



# Board of Supervisors

## Regular Meeting

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

~ Minutes ~

---

**Tuesday, October 6, 2015**

**4:00 PM**

**Public Meeting Room**

---

### **I. 4:00 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, Township Solicitor; Jeffrey P. Garton, Chief of Police; A. Dean Logan and Township Engineer; Mario Canales.

Absent: Director of Operations; Richard E. John,

- A. Pledge to the flag
- B. Presentation - Covenant Bank Amphitheater – Contribution

Mrs. Lyons reported; the township entered into a relationship with Covenant Bank. Covenant Bank has agreed to become a sponsor for the next five years, where the township will earn \$41,000. The approved memorandum setting forth the terms and condition of the Doylestown Township's band shell renaming is currently being approved by the Board of Supervisors.

In a brief ceremony, representatives from Covenant Bank presented a check to the Board.

- C. Visitors/Public Comments  
The Board met in Executive Session, prior to the meeting to discuss personnel matters.

Visitors / Public Comments: None

### **II. ANNOUNCEMENTS**

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 20, 2015 at 7:00PM.
- B. The Doylestown Township Board of Supervisors along with the Ways and Means Committee will be holding a Budget Work Session at 5:00 PM this evening. Public is welcomed to attend.
- C. The Board of Supervisors will hold additional Budget Work Sessions on Wednesday, October 14, 2015 at 4:00PM and on Tuesday, October 20, 2015 at 4:30 PM at the Municipal Building. Public is welcome to attend.
- D. Volunteers NEEDED for a planting at Bridge Point Park – Saturday, Oct. 10, 2015 from 9:00AM – 12:00 Noon. Visit our website for further details.
- E. The Doylestown Township Administration Offices will be closed on Monday, October 12, 2015 in observance of Columbus Day.

- F. Howl-O-Ween – October 24, 2015 at Doylestown Dog Park 10:00 AM – 1:00PM. If you'd like to participate please contact our office or email us at
- 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 15, 2015

Mr. Colello made a MOTION; seconded by Mr. Touhill the September 15, 2015 Doylestown Township Board of Supervisors Regular meeting minutes be approved with the following corrections noted by Mr. Snyder.

Section VI; Unfinished Business section regarding the Pavilion at Furlong section - Page 6 should read Resident; Cecile Balizet commented parking spaces where 5% to 7% of the parking are within the township's code where 95% to 93% are not within the township's code.

MOTION was ADOPTED 5 to 0.

### IV. CORRESPONDENCES

None

### V. REPORTS

- A. Solicitor  
No Report
- B. Police Chief  
No Report
- C. Township Engineer  
No Report
- D. Manager - Vacancies on Boards and Committees for 2016

Ms. Mason reference Township Secretary; Jackie Rowand's September 29, 2015 memorandum listing the 2015 Boards and Commissions 13 vacancies as...

Agricultural Security Area Advisory Council	1 vacancy
Central Bucks Senior Task Force	1 vacancy
Environmental Advisory Council	1 vacancy
Friends of Kids Castle	2 vacancies
Park and Recreation	1 vacancy
Public Water & Sewer Advisory Council	1 vacancy
Telecommunications Advisory Board	2 vacancies
Traffic Advisory Committee (VD#1 and #8)	2 vacancies
UCC Board of Appeals	1 vacancy
Ways and Means Committee	1 vacancy

Application deadline is open until October 15th. Interested candidates can submit a resume and letter addressed to the Board of Supervisors.

At the request of Mrs. Lyons, a vacancy on the Zoning Hearing Board will also be advertised.

- E. Supervisors

Mr. Touhill commended the Roads and Bridges crew on their hard work in diverting water from the Chapman Bridge and working with the Conservation District.

Mr. Colello reported on a notice recently received by Buckingham Township regarding the inspection and re-timing of a traffic light off York and Edison Furlong Roads. Mr. Colello questioned the suggested repairs requested by Township Engineer; Mario Canales in the amount of approximately \$52,000. He then questioned if these repairs are scheduled for 2016. Ms. Mason answered; Pickering, Corts and Summerson is the State's inspector of bridges for the area on behalf of the Pennsylvania Department of Transportation (Penn Dot). The construction consists of minor repairs that will be address in the upcoming budget. Part of the process is evaluations with Pennoni Associates and working with the inspector from the state to determine what structure needs the most attention.

Ms. Manion reported Friends of Kid Castle Committee announced four new play pieces have been installed in the playground for children two to five years old. She then thanked Molly and John Gribb for their sponsorship of the Jet Spring Rider piece. Sponsorship opportunities are still available with details listed on [www.SaveKidCastle.org](http://www.SaveKidCastle.org).

## VI. NEW BUSINESS

- A. Request to Send Vehicle to Auction – 2003 GMC 3500 Truck with Plow  
Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors authorize a 2013 GMC 3500 Truck with plow, Vin#1GDJK34U8E27528 from the Public Works department be sent to J.J. Kane Auctioneers for public auction schedule for November 7, 2015.

MOTION CARRIED 5 to 0.

### B. *Permit Fee Waiver Requests*

1. Scouting Project at Tabor Children's House

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve Boy Scout member; Alex Skowronek waiver request of \$200.00 associated with building permits for the construction of a pool deck for the Tabor Home as a Eagle Scout project.

MOTION CARRIED 5 to 0.

2. Foundations at Manor House

Ms. Mason reported; the Foundation of the Manor previously paid fees associated of improvements made to a patio area. They are now requesting a fee waiver regarding placing a shade structure over the same patio. The Foundation at the Manor is a 501(c) 3 non-profit organization that serves as a county nursing home.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve Executive Director of Foundation at the Manor; Kathy Bates waiver request of \$649.00 for zoning fees as part of the planned enhancements of the Gardens at Neshaminy Manor Courtyard.

MOTION CARRIED 5 to 0.

- C. Zoning Hearing Board Application – Doylestown II-Rt. 313 TVC-ARC, LP,

Ms. Mason reported the applicant and residents are present regarding the Estate of Barney Jarin at 33 Neil Drive request for special exception to establish a Use C13 Drug and Alcohol Rehabilitation Center.

Attorney for the applicant; John A. VanLuvanee explained the applicant is an investor limited partnership that took an assignment of the agreement of sale from the Buckingham Retail properties. The application

only concerns the Jarin property and will not be the operator. Mr. VanLuvanee further explained detailed testimony will be reserved for the Zoning Hearing Board.

The application is a request for a special exception as a permitted use. As per the township's ordinance, two criteria are to be met as the drug and alcohol rehabilitation center be licensed by the State of Pennsylvania and the land be at least five acres. The property is located on 5.5 acres with frontage along Neil Drive and Route 313. Access is proposed from Neil Drive, which is appropriate under the township's zoning ordinance. The operator has more than twenty years of experience in a number of states. The operation will provide a full range of both in and outpatient treatment programs.

Resident; Karen Murphy of 68 Valley View Drive commented one of the main concerns is proposed site will direct additional traffic at the entrance of the facility which borders an adjacent community. The plan shows approximately 80 parking spaces, where Ms. Murphy commented on the amount of increased traffic that will be created. Mrs. Lyons responded; all traffic concerns will be addressed as the planning process moves forward.

Resident; Barbara Schempp of 10 Valley View Drive noted the Plumstead Montessori School is located across from the proposed site and questioned if the State of Pennsylvania has a regulation on record that prohibits a drug and rehabilitation facility be built near a school. Mr. Garton responded; the matter will also be reviewed during the planning process. Ms. Schempp recognized Karen Burkhart as the operator of the Montessori School who was informed only twelve parking spaces would be permitted due to traffic. The rehabilitation center will have approximately 80. Ms. Schempp then questioned how many patients will occupy the center. Mrs. Lyons could not answer the question due to the early stages of the process and will be reviewed by the Zoning Hearing Board. Additionally, the Board cannot speak on behalf of another municipality.

Resident: Joshua Beck of 110 Tedwill Drive questioned if more public meetings will be scheduled in the future to provide the residents an opportunity to address their concerns. Mr. Garton answered; residents who live within 500 feet of the proposed site should have received notices of scheduled meetings regarding the proposed land development. The Zoning Hearing Board meeting is scheduled for October 19, 2015 at 7:00pm.

Mr. Snyder questioned will details of the drug and rehabilitation operations be available at the October 19th Zoning Hearing Board meeting. Mr. VanLuvanee answered; all operational aspect details will be available.

Upon Mrs. Lyons' suggestion, the Board agreed by consensus to have Township Solicitor; Jeffrey P. Garton attend the October 19, 2015 Zoning Hearing Board meeting in a monitoring role.

D. Casa Bella Land Development Agreement

Mr. Garton reported the Casa Bella Land Development agreement was prepared consistent with the approvals and executed to Ms. Mason with all required payments. The Doylestown Township staff recommends approval of the agreement for a four lot subdivision.

Mr. Touhill made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the Development Agreement between the Township of Doylestown and Casa Bella, LLC.

MOTION was ADOPTED 5 to 0.

E. Bills List – October 6, 2015

Boy Scout member; Jose addressed to the Board to report on his attendance at a governmental meeting as part of his efforts to earn a Citizenship in Community Merit Badge. Mrs. Lyons offered her time as a governmental officer for the interview portion.

Bill's List - October 6, 2015

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the October 6, 2015 Bill's List in the amount of \$194,457.05.

MOTION was ADOPTED

**VII. ANNOUNCEMENTS**

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 20, 2015 at 7:00PM.
- B. The Doylestown Township Board of Supervisors along with the Ways and Means Committee will be holding a Budget Work Session at 5:00 PM this evening. Public is welcomed to attend.
- C. The Board of Supervisors will hold additional Budget Work Sessions on Wednesday, October 14, 2015 at 4:00PM and on Tuesday, October 20, 2015 at 4:30 PM at the Municipal Building. Public is welcome to attend.
- D. Volunteers NEEDED for a planting at Bridge Point Park – Saturday, Oct. 10, 2015 from 9:00AM – 12:00 Noon. Visit our website for further details.
- E. The Doylestown Township Administration Offices will be closed on Monday, October 12, 2015 in observance of Columbus Day.
- F. Howl-O-Ween – October 24, 2015 at Doylestown Dog Park 10:00 AM – 1:00PM. If you'd like to participate please contact our office or email us at
- 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 Township staff will participate in the Light the Night Walk for Leukemia in solidarity of Township Administrative Assistant; Jackie Rowand on Saturday, October 10, 2015 beginning at 4:30pm with registration and the walk will begin at 7:00pm. The walk is to raise money for the charity.

**VIII. ADJOURNMENT**

The October 6, 2015 Doylestown Township Board of Supervisor Regular meeting was adjourned at 4:24pm.

Respectfully submitted by,

Stephanie J. Mason  
Secretary