



Board of Supervisors

Regular Meeting

425 Wells Road
Doylestown, PA 18901
www.doylestownpa.org
Twitter: @DoylestownTwp
www.facebook.com/doylestowntwp
215-348-9915

~ Minutes ~

Tuesday, April 1, 2014

7:00 PM

Public Meeting Room

I. 7:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairman; Barbara N. Lyons, Vice Chairman; Richard F. Colello, Supervisors; Ken L. Snyder, 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; A. Dean Logan and Township Engineer; Mario Canales.

A. Pledge to the flag

B. Presentation – Kids Castle Phase II - Rachael Ford, Chairman, Friends of Kids Castle

Friends of Kids Castle Committee Chairperson; Rachel Ford presented the Board with an overview of the Phase II Kids Castle renovations. Phase I was completed and opened in Fall of 2013.

Phase II renovations was renamed "Build the Kingdom" where the goal is to create a playground surrounding Kids Castle regardless of age or ability. A plan designed by George Eli Associates was approved in January 2014 with the understanding changes may occur depending upon playground equipment availability and costs. The plan includes age appropriate play structures and wheel chair accessibility for children beginning at two years of age. A single donor provided a pirate ship play structure to be installed in the next few months. In addition, poured in place rubber surfacing is proposed.

Friends of Kids Castle Committee is currently reorganizing to begin a capital fundraising campaign to fund the new play structure and surfacing. Grants are also being researched to assist with the goal. Ms. Ford announced that volunteers are needed to assist with fund raising and marketing. Anyone interested can email the Committee at savekidscastle@gmail.com.

Ms. Ford concluded her presentation by requesting Board approval of the conceptual Phase II design of Kid Castle and permission to move forward with fundraising goals to include applying for grants.

Ms. Lyons questioned if the plan was reviewed by the Parks and Recreation Department. Ms. Ford answered; the plan as presented was designed with input from children around the community and a playground design team in conjunction with the township's Parks & Recreation Department.

Upon the request of the Board, Ms. Ford referred to the plans and provided an overview of Kids

Castle upon the completion of Phase II. The castle will include a small tot base structure with different panels designed for children from two to five years old. Bouncy animal structures and a zip line have been added, along with new swings. The main structure will allow wheelchair bound children to be elevated. The structure will begin at ground level and be raised up to 48 inches off the ground via ramps with turnaround points. Canopies will allow for shading and electronic play equipment comparable to the Simon game will also be added. Children with spatial issues can take advantage of the new cozy cocoon section for privacy.

Mrs. Lyons questioned what Phase II will cost. Ms. Ford answered; the play equipment itself will cost between \$550,000 and \$600,000. The committee currently raised \$143,000 where one section of Phase II has been completed. Mr. Snyder questioned if the committee will continue to build as the money comes in. Ms. Ford answered; the committee will wait until all the money is raised before completing construction because of the poured in place surfacing. The pirate ship will be installed, but the remainder of the playground will be installed after the area can be surfaced.

Mrs. Lyons questioned what is the fund raising timeline. Ms. Ford answered; upon additional volunteer help with marketing and fund raising, a time line will be designed. A Friends of Kids Castle committee member stated upon Board approval the committee will seek support from local businesses. Ms. Mason added an application for a grant from the Bucks County Visitors Bureau has been submitted. Mr. Snyder questioned if the committee is relying on the township to fund any work. Ms. Mason answered; the township has provided services to assist with builds. Ms. John added that the amount of time is dependent on the amount of volunteers at any given and time.

Upon Mr. Colello's direction, Ms. Ford explained the mural arts walkway will be installed along the fence line of the castle on May 17th with a reception to follow on May 31st. The murals were created by approximately 41 mural artists along the community. Also, the engraved bricks purchased as part of the Phase I fund raising will be installed along the mural walkway. The bricks are an ongoing fund raising program and will continue for Phase II.

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the conceptual design by George Eli Associates for Phase II construction of Kids Castle restoration and have Friends of Kids Castle Committee move forward with fund raising plans.

MOTION CARRIED 5 to 0.

C. Visitors/Public Comment

Environmental Advisory Committee Chairman; Ray Hendricks updated the Board on the native plant and wildflower demonstration garden where Phase I began construction on March 22nd with help from volunteers. Phase II will begin on April 11th with assistance from PECO Energy volunteers.

Forty one of the 52 nest boxes have been cleaned and repaired where necessary. Blue birds were quickly sited inhabiting the boxes. The screech owl and kestrel nest boxes located in Central Park attracted one male kestrel. This is the first sighting of a nesting pair in almost twenty years.

Upon Ms. Mason's request, Mr. Hendricks reported all ground nesting bird alert signage were

installed. He also responded to several residents concerns by explaining the signage is to keep park activity on the trails and no trails were proposed to be closed during nesting periods. The main purpose was to keep activity from disrupting the under story where the shrubs and plant materials attract ground nesting birds. Mrs. Lyons questioned if anyone is allowed to walk through the woods down the trail near the signage. Mr. Hendricks answered; anyone can walk through the woods, but cannot stand along the nesting area for a long period of time. High activity is also prohibited because the birds cannot take the pressure.

II. ANNOUNCEMENTS

- A. The next meeting of the Board of Supervisors is scheduled for Tuesday, May 6, 2014
- B. Township Administrative Offices will be closed on Friday, April 18, 2014, in observance of Good Friday.
- C. Township Leaf & Yard Waste Collection – April 19, 2014, 9 AM – 11 AM - New Britain Road entrance to Central Park.
- D. Arbor Day Tree Planting – April 26, 2014, 8:30 AM at the Sensory Trail in Central Park.
- E. Township Road Inspection will be held on Thursday, April 24, 2014 @ 3:00 PM
- F. Doylestown Twp. Pension Committee meeting will be held on Thursday, April 24, 2014 @ 4:30pm
- G. Touch-A-Truck –Saturday, May 3, 2014 – Central Park 10AM – 1:00 PM

III. MINUTES APPROVAL: March 18, 2014

Mr. Snyder made a MOTION; seconded by Mr. Touhill to approve the March 18, 2014 Doylestown Township Board of Supervisors Regular meeting minutes.

MOTION was ADOPTED 5 to 0.

IV. REPORTS

- A. Solicitor
No Report
- B. Township Engineer - Stone Manor, Warrington Twp. - Stormwater Run-Off Concerns
Upon resident; Bill Lahr of Bunker Hollow Road concerns at the March 18th Board of Supervisor meeting, Mr. Canales reported on his discussion with Warrington Township's Engineer regarding the new development along Stone Manor Corporate Center. The site is not completed where a two story, 6,500 square foot addition to the existing home has not begun. The developer has approached the subject with Warrington Township to instead construct 34 upscale apartments and convert the existing home into an additional four to five apartment dwelling. The subject of additional imperious surface along the site was also not approached. Currently, the developer is still in discussions with the Warrington Board of Supervisors. Mr. Canales raised his concern explaining if the imperious surface is stated on the approved plan, the existing stormwater management should be sized accordingly. If more imperious is needed, additional controls are required. The Warrington Engineer will keep Mr. Canales' suggestions under consideration once an official plan is submitted.

Mr. Canales also reviewed the outlet structure of the existing basin and found it to be clear with no clogs and functioning as envisioned. Mr. Canales concluded by informing the Board all findings were relayed to Mr. Lahr and suggested he reach out to Warrington Township for further updates.

Mr. Snyder questioned what communication Mr. Canales has with Warrington Township. Mr. Canales responded; because Warrington's activities do not affect the township, normally there is no contact. However, he offered to contact Warrington to have the township kept informed of future development. Mrs. Lyons commented most surrounding municipalities typically informed the township of their activities and no request is necessary.

C. Police Chief

Mrs. Lyons made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisor appoint Marc T. Grove as a Fire Police Officer of the Doylestown Fire Company #1 as per the recommendation from Police Chief A. Dean Logan.

MOTION CARRIED with a vote of 5 to 0.

Chief Logan updated the Board on the intersection of Route 611 and New Britain Road \ Route 611 and Sauerman Road. Upon a meeting with Penn Dot on Friday, March 28th, a sketch plan was developed and provided the Board with a package outlining the improvement plan. A second meeting has not been scheduled, however the plan is anticipated to begin in June \ July of 2014 depending on how quickly the orders are received.

D. Township Manager

1. Open Burning

The Board acknowledged Township Manager; Ms. Stephanie J. Mason March 26, 2014 memorandum regarding the Open Burning of natural vegetation ordinance of September, 2000 prohibiting the burning of leaves due to the emissions of carbon monoxide and benzo (a) pyrene, which causes cancer.

2. Chem-Fab Update

Ms. Mason reported on the Chem-Fab operations updated where contractors; WRS have begun excavating soil in the Borough and disposing at a designated landfill. Continued excavation and backfill will continue.

E. Supervisors - PECO Smart Meter Update – K. Snyder

Ken Snyder reported on his attendance at a March 19th meeting with representatives from PECO Energy regarding smart meters. Smart meters are scheduled to be installed to most homes in the Doylestown area by the end of the year. The representatives also addressed concerns regarding the function of the smart meters by explaining during the 2012 implementation of the meters, two models were introduced (Sensus and Landis & Gear). After 35 separate issues arising and additional testing completed, only the Landis & Gear model was offered. Since the decision in 2012, over one million L&G meters were installed with no issues. Additionally design modifications were added to include sensors that automatically shut off the meters to prevent overheating.

The process will begin with PECO sending a letter advising a home owner of their scheduled installation date. Once the technician finds no wiring issues, installation will take approximately 15 minutes to complete. The new meters are required, where a resident cannot choose to opt out of the program.

Resident; Mr. Hendricks commented on the successful installation of the smart meter to his home and added PECO will now be able to read meters from their headquarters.

Resident; Lee Schwarz question where can PECO smart meter information be found. Ms. Mason responded; handouts are supplied and available at the front office of the municipal building.

Mr. Touhill commented the PECO presentation was very interesting and informative.

Mr. Colello suggested any resident who plans to attend the May 3rd Touch a Truck event to first experience the bird walk beginning at 8:00am. Bricks are available for purchase to support Save Kid Castle make a wonderful gift and can have any person's name, such as a child. Mr. Colello offered to supply purchase forms for anyone interested. Focus MX will be attending the Telecommunications Advisory Board meetings to increase the exposure of social media. At the last Planning Commission meeting, the Grasso sketch plan was presented where residents concerns were addressed. A revised sketch plan will be presented in the future.

Mrs. Lyons reported the Bucks County Commissioners will be conducting a meeting on April 2nd beginning at 4:30pm at the Tabor House in Doylestown. Along with Ms. Mason, Mrs. Lyons attended a presentation by Mayor Ron Strauss regarding the Retired Seniors Volunteer Program (RSVP). She thanked Mayor Strauss and Buck County Agency on Aging staff for a wonderful volunteer appreciation event.

V. UNFINISHED BUSINESS

A. 457 Plan – Beirne Wealth Retirement Plan – Chris Englebert

Chris Englebert of Beirne Wealth Retirement Plan explained his firm has managed the township's 457 plan for three and half years. He then complimented Doylestown Township for their extreme professionalism, especially showcased by Township Manager; Stephanie J. Mason. He visits many townships and boroughs and found the township to have one of the finest staff.

Mr. Englebert then reported the old 457 plan is currently in a transition period to Beirne Wealth Management's new firm. The firm is very service oriented, where participants of the plan are contacted on a regular basis.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve Doylestown Township's 457 Plan as prepared by Beirne Wealth Retirement Plan.

MOTION was ADOPTED 5 to 0.

VI. PUBLIC HEARING

A. Everett Trust/RJA Investment Fund V, L.P. (360 Old Dublin) – Conditional Use Approval

Mr. Garton requested to incorporate Doylestown Township files, including the application into record. He then reported the conditional use hearing was advertised in the Intelligencer Newspaper on March 23, 2013 and on March 30, 2014. The Everett Trust \ RJA Investment Fund Plan for 360 Old Dublin Pike applicant was submitted for conditional use approval and prepared by Gilmore & Associates Engineering firm dated October 10, 2013, last revised on November 8, 2013.

The application submitted seeks conditional use approval to utilize the B15 conditional use, which permits single family attached dwellings in connection with use of historic structures.

PUBLIC COMMENT: None

Attorney for the applicants; Ed Murphy explained an initial meeting was scheduled with township staff approximately one year ago to discuss redevelopment of the site for a B15 use. Upon several meetings,

the plan was revised with a formal submission of the sketch plan. The plan was review by the township's Zoning Hearing Board and Planning Commission regarding the preliminary subdivision plan that will follow the conditional use sketch plan.

Project Engineer for Gilmore & Associates; Gregory R. Glitzer was sworn under oath and testified; He performed as Project Engineer for the Everett Trust \ RJA Fund Plan for 360 Old Dublin Pike Plan and has testified on behalf of the plan on several occasions. Mr. Garton recognized Mr. Glitzer's qualifications as a professional engineer and expert.

Upon questions from Mr. Murphy, Mr. Glitzer further testified; RJA Investment Fund LP is recorded as the owner of the property located at 360 Old Dublin Pike. The conditional use application and plan was prepared in part by himself. Two tax parcels are involved as 9.48-23 and 9.48-10, but bears one address as 360 Old Dublin Pike. Additionally, the plan is shown as one deed. The property is zoned as R1 residential and presently used as residential with a signification dwelling, barn and several out buildings on site. The Board will recognize the main home was showcased as a 2013 Designer Home for Doylestown Hospital, referred as the Clement Doyle House. The parcel is 9.133 acres, gross area. When the right of way lines are subtracted from Old Dublin Pike and Pine Run Road, the base site area is 8.767 acres.

The redevelopment plan proposes for a Use B15, which is a single family attached dwelling in conjunction with use of historic resources. The townhouse in addition to the existing home will be retained. The conversion of the barn will become an adaptive reuse for residential. This will result in one existing dwelling to remain as the existing home, the barn is being converted into a residential property with the construction of seven new town homes for a total of nine units on site.

Mr. Glitzer referenced the requirements of the site proposing to run off the B15 use option for conditional use can be found under Doylestown Township's zoning ordinance section 175-16, sub paragraph 15 with a series of planning and dimensional standards. Noting; the dwelling can be arranged in groups or clusters along the roads, parallel to the streets. No more than four such buildings shall be attached in any one group. The plan meets this requirement, where the largest unit is a group of three town houses with a group of two. The next requirement is noted to create architectural interest with the layout and character of the house, such as front of the street, variation, setbacks, materials and designs shall be encouraged. As a minimum, there is a two foot variation setback shall occur every second dwelling. The plan shows every dwelling offsets one another by at least four feet. Third requirement notes; uses are served for public water, public centralized sewer system for both, which are provided. The plans also meet subsection D of the township's requirements, which notes minimal dimensional area and yard requirements. Condominium ownership requirements are complied as fee simple ownership of the lots with a home association to the open space. In addition, the plan complies with the individual unit setbacks and overall track setbacks in groups of buildings requirements.

However, the overall minimum tracked (base site) area of ten acres could not be met. Mr. Glitzer confirmed; this issue was discussed with township staff one year ago, where the offset is 9.133 acres recorded, with base site area at 8.767 acres. For the record, the township staff encouraged the applicants to continue with the B15 use provided support from the Zoning Hearing Board is secured. Mr. Garton agreed to mark copy of the Zoning Hearing Board decision of August 5, 2013 to support a B15 use be provided to the site located off 360 Old Dublin Pike as *Exhibit A1*. Mr. Garton noted for the record, the Zoning Hearing Board decision to grant relief with respect to the overall site track size. Mr. Glitzer testified; track requirements noted in subsection G of B15, all other track requirements have been met. He added; another corollary presented the overall track size, which is the maximum density. Zoning ordinance use B15 requires a maximum of net bill able density of two acres. The plan shows 2.05 acres as a slightly reduced base site area.

Minimum open space ratio is required to be 50%. The plans exceed this requirement at 63.5%. The impierious surface ratio is also under requirements at 36.7%, compared to 40%. The homeowner

association owns the open space. Architectural renderings are reflective and consistent with the historic structures on the site. Mr. Garton agreed to mark the easel exhibit provided as **Exhibit A2**. Mr. Murphy questioned if the health, safety and welfare as well as the general consistency of plan in regards to the conditional use requirements have been satisfied. Mr. Glitzer testified; as per his professional opinion, the plan is in compliance with the township's requirement pertaining to conditional use. Finally, the plans comply with the B15 use related to structures identified on the township historic restructures inventory.

Mrs. Lyons questioned has the two separate parcels were used by the same owner for a period of time. Ms. Glitzer indicated yes and the properties are merged.

For the record; Mr. Garton recognized Director of Heritage Conservancy; Jeffrey L. Marshall as an expert in historic preservation structures as well as other features. Mr. Marshall sworn under oath and testified; his relationship as a consultant with regard to the documentation and study of the historic structure on the site. He further described the historic documentation and architectural analysis prepared in June of 2013, which was marked as **Exhibit A3**. Mr. Marshall also confirmed the document was updated last month. The documentation explains on the property, Mr. Marshall noted a large early 19th century federal style stone house with large columns, an addition constructed to the westerly side. The addition was designed by Doylestown Architect; A.Oscar Martin, well known for his literature and expertise in architecture. Some of his work was showcased at the National Parks Service Department, Library of Congress and studied at the Michner Museum. This association with A.Oscar Martin assists in the significance of the property's historic value. Prior, the original house and barn has a unique stone structure and were built in 1811 and 1814, respectfully. Also, it's a unique case to have original owner; Mrs. Swartzlander's name, instead of Mr. Swartzlander noted on the building. However, both the house and barn are significant historic structures. Initially both properties were not labeled as historic because the date stones are not visual to the public and Oscar Martin's relationship was not evident. Mr. Murphy added; the township has previously recognized both the home and barn as historic structures, because they are listed on the township's historical registry. This is enough to qualify under the B15 for historic structure. Mr. Marshall agreed.

Mr. Marshall further testified; both the existing home and barn will be preserved and adaptively reused. The home will remain a single family dwelling. Plans for the barn are currently being reviewed for redevelopment options. Difficulty with a barn is to develop lighten space with a huge volume while maintaining architectural integrity. The exterior of the new construction elevation that will surround the house and barn will replicate the stone gables of the farm. This will duplicate the original frame structure attached to the main house.

Mr. Garton questioned if Mr. Marshall will testify to information indicated in a report dated June 23, 2013, last revised March 24, 2014 is true and correct. Mr. Marshall agreed.

Ms. Manion questioned what happens to smaller structures of the property, such as the spring house ruins. Mr. Murphy answered; the smaller structure near the main house will remain. A frame carriage house and a cement blocked garage that will be removed.

Mrs. Lyons questioned if it's Mr. Marshall's opinion the B15 development will be the greatest use for preserving the property. Mr. Marshall responded the use will enhance the flow of the property by showcasing the facade of the barn. It doesn't hide other additions from primary elevations.

Upon Board approval of conditional use, applicants; Everett Trust \ RJA Investment Fund V, LP are subject to the following conditions as set forth by Township Solicitor; Jeffrey P. Garton...

1. Receipt of Final Land Development and Subdivision approval from the Township Board of Supervisors at a later date.

2. Continued compliance with the Zoning Hearing Board's Decision dated August 5, 2013.

3. Continued compliance with the requirements of the Doylestown Township Zoning Ordinance and the Conditional Use criteria as set forth therein; and the Conditional Use criteria set forth in the Municipalities Planning Code.

Mr. Touhill made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve applicants; Everett Trust \ RJA Investment Fund V, LP conditional use plan regarding 360 Old Dublin Pike with the understanding applicants agreed to the conditional set forth by Township Solicitor; Jeffrey P. Garton.

MOTION was ADOPTED 5 to 0.

VII. NEW BUSINESS

A. Land Development

1. 360 Old Dublin Pike – Preliminary Plan

Mr. Garton reported applicant; Everett Trust\RJA Investment Fund V, LP proposes to consolidate tax parcels 9.48-23 and 9.48-10 along Old Dublin Pike. The applicants would also like to abolish certain out buildings to preserve the historic barn and existing home. The plans also proposed to erect seven separate attached dwellings with the existing barn and house, for a total of nine dwelling units on the site. Plans were prepared by Gilmore & Associates and dated October 10, 2013, last revised on November 8, 2013. The Doylestown Township Planning Commission recommended the Preliminary Plans subject to conditions at their February 24, 2014 meeting. Upon Board approval, the following conditions will apply...

1. Compliance with the conditions imposed by the Board of Supervisors as part of the Conditional Use approval, including the Zoning Hearing Board Decision rendered August 5, 1013;

2. Compliance with the Pickering, Corts & Summerson letter dated November 21, 2013 with the understanding that the Board of Supervisors approved the grant of the following waivers from the provisions of Doylestown Township Subdivision/Land Development Ordinance:

a. From the provisions of §153-20.C(10), which would require the location of watercourses, wells, on-site septic systems, stormwater management facilities and similar features on and within 400 feet any part of the land to be developed to be shown on the plan;

b. From the provisions of §153-24.A.(8) and §153-24.J, which states that private streets must be improved to Township street standards;

c. From the provisions of §153-24.B.(2)(a), which provides that subdivisions on existing streets shall effect the widening of the cartway and right-of-way to a one-half width from the centerline.

d. From the provisions of §153-24.E.(4), which states that an access street shall not intersect on the same side of the collector or arterial street at an interval of less than 1,000 feet;

e. From the provisions of §153-25.A.(1), which provides that sidewalks shall be provided on both sides of all streets;

f. From the provisions of §153-26.A., which requires concrete curbs along all proposed and existing streets;

g. From the provisions of §153-27.A.(2), which provides that driveways for private use shall be located and designed to provide a level stopping distance with a grade not to exceed 4 percent for a distance of 20 feet beyond the right-of-way and that there shall be 25 foot level area at the garage entrance;

h. From the provisions of §153-34.C, related to the Township's woodland and tree preservation standards;

i. From the provisions of §153-35, related to the Tree Protection Standards;

j. From the provisions of §153-38.D.(10), which requires a minimum of 2 percent sheet flow grade in basin bottoms and a minimum of 1 percent grade for channel flow;

k. From the provisions of §153-38.D.(11), which requires that a collection swale shall be provided to drain the basin;

l. From the provisions of §153-38.D.(16)(a), which requires a perforated riser to be provided at each outlet for all of the detention basins during construction for sediment control;

m. From the provisions of §153-28.F.(3)(c), which states that the minimum diameter of all storm drainage pipes be 18 inches; and

n. From the provisions of §153-38.F.(3)(g), which requires the top of the storm drainage pipe beneath the cartway to be at least six inches below the subgrade and outside of cartways and all pipes shall have a minimum cover of two feet.

3. Applicant to pay a fee in lieu of recreation in accordance with the Township's Ordinance for the eight (8) new dwelling units which shall be paid at the time of the funding and execution of the Development and Financial Security Agreements;

4. Applicant to make an offsite contribution of \$1,000 for each of the eight (8) new dwelling units to be paid at the time of the funding and execution of the Development and Financial Security Agreements;

5. The documents related to the establishment of the Homeowner's Association shall be reviewed and approved by the Township Solicitor;

6. The Board of Supervisors was satisfied to permit the cul-de-sacs to be a private road owned and maintained by the Homeowner's Association;

7. The Board of Supervisors determined that it was satisfied that the open space shall be owned and maintained by the Homeowner's Association;

8. The Township will accept dedication of the right-of-way area between the legal and ultimate rights-of-way of Pine Run Road and Old Dublin Pike to the extent that PennDOT does not accept the dedication of any of the right-of-way;

9. Receipt of all permits and approvals from any agencies having jurisdiction over such matters, including but not limited to the Bucks County Conservation District, the Pennsylvania Department of Environmental Protection and PennDOT;

10. Confirmation from the Bucks County Water & Sewer Authority that all of the lots created by the subdivision shall be served by public sewer and confirmation from the Doylestown Municipal Authority that all of the lots can be served by public water;

11. Compliance with the Boucher & James report dated December 2, 2013, except to the extent that waivers were granted as noted previously;

12. Compliance with the Michael Baker, Jr., Inc. report dated December 4, 2013;

13. Compliance with the Pennoni Associates, Inc. letter dated December 4, 2013;

14. Compliance with the Code Enforcement Memorandum dated December 6, 2013;

15. The funding and execution of Development and Financial Security Agreements in the form satisfactory of the Township Solicitor and Township Manager; and

16. The Board of Supervisors acknowledged that as part of the construction of the bike path by the Applicant that a portion of the bike path will not be constructed within the right-of-way, but rather will be constructed in the easement granted by the Applicant to the Township for that purpose. The reason for the easement and the construction of the bike path beyond the right-of-way is to save additional trees along the frontage. The Township Board of Supervisors acknowledged that once the bike path has been completed and accepted by the Township, that all maintenance responsibilities for the bike path, including that portion within the easement, are the responsibility of the Township.

On behalf of applicants, Mr. Murphy agreed with all conditions.

Mrs. Lyons questioned if there were any conditions for the Township's Environmental Advisory Board. Mr. Murphy indicated all issues were addressed and agreed upon. She then questioned if Mr. Marshall will be staying on as a consultant. Mr. Murphy indicated yes.

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve Everett Trust \ RJA Investment Fund V, LP Preliminary Plan with regards to 360 Old Dublin Pike with the understanding the applicants agree with conditions set forth by Township Solicitor; Jeffrey P. Garton.

MOTION was ADOPTED 5 to 0.

2. PennColor – Preliminary Land Development – Review Extension

Mr. Touhill made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors grant applicants; Penn Color an extension until June 1, 2014 to submit their Preliminary Land Development plan.

MOTION CARRIED 5 to 0.

B. DCNR Grant Resolution– Neshaminy Greenway Trail Phase III – Connection to New Britain Train Station

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the Grant Resolution from the Department of Conservation and Natural Resources (DCNR) and have the application signed for submittal regarding the Neshaminy Greenway Trail Phase III project.

MOTION was ADOPTED 5 to 0.

C. Terminate Current Loan Fixed Rate Bond – Resolution to Refinance

Ms. Mason reported the current loan fixed rate bond was transferred in 2008 to a loan acquired by the township. The resolution to refinance is an opportunity to reduce the current interest rate from 3.51% to .857%. The fee at .4% will roll into the new agreement and principal in term will not change. The

current balance is at \$1.526 million, to be paid off by 2017. However, over the next three years a savings of approximately over \$75,000 is possible.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors terminate the current Loan Fixed Rate Bond and move forward with the Resolution to refinance.

MOTION was ADOPTED 5 to 0.

D. Upper State and Almshouse Road Signal - Timing Modification

Ms. Mason reported with the opening of the Route 611 Parkway, it was found the volume of traffic on Upper State and Almshouse Road has changed. Almshouse Road was previously considered a side street as per the Penn Dot permits. The timing of the traffic signal along this area will need to be change to adjust with difference.

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve and sign the Application for Traffic Signal Approval to adjust the traffic signal located along Upper State and Almshouse Roads accordingly to coordinate with Penn Dot permit process.

MOTION was ADOPTED 5 to 0.

E. Bills List – April 1, 2014

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the April 1, 2014 Bill's List in the amount of \$187,834.94.

VIII. ANNOUNCEMENTS

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- E. Township Road Inspection will be held on Thursday, April 24, 2014 @ 3:00 PM
- F. Doylestown Twp. Pension Committee meeting will be held on Thursday, April 24, 2014 @ 4:30pm
- G. Touch-A-Truck –Saturday, May 3, 2014 – Central Park 10AM – 1:00 PM

IX. ADJOURNMENT

The April 1, 2014 Doylestown Township Board of Supervisor Regular meeting was adjourned at 8:07pm.

Respectfully submitted by,

Stephanie J. Mason
Secretary