



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, September 20, 2016

5:00 PM

Public Meeting Room

I. 5:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairperson; Barbara N. Lyons, Vice Chairman; Richard F. Colello and Supervisors; Ken L. Snyder 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.

Absent: Supervisor; Shawn Touhill

A. Pledge to the flag

Prior to the Regular meeting, the Board met in a Budget Work Session and Pension meeting.

B. Presentations

1. Appointment and Swearing In of Police Officer – C. Caraballo

Chief Logan requested Board approval to appoint Cory J. Caraballo as an officer of the Doylestown Township Police Department and to conduct a swearing in ceremony by Senior Magisterial District Judge; Phillip Daly.

Cory Caraballo completed all phases of the testing process and his appointment will fill the 21st police officer position as approved for the 2016 Township budget. Cory is 24 years old and resides in Souderton with his wife, Jackie. His is a graduate of Central Bucks South High School and Montgomery County Police Academy. His experience includes a part-time position with the North Wales Police Department.

Mrs. Lyons made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors appoint Cory P. Carabello as an officer of the Doylestown Township Police Department.

MOTION was ADOPTED 5 to 0.

Senior Magisterial District Judge; Phillip Daly sworn in Officer Cory P. Carabello as his family looked on.

2. DTMA Capital Projects – R. Bach

DTMA Chairman; Richard A. Bach requested Board approval to move forward with three capital projects. Prior to beginning his presentation, Mr. Bach reported on the status of newly appointed Director of the Doylestown Township Municipal Authority (DTMA) where currently he is undergoing a pre-hiring process and anticipated to begin the position by next month.

Two of the projects for approval are for mitigating contamination and a third for additional growth. In relation to the Perfluorinated Compound (POSA) and POSF on May 17th the Cross Key well was closed due to the water not meeting the Department of Environmental Protection (DEP) lower level requirements.

The first project relates to the Saw Mill Road water main extension for the mitigation of Perfluorinated Chemicals (PFC). The plan is to run a water line from the existing well site across from Saw Mill Road towards the business section near Thompson Honda Car Dealership. The result will allow water be provided from the Township's own source into the business area and replace the closed well service line. Additionally, it will eliminate processing water from Doylestown Borough and save the Authority wheeling costs of \$6,786.00 per month. Total cost is projected at \$450,000, where funding will be serviced by the DTMA's capital reserves and applications for grants from several sources. Executive Director; Richard John along with the Authority's Engineer began the applications process, which is currently pending. The Saw Mill Road line is located in Plumstead Township who approves of the project with no reservations. Mr. Bach requested Board approval to finalize the construction of the Saw Mill Road Water Main project.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors authorize the Doylestown Township Municipal Authority move forward with construction of the Saw Mill Water Main project in the amount of \$450,000.00.

MOTION CARRIED 5 to 0.

The second project is for the Furlong Area Water System due to the mitigation need of Trichloroethylene (TCE) contamination and take ownership of the Pavilion at Furlong water system. The Pavilion at Furlong project is ready to move forward with development and has two options. First; the developer will cover the cost for drilling a new well and containment system for a water connection. The water line will also be extended to service 37 residential homes in Buckingham and Doylestown Township affected by the contamination. DTMA will take ownership of the well located on the Pavilion's property and operation of the system to provide service to the area. Concerns include, currently not knowing what the water flow will be and drilling along a contaminated area.

The second option has two separate parts as, DTMA can locate a site to drill a separate well in a different area to provide service through a new system for the Pavilion and neighboring residential communities. The second portion is to extend the water connection pipes from an existing intersection at Cherry Lane and East Road. The line will begin at Windover Lane ending at York and Edison Furlong Roads. As a result, known sources of income will be provided as the Synagogue and Pavilion. It will also enable a line to be run through Edison Furlong Road for future growth towards the Village of Edison.

Option one will have a total construction cost of \$900,000.00. \$100,000.00 will be the Authority's responsibility as providing piping and hydrates for the location. The balance of \$800,000.00 is the cost of the distribution system, where it may be eligible for a grant through an underground storage tank fund.

With the Cherry Lane project, water will be extended from Cherry Lane ending at Rogers Road for a total construction cost of \$2,000,000.00. \$1.2 million is for pipe laying and connections down a series of roads. The distribution system will cost \$800,000.00 and possibly covered by grants submitted by the Authority.

Mr. Bach referenced a previous water connection project off Route 313 where the project was unable to be completed. With the new project, a tri-party agreement will be implemented.

Mr. Bach concluded by requesting Board approval to create a Water District to provide information regarding a choice of systems to put into place. Mrs. Lyons indicated the Township may not be authorized to approve a water district without the presence of Buckingham Township. Mr. John added; the discussion with Buckingham Township has not taken place in a long time and clarified the consensus of Board is requested to move forward with the planning of the project.

Mr. Snyder questioned if there is a better option or preference of the Authority. Mr. John answered; option one will be considered first. Should it fail, option two will be utilized. Mrs. Lyons questioned should both options need to be utilized will the DTMA lose money. Mr. John answered; at this point the developers will take care of the well situation for the Pavilion. Ms. Mason added; testing for water contamination and drilling is scheduled within one month. Mr. Bach indicated the positive of option one is that it's much quicker and less expensive. With a long term goal, option two will be most appropriate to provide a better supply of water and the ability to provide to more homes. Mrs. Lyons suggested Buckingham Township be included in discussions regarding the project.

Mrs. Lyons questioned the costs for residents, if any from the project. Mr. Bach answered; it's the hope to be awarded enough grants to cover all costs. However, until a plan is in place, the Authority is unable to apply for any grants as a known factor. It's much more logical and easier to receive grant money from various sources.

Mr. Snyder questioned; do both options provide installation of piping in the street for all 37 homes. Mr. Bach indicated yes. With option one, the well is located onsite near the Pavilion property, the main will be extended and the system will become a part of the Authority.

Mr. Colello clarified; the first step will the Board to authorize the DTMA to begin the project. Without a plan in place, it will be difficult to measure the pipes and devise a cost without approval.

As per Mr. Garton's recommendation, Mr. Colello made a MOTION; seconded by Mr. Snyder The Doylestown Township Board of Supervisors agree in order for the Doylestown Township Municipal Authority to provide probable water to the residents of Furlong who are affected by contaminated water, approve with the understanding the DTMA will proceed to investigate Option 1 as a potential source and report back before a water district is proposed in the amount of \$2,000,000.00

Resident; James Bingler of Turkey Lane in Furlong questioned if the water sources will be in the form of an underground vessel. Mr. Bach indicated yes. Mr. John clarified; the water tank will be underground. Mr. Bingler commented; it would be beneficial to run the connection through the entire site. The Authority may be bypassing connections for residents who can be contaminated. Mr. Bach agreed and recognized it may be a problem. However, until testing is completed to all possible contaminated wells, the Authority can only move forward with the proposed project to meet governmental requirements. The government conducted random tests, which Mr. Bach has yet seen the results. Mrs. Lyons added; the township has been requesting residents to have their wells tested and provide results for the past two years. Mr. Bingler suggested to have a volatile test completed and noted the test are expensive. He added; the township should consider having a map to have a clear site of where the water should flow.

MOTION CARRIED 5 to 0.

Mr. Snyder questioned if any of the options would change if the scope was larger. Mr. Bach answered; Option two will become more viable. If the Authority was aware of considerable contaminated homes, the thinking would change. There is money available from the government, state and federal and may become easier to be awarded funds with so many notable incidents as reported in the news.

The third project is for the New Britain Borough Public Water expansion with a gate way that will run from the intersection of New Britain Road and past the Knowles factory. The plan is to install piping in the ground to meet DEP requests. The results will provide water to areas along New Britain, including the Knowles factory at 130 sites, Shady Retreat at 40 sites and the Ironwood Business development at 20 units. In addition, the Authority would like to run the pipe as a loop to eliminate dead end pipes. There are currently pipe in the ground for certain areas around what New Britain has named the Gateway.

The developer of the Knowles site will contribute \$300,000.00. A DTMA grant in the amount of \$500,000.00 and the Myers Way system by DTMA of \$100,000.00 will contribute to the costs. Total cost for the project will be \$900,000.00. Upon completion, it will provide water to more homes and an access into New Britain Borough, as per their request. It will also eliminate competition from other water companies. There is a line around New Britain Borough and the project will allow to connect the area.

Mr. Bach requested Board authorization to have the DTMA to move forward with the project. The Knowles site developer and the Iron Road Wood Business center both expressed interest in contributing and being involved.

Mr. Colello made a MOTION; seconded by Mr. Snyder The Doylestown Township Board of Supervisors to authorize the Doylestown Township Municipal Authority proceed with the New Britain Borough Public Water Expansion project to create a New Britain Borough Gateway in the amount of \$900,000.00.

MOTION CARRIED 5 to 0.

- C. Visitors/Public Comments
No comments

II. ANNOUNCEMENTS

Tackling the County - Opioid Crisis is scheduled for October 12, 2016 and sponsored by the Bucks County Associates of Township Officials. Location will be announced at a later date. The session will teach residents how to use Narcan and make available.

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 4, 2016 at 4:00 PM.
- B. Doylestown Township Budget Work Session – Tuesday, October 4th at 5:00 PM
- C. Doylestown Community Trail Awareness Day – Saturday, October 1st. Come out and enjoy the many trails available in our community.
- D. Community Yard Sale, Saturday, October 1st , Central Park, 8:00 AM – 1:00 PM.

- E. Leaf and Yard Waste Recycling - Doylestown Township residents only. The Drop off Site is open every third Saturday of the month, March-December from 9 AM to 11 AM. Location: New Britain Road access to the back part of CENTRAL PARK
- F. Sensory Trail Dedication – Thursday, October 13th from 4:00 PM – 5:00 PM in Central Park
- F. Tackling the County - Opioid Crisis is scheduled for October 12, 2016 and sponsored by the Bucks County Associates of Township Officials. Location will be announced at a later date. The session will teach residents how to use Narcan and make available.
- G. Howl-O-Ween – Saturday, October 22nd at Central Park from 10 am – 1 pm.
- H. CB Cares – 2016 Pumpkinfest – Saturday, October 22nd at the Moravian Tile Works, gate open at 2:00PM
- I. EAC Fall Speaker Series “Restoring Nature’s Relationships” –Doug Tallamy – October 27th at 6:00 pm at Delaware Valley University. Cost \$10 per person, Delaware Valley University students free w/ ID. Tickets available at the Township Building or at the door.

III. MINUTES APPROVAL: August 6, 2016

Mr. Snyder made a MOTION; seconded by Mr. Colello the August 16, 2016 Doylestown Township Board of Supervisors Regular meeting minutes be approved.

MOTION was ADOPTED 5 to 0.

IV. CORRESPONDENCE

A. Resignations from Boards and Commissions

1. CB Senior Task Force – Alice Vernon

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors accept Ms. Alice Vernon's resignation as a member of the Central Bucks Senior Task Force.

MOTION CARRIED 5 to 0.

2. Dog Park Advisory Committee – Jan and David Hansen

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors accept Jan and David Hansen's resignation as members of the Dog Park Advisory Committee.

MOTION CARRIED 5 to 0.

B. Unmanned Drone Aircraft - Concerns

Ms. Mason reported on the receipt of resident; Mr. Bob Rocca of 67 Bittersweet Drive September 8, 2016 letter regarding his concern with the unauthorized over flight along private property by an unnamed drone aircraft. Ms. Mason noted; the issue has been addressed with PSATS, potential legislation and under the Township's draft ordinance for Parks & Recreation rules and regulations. Many of the drone aircrafts are regulated through the Federal Aviation Administration (FAA). Mr. Garton added; the regulations are preempted by the FAA. The Township can regulate drones flight along the facilities for takeoff, but cannot regulate the air space.

Chief Logan provided a background of the issue by stating the owner of the drone was twelve years old. Instead of issuing a citation, the police used discretion by warning the individual and requested the device be registered. Chief Logan added; it's not anticipate of addressing the issue will be handled differently in the future.

V. REPORTS

A. Solicitor

No Report

B. Police Chief

Chief Logan reported the Drug Enforcement Administration (DEA) has scheduled a Drug Take Back Event on October 22, 2016 from 10:00am until 2:00pm. Two locations will host the event as Redner's Warehouse and Doylestown Hospital.

On Sunday, September 25, 2016, the Travis Manion 911 Hero's Run will begin and end at the Font Hill Museum off Court Street. In light of the recent events occurred in New York State and New Jersey, police personnel will be strengthened. Any suspicious activity should be reported to the police immediately.

Chief Logan reminded all residents to lock their vehicles and refrain from keeping valuables in cars. A rash of vehicle thefts are still occurring where individuals from Philadelphia have been identified. Occurrences have been reported along Edison Furlong and Pebble Hill Road areas. Since the investigation, one person has been placed in custody.

As per Chief Logan's request, Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors accept Officer Gebre resignation from the Doylestown Township Police Department effective September 24, 2016.

MOTION CARRIED 5 to 0.

C. Township Engineer

No Report

D. Manager

1. Public Water & Sewer Advisory Board Recommendation – On-Lot Waste Management Systems.

Ms. Mason reported the Public Sewer and Water Advisory Board made a recommendation to create an ordinance requiring any new construction using on-lot waste management or on-lot disposal systems designate a reserved area for future replacement. This is an issue the Doylestown Township Planning Commission can review to provide comments. Mr. Garton questioned Mr. Canales if DEP or the Board of Health requires a second alternative location. Mr. Canales answered; a second alternative is only required after a certain size lot and currently do not require a second location. Mr. Garton suggested investigating the matter. It is a matter that should be explored, so the Township can react accordingly.

Mrs. Lyons suggested the matter be tabled until further information is acquired.

2. CB Cares Pumpkinfest – Request for Waiver of Fees

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve CB Cares Educational Foundation request for a waiver of Special Event Permit Application fee

in the amount of \$209.00 regarding the October 22, 2016 Pumkinfest event and as per the Township Resolution No. 1533.

MOTION CARRIED 4 to 1 with Mrs. Lyons abstaining due to her position on the CB Cares Educational Foundation Board.

E. Supervisors

Mr. Colello reported; he will be participating in a walk for the Leukemia and Lymphoma Society on October 8, 2016 from 6:00pm until 8:00pm. He invited anyone interested to join his team to walk and will be meeting at Central Park. He also accepting monetary support and checks can be made out to LLS and mailed into the Township's Administrative offices.

Two members of committees Mr. Colello participates as a liaison are retiring and requested Board consideration to advertise the vacancies in the Intelligencer or Herald prior to the October 4, 2016 Board of Supervisors Regular meeting. Most of the committees meeting are conducted in the evening and require approximately two hours of time per month for ten months out of the year.

The Board agreed by consensus to advertise the committee vacancies at the end of 2016. Mrs. Lyons suggested to review the matter at the October 4, 2016 Board of Supervisors meeting.

VI. UNFINISHED BUSINESS

A. Township Anniversary – Continued Discussion

Ms. Mason reported; the matter of preparing for Doylestown Township 200th Anniversary was tabled at the August 16, 2016 Regular meeting. Ms. Mason requested direction on if a committee should be created or to utilize existing committee members to begin preparations.

Mrs. Lyons requested to have an advertisement placed in the Township's Newsletter informing of the event and requesting committee member comments. She is also in favor of soliciting current members for their ideas and offered her services as the Board of Supervisor Liaison.

VII. NEW BUSINESS

A. Bond Anticipation Resolution

Mr. Garton reported the Board previously adopted a Bond Anticipation Resolution and presented an amended version to better reflect what the estimated costs are going to be and authorize the Board to reimburse themselves for any expenditures made pending finance of the project in issuance of a bond.

Mrs. Lyons reference Section 2 and questioned; what will occur if expenditures are more than \$12 million. Mr. Garton answered; approximately will provide some margin.

Mrs. Lyons made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors amend Section 2 of the Bond Anticipation Resolution to state General Obligation Bonds in the maximum principal amount of approximately up to Fifteen Million (15,000,000.00) instead of approximately Twelve Million (\$12,000,000.00).

Mr. Colello questioned; once the resolution is executed, only funds recorded with 60 days prior can be recouped. Mr. Garton clarified; the resolution was previously adopted and the Board can refer back to the original resolution for any expenditures. However, on the new amendment, the township will be sixty days before and it's designed to better reflect anticipated costs.

MOTION was ADOPTED 5 to 0.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisor adopt the Bond Anticipation Resolution in its entirety.

MOTION was ADOPTED 5 to 0.

B. PFM Financial Advisors – Engagement Letter

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the Public Financial Management (PFM) Financial Advisors Engagement Letter in order to guide the Township through its financial planning, budget and strategic advisement process.

MOTION was ADOPTED 5 to 0.

C. 2017 Financial Requirement and Minimum Municipal Obligation

The Doylestown Township Board of Supervisors acknowledges receipt of the 2017 Financial Requirement and Minimum Municipal Obligation notice.

D. Public Sewer Project Resolution – Grant Request

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors adopt the Public Sewer Project Resolution Grant request in the amount of \$500,000.00 to be allocated toward the Pebble Ridge/Wood ridge and vicinity sewer project pump station.

MOTION was ADOPTED 5 to 0.

E. Public Sewer – Request to Hook-up

1. 28 Fox Hill Road

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisor approve a public sewer connection to Mr. Gordon Erdenberger at 28 Fox Hill Road due to not meeting current construction standards. Letters of confirmation were received from the Board of Health Department and the Bucks County Water & Sewer Authority.

MOTION was ADOPTED 5 to 0.

2. 84 Shady Grove Circle

Ms. Manion made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisor approve a public sewer connection to Eric & Linda Laegen at 84 Shady Grove Circle to the main system at the intersection of Buttonwood Lane and Sandy Ridge Road due to the malfunctioning of an on-lot septic system. Letters of confirmation were received from the Board of Health Department with comments.

Mr. Snyder questioned; if other residences affected will be included in the approval. Ms. Mason answered; no requests were received from the other residents and will be treated individually.

MOTION was ADOPTED 5 to 0.

F. Tub Grinder – Authorization to Purchase New Grinder and Send Old Machine to Auction

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the purchase of a Tub Grinder Model 2009 Duratech Industrial in the amount of \$215,566.94 with assistance from a PA DEP grant and split of cost with Delaware Valley University. Further, the

Board approves the current Shred-All D6500 wood shredder be sent to the J.J. Kane auction scheduled for November 5, 2016.

MOTION CARRIED 5 to 0.

G. Request to Send Equipment to Auction

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors authorize a 2003 truck with plow, Lely Broadcast Spreader and four foot John Deere Snow Blower attached be sent to J.J. Kane Auctioneers to be placed for auction on November 5, 2016.

MOTION CARRIED 5 to 0.

H. Authorization to Advertise Alarm Ordinance

Mr. Garton reported; Chief Logan prepared a draft of the Alarm Ordinance and reviewed by Township Planning Consultant; Judy Stern Goldstein. Mr. Garton noted; on page 6, Section 54-8 should be read as 54-9 and adjustments will be made prior to advertisement.

Mr. Colello noted; section for Reporting of False Alarm refers to calendar year for the third false alarm and refers to the fourth as a 12 month period. Mr. Garton responded; both sections will state calendar year as per Chief Logan's direction.

Mr. Colello noted; the ordinance states an alarm should have a timing mechanism by April 1, 2017. However, an electric gate has no implementation date. Mr. Garton responded; both the timing mechanism and electric gate shall note an implantation date of April 1, 2017, as per Chief Logan's direction.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve advertisement of the Alarm Ordinance to include amendments as noted by Mr. Garton and Mr. Colello.

MOTION was ADOPTED 5 to 0.

Upon Mr. Snyder's question, Chief Logan informed; the Doylestown Township Police department respond to a significant amount of alarms for both residential and business properties that are repeat offenders. The previous ordinance was unenforceable and it's the responsibility of the homeowner to maintain their alarm system. There will be excuses for incidents, such as storms. However, steps are needed to correct alarms activated unnecessarily.

I. Neshaminy Connector Trail Phase I – Bid Award

Bike & Hike Member; Thomas Kelso requested Board consideration to award the Neshaminy Connector Trail Phase 1 bid to S&H Landscaping. Phase 1 will extend the trail from Upper State Road through the Chalfont New Britain Authority property up to Beulah Cemetery. Next year, bids will be sent out for Phase II, where a connection will lead to the train station. The Township's consultant has reviewed all five bids received and recommends S&H Landscape be awarded the contract.

Ms. Manion made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors award the Neshaminy Connector Trail Phase 1 bid to S&H Landscaping in the amount of \$169,454.00.

MOTION was ADOPTED 5 to 0.

J. 2016 Line and Pavement Marking Bid

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors award the 2016 Line Painting and Pavement Marking contract to Zone Stripping, Inc of Glassboro, NJ in

the amount of \$71,244.00 as identified in the bid specifications and subject to State Liquid Fuels approval of the bid.

MOTION was ADOPTED 5 to 0.

K. Land Development - 651 North Shady Retreat Road – Preliminary Subdivision

Mr. Garton reported; Applicants for the 651 N Shady Retreat Preliminary Land Development plan is proposing to subdivide tax parcel 9-9-39 into six lots. Four of the lots will developed into single family dwellings and two lots will be open space. The plans were prepared by Gilmore & Associates, dated November 11, 2015, last revised May 27, 2016. The Doylestown Township Planning Commission reviewed and recommended approval of preliminary plans at their June 27, 2016 meeting, subject to certain conditions.

Mr. Garton shared the conditions with attorney for the applicants; Edward F. Murphy of Wisler Pearlstine, LLP and Township Engineer; Mario Canales and upon some corrections, are in agreement of the conditions. Mr. Murphy agreed.

Mr. Murphy explained; the plans have been ongoing for approximately one year and a straight forward plan with four lots and four acres.

Prior to Board approval, Township Solicitor; Jeffrey P. Garton set for the following conditions...

1) Compliance with the Boucher & James, Inc., report dated June 23, 2016, except item 2 will be resolved in accordance with footnote 3, as set forth in § 175-55 of the Doylestown Township Code;

2) Applicant will construct a pedestrian crosswalk across Shady Retreat Road and will pay a fee in lieu of the trail improvements along the frontage of the parcel with the understanding that the amount of the fee in lieu shall be determined between now and the Board of Supervisors' consideration of final plans;

3) Compliance with the Pennoni report dated June 20, 2016;

4) Compliance with the Pickering Corts & Summerson report dated June 10, 2016, except the Board of Supervisors granted the 17 waivers that were identified in the Pickering Corts & Summerson report;

5) Applicant to pay a fee in lieu of the placement of sidewalks on one side of the street with the amount of the fee in lieu to be determined between now and consideration of the final plans;

6) The Board of Supervisors agreed that it will grant an easement through property owned by Doylestown Township for the purpose of the developer installing water and sewer lines;

Mr. Murphy explained; upon speaking with Township Staff, there is an opportunity to extend the sewer line through the Township's property to the proposed site in order to service all units. In addition, the water will be looped through the same easement. Mr. Garton noted; the Doylestown Township Municipal Authority is in favor of the plan. Mr. John and Mr. Murphy concurred.

Upon Mr. Garton's question, the Board agreed by consensus that they are in agreement and satisfied to permit open space Lot #5 be owned and maintained by the Homeowner's Association, although deed restricted, . Township will accept dedication of open space Lot #6.

Mr. Garton reported; the Board also needs to determine to require any frontage improvements along Shady Retreat Road. Mr. Murphy added; a cross walk will be installed to connect with the other side towards the Shady Retreat Road trail.

Mrs. Lyons commented on her concern of the liability with crosswalks and may become a possible problem. Bike & Hike Member: Thomas Kelso responded; the issue was reviewed and the visibility of the proposed crosswalk is high. If a crosswalk is not installed, pedestrians will still walk across to get to the trail. Chief Logan questioned if lighting will be provided. Mr. Murphy indicated yes. Ms. Mason questioned what are the sizes of the street lights and can assurance be made of the brightness. Engineer for Gilmore & Associates; Gregory Glitzer answered; lighting will be decorated non-overhead lighting, so the lumens will be lower. Ms. Mason then questioned if the lumens can be brighter. Mr. John indicated the light should be Light Emitting Diode (LED).

Upon Mr. Garton's questions, the Board agreed to have the applicants pay a fee in lieu of the frontage requirement and accept the additional right of way, even though no improvements will be implemented, as per the recommendation of Township Engineer; Mario Canales.

7) The Board of Supervisors agreed that Lot 5 will be deed restricted, but it will be owned by the Homeowners Association, and the Township will take title to Lot 6;

8) The Board of Supervisors agreed that no frontage improvements were necessary along Shady Retreat Road, but applicant shall pay a fee in lieu of the improvements with the amount to be determined between now and consideration of final plans;

9) The Board of Supervisors agreed to accept the grant of the ultimate right-of-way along Shady Retreat Road;

10) Applicant to pay a fee in lieu of recreation in accordance with the Township's fee schedule;

11) Applicant to pay \$1,000 as an offsite contribution for each single family dwelling to be constructed, which payment shall be made as each building permit for the single family dwellings is drawn;

12) Compliance with the report received from the Director of Code Enforcement dated June 7, 2016;

13) Compliance with the Michael Baker International report dated June 9, 2016;

14) Applicant shall remove the overgrown understory vegetation on site;

15) Funding and execution of the Development and Financial Security Agreements in a form satisfactory to the Township Solicitor;

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

17) Applicant to pay any and all expenses incurred by the Township in connection with the application, including professional fees; and

18) The plans shall be ADA compliant.

On behalf of the application for the 651 North Shady Retreat Road Preliminary Subdivision; Mr. Murphy agreed to all conditions as set forth by Mr. Garton.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the Preliminary Subdivision plan regarding 651 North Shady Retreat Road.

MOTION was ADOPTED 5 to 0.

L. Zoning Hearing Board Applications

1. David & Christine Ferrara, 321 Wells Road – Request a Variance

The Board agreed by consensus to forward David and Christine Ferrara of 321 Wells Road request for variance to construct a detached accessory garage to the Zoning Hearing Board as per the recommendation of Mr. Colello.

2. Lynn DeRose, 1355 Pebble Hill Road – Request a Variance

The Board agreed by consensus to forward Lynn DeRose of 1355 Pebble Hill Road request for variance to create a home business location to the Zoning Hearing Board as per the recommendation of Ms. Mason.

3. Eileen McDonnell, 179 Ash Way – Request a Variance

The Board agreed by consensus to forward Eileen McDonnell of 179 Ash Way request for variance appealing the current impervious surface to the Zoning Hearing Board as per the recommendation of Ms. Mason.

4. Metro Storage, 1767 S. Easton Road – Request a Variance and Special Exception

Mr. Colello commented on his consent of Metro Storage request for a variance for special exception to construct a storage facility. The applicants are requesting a lot, but needs of the neighborhood should be reviewed as well. The current state of the site is undesirable and was previously on a Doylestown Township list of sites needing improvement. By approving the variance, it will be removed the list. The applicant also agreed to work with the Doylestown Township Municipal Authority (DTMA) to bring clean water into the site. With the new connection, an extension to Duane Road is possible. Lastly, the applicant is also willing to work with the Bike & Hike Committee to continue the trail system under Route 611. This will enable the trails to be open for residents to walk along Neshaminy Creek. Mr. Colello then requested his comments be provided to the Zoning Hearing Board.

Upon Mr. Garton's question, the Board agreed by consensus a letter be forwarded to the Zoning Hearing Board expressing Board having collectively support over Metro Storage application, as per the recommendation of Ms. Mason.

5. Jeff Baisley, 106 Julie Lane – Request a Variance

Mr. Colello commented on his disapproval of Jeff Baisley application. Noting the timeline of Director of Codes Enforcement; Sinclair Salisbury letter, Mr. Colello indicated Mr. Baisley showed disregard to Mr.

Sinclair's rejection to build a patio due to increase of impervious surface. After Ms. Baisley was issued a permit to construct only a deck. Upon inspection one month later, the site did not appear to have final grade or gravel. Two months later, an inspector noted the patio was built without a permit.

Mr. Colello suggested the Board take a strong position with Mr. Baisley's application and recommend the Zoning Hearing Board oppose the variance. In addition, he would like the applicant to be fined \$500.00. Mr. Garton indicated the Zoning Hearing Board will need to first deny the application for a variance before fines can be pursued. Once you file an application with the ZHB, it stays as proceeding until resolved.

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisor have Township Solicitor; Jeffrey P. Garton attend the Zoning Hearing Board meeting regarding applicant; Jeff Baisley of 106 Julie Lane to oppose the request for variance.

MOTION CARRIED 5 to 0.

M. Treasurers Report – September 20, 2016

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisor approve the September 20, 2016 Treasurer's Report.

MOTION was ADOPTED 5 to 0.

N. Bills List – September 20, 2016

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisor approve the September 20, 2016 Bill's List in the amount of \$232,585.56

MOTION was ADOPTED 5 to 0.

VIII. ANNOUNCEMENTS

Tackling the County - Opioid Crisis is scheduled for October 12, 2016 and sponsored by the Bucks County Associates of Township Officials. Location will be announced at a later date. The session will teach residents how to use Narcan and make available.

Leukemia and Lymphoma Society Walk is scheduled for October 8, 2016 from 6:00pm until 8:00pm in Central Park. Mr. Colello will be participating and anyone interested is invited to walk and/or donate.

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 4, 2016 at 4:00 PM.
- B. Doylestown Township Budget Work Session – Tuesday, October 4th at 5:00 PM
- C. Doylestown Community Trail Awareness Day – Saturday, October 1st. Come out and enjoy the many trails available in our community.
- D. Community Yard Sale, Saturday, October 1st, Central Park, 8:00 AM – 1:00 PM.
- E. Leaf and Yard Waste Recycling - Doylestown Township residents only. The Drop off Site is open every third Saturday of the month, March-December from 9 AM to 11 AM. Location: New Britain Road access to the back part of CENTRAL PARK
- F. Sensory Trail Dedication – Thursday, October 13th from 4:00 PM – 5:00 PM in Central Park

- F. Tackling the County - Opioid Crisis is scheduled for October 12, 2016 and sponsored by the Bucks County Associates of Township Officials. Location will be announced at a later date. The session will teach residents how to use Narcan and make available.
- G. Howl-O-Ween – Saturday, October 22nd at Central Park from 10 am – 1 pm.
- H. CB Cares – 2016 Pumpkinfest – Saturday, October 22nd at the Moravian Tile Works, gate open at 2:00PM
- I. EAC Fall Speaker Series “Restoring Nature’s Relationships” –Doug Tallamy – October 27th at 6:00 pm at Delaware Valley University. Cost \$10 per person, Delaware Valley University students free w/ ID. Tickets available at the Township Building or at the door.

IX. EXECUTIVE SESSION – Non-Uniformed Employee Work Day Policy

The Board will enter into Executive Session upon conclusion of the September 20, 2016 Regular meeting.

X. ADJOURNMENT

Hearing no further business, the September 20, 2016 Board of Supervisors Regular meeting was adjourned at 6:20pm.

Respectfully submitted by

Stephanie J. Mason