting the original home \ studio be utilized as an in-law suite for Board approval.

The proposed resolution note; the home will only be occupied by family members with no plans to expand the home. The exterior will remain the same to maintain the pre-existing condition, separate cooking and living accommodations will remain with no other in-law suite being permitted on the property. The existing driveway will be serving both homes on the property with no renting plans in the future. In addition, Mr. & Mrs. Thompson will prove both homes are being serviced by a new septic system and no further subdivisions will be requested. This restriction will be court ordered once the Board approves the proposed resolution.

Mr. Scarborough made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisor approve Settlement and Release Agreement between the Township and John & Rena Thompson of 705 Almshouse Road, Doylestown.

MOTION was ADOPTED 5 to 0.

**B. Doylestown Greene (Gross Tract) –Development Agreement**

Mr. Scarborough made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisor authorize execution by an appropriate Board officer for a) Development and Financial Agreement, b) Stormwater Controls and BMP Operations and Maintenance Agreement, c) Declarations of Conditions, Restrictions and Covenants for Lot 14, d) Ten (10) easements pertaining to Doylestown Greene (Gross Tract) between the Township and RES-PA One, LLC, owners of Heritage Building Group, Inc and equitable owner; Heritage Meadow, LP

MOTION was ADOPTED 5 to 0.

**C. Delaware Valley College - Life Science Bldg– Amended Final Land Development**

Mr. Garton reported on applicants; Delaware Valley College's request for Board approval of their Amended Final Land Development plan. The applicant proposes to remove an existing farm building off of Route 202 to construct an additional twenty-six (26) parking spaces to serve the newly constructed Life Science Building located on campus.

The amended final land development plans were prepared by Gilmore & Associates, Inc on June 4, 2012, last revised on September 24, 2013.

On behalf of the Doylestown Township Board of Supervisors, Mr. Garton read the following provisions set forth for compliance prior to approval.

*1. Continued compliance with all of the conditions imposed as part of the original approval of*

*the Life Science Building, except as modified by this approval;*

*2. Receipt of all permits and approvals from any agencies having jurisdiction over such matters, including but not limited to the Bucks County Conservation District;*

*3. Compliance with the Pennoni Associates, Inc. report dated September 12, 2013;*

*4. Compliance with the Michael Baker, Jr., Inc. review letter dated September 12, 2013;*

*5. Payment of all the Township expenses incurred in connection with the Application; and*

Mr. Garton requested Mr. Hanna to show the Board where the additional parking spaces will be located. Mr. Hanna referred to the design plans and noted the spaces are proposed to be constructed in place of a service road located behind the Life Science Building. He also noted where the old farm building will be demolished.

For the record, Mr. Garton reported the Doylestown Township Planning Commission recommended the Board approve the plans at their September 23, 2013 regular meeting.

Mr. Hanna then requested the Board approve an existing tree not be removed located near the construction site due to being part of the Arboretum Department's special tree collection. Mr. Hanna proposes to only construct 25 additional parking spaces and create an island around the tree.

Mrs. Lyons questioned if one space will be enough for the tree to survive. Mr. Hanna answered; no additional parking spaces will be created, but one space may have to be removed.

*6. Applicant may remove certain of the parking spaces to accommodate the College's request to save a tree and if parking spaces are removed, there shall be no need for the Applicant to return to the Planning Commission or Board of Supervisors for further approvals.*

Mr. Garton questioned if the applicants are satisfied with the conditions and accept on behalf of Delaware Valley College. On behalf of applicants; Delaware Valley College, Mr. Hanna accepted all conditions set forth by Doylestown Township Solicitor; Jeffrey P. Garton.

Mr. Scarborough made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve applicants; Delaware Valley College Amended Final Land Development plan to demolish an existing farm building and construct 25 additional parking spaces to be located behind the newly constructed Life Science Building with conditions set forth by Township Solicitor; Jeffrey P. Garton. Further, to create an island surrounding an existing tree, which is listed under DVC Arboretum Department's special tree collection.

MOTION was ADOPTED 5 to 0.

D. Traffic Signal @ Bailey's Square – PaDEP Application

Ms. Mason reported Bailey's Square is a land development occurring in Plumstead Township. However, Doylestown Township owns and maintains the traffic signal located off Route 313 and Ferry Road and shared with Plumstead and New Britain Townships.

As part of the project, the traffic signal will be modified and upgraded. As owner applicant with Penn

Dot Permit plan, Doylestown Township will need to approve the resolution, sign the documents and forward to Penn Dot. Referencing Pennoni & Associates' September 19, 2013 letter, Ms. Mason noted the engineer has reviewed the project and the applicant posted funds to cover their associated expenses. Ms. Mason recommends the Board execute documentation associated with the traffic signal permit to allow for necessary upgrades. Mrs. Lyons questioned if the township is responsible for engineering fees. Ms. Mason answered; the developer will reimburse all engineering fees related to traffic signal upgrade.

Ms. Mason then reported, as part of the traffic signal improvements, an easement is needed from Eagles Peak Water owners; the late L. Richard Meyers, Thomas J. Meyers and Edward C. Meyers as it relates to Tax parcel number 09-006-025 and to expand an easement for construction purposes. Mr. Garton added a permit easement of approximately 150 square feet will be needed to the township. Mrs. Lyons questioned if all easement paperwork will be reimbursed. Mr. Garton answered; all expenses related to the project will be reimbursed to the township.

Mr. Scarborough made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors authorize the filing of appropriate applications for traffic signal improvement with the Pennsylvania Department of Transportation (Penn Dot) and acceptance of the Deed of Easement for the area necessary to accommodate the upgraded signal.

MOTION CARRIED 5 to 0.

E. Bills List – October 1, 2013

Mrs. Lyons notified Chief Logan of numerous residents suggesting the township take advantage in the wealth of money to be made in citations of speeding vehicles driving northbound after exiting the Route 202 Parkway and bypassing the stop sign near Poole's Corner. Ms. Lyons then noted her experience in witnessing a tractor trailer almost pushing another car into the nearby gas station. Chief Logan will look into the matter.

Mr. Scarborough made a MOTION; seconded by Ms. Manion the October 1, 2013 Bill's List be approved in the amount of \$90,515.62.

MOTION was ADOPTED 5 to 0.

**VII. ANNOUNCEMENTS**

Mr. Garton reported the Grasso Group will present their Sketch Plan associated with Route 263 and Rogers Road at the October 15, 2013 Board of Supervisors Regular meeting. Mrs. Lyons questioned if notices have been mailed to neighboring residents. Ms. Mason confirmed approximately 300 letters were mailed today. In addition, the Doylestown Planning Commission and Consultants have been invited to attend.

Resident; Ken Snyder of 50 Fox Croft Drive questioned the status of a previous request made to review the Route 202 intersection in terms of traffic building before making a left hand turn. Chief Logan answered; a letter was forwarded to Penn Dot and he is currently awaiting their response.

Mr. Snyder then questioned if the township can alleviate the problem before a response from Penn Dot is made. Mrs. Lyons answered; any actions made may delay a response from Penn Dot and postpone any progress.

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**VIII. ADJOURNMENT**

The October 1, 2013 Doylestown Township Board of Supervisors Regular meeting was adjourned at 7:30pm.

Respectfully submitted by

Stephanie J. Mason  
Secretary