



# Board of Supervisors

## Regular Meeting

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

~ Minutes ~

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Tuesday, March 18, 2014

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; 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

Mrs. Lyons reported the Board's 4:00pm meeting has been rescheduled.

The Board in Executive Session, prior to the meeting met to discuss matters of Real Estate.

#### B. Visitors/Public Comment

Resident; Philip C. Holmen of 1 Pine Valley Road provided a brief description on his background and scientific findings regarding burning of wood piles does not cause pollution before requesting Board's consideration in lifting the township's burning band of wood piles. He believes this will assist many residents save money in professional tree removal fees and reduce the number of snakes.

Ms. Mason indicated the township's ordinance was dictated through the PA Department of Environmental Protection (DEP). Mr. Holmen responded there are only six townships that require that ruling. Ms. Mason added; the information was confirmed by the township's Environmental Advisory Council (EAC) many years ago. Mr. Garton suggested to locate the history of the ordinance and advise the Board of the findings. Mrs. Lyons stated with the ordinance being approximately ten years old, the Board will have the EAC review once again.

Resident; Bill Lahr of Bunker Hollow Road requested the Board's engineer review the water runoff from a new construction located in Warrington that will possibly affect the Township's run off that feeds into the County's retention basin located near his property. Mrs. Lyons asked Mr. John to contact Warrington Township to address the matter. Mr. John agreed and will review the plans with Township Engineer; Mario Canales.

Mr. Lahr then commented on the excellent job conducted by the Doylestown Fire Department with their quick response to a fire at Land Tech Enterprises.

Resident; Lee Schwarz of 189 Sunset View Drive questioned if a new Ways and Means Committee member was selected. Mrs. Lyons responded; all appointments will be announced

during the Supervisor's comments section of tonight's meeting.

## II. ANNOUNCEMENTS

- A. The next meeting of the Board of Supervisors is scheduled for Tuesday, April 1, 2014.
- B. Washington DC Cherry Blossom Trip – 3/29/14 - \$55 per person. To sign up for this trip go to our website at [doylestownrec.org](http://doylestownrec.org)
- C. RED CROSS BLOOD DRIVE - Friday, 3/28/14 - 2 PM to 7PM @ Doylestown Twp. in the Activity Center. Schedule appointment at [www.redcross.org](http://www.redcross.org)
- D. Central Park Native Plant Demonstration Garden – Phase One - Sat., 3/22 - 8AM @ Central Park by the Environmental Education Center. If you would like to donate plants, volunteer or get more information on this event – visit our website or contact Ashley Thompson at 215-348-9915
- E. POT HOLES – To report pot holes on State roads call 1-800-FIX-ROAD. Township Pot Holes can be reported at (215) 398-9915. List of all roads can be found at [www.doylestownpa.org](http://www.doylestownpa.org)

## III. MINUTES APPROVAL: February 18, 2014, February 4, 2014, January 28, 2014

Mr. Snyder made a MOTION; seconded by Ms. Manion the January 28, 2014 Doylestown Township Board of Supervisor Regular meeting minutes be approved.

MOTION CARRIED 4 to 1 with Mr. Touhill abstaining due to his absence.

Mr. Touhill made a MOTION; seconded by Mr. Snyder the February 4, 2014 Doylestown Township Board of Supervisor Regular meeting minutes be approved.

MOTION CARRIED 3 to 2 with Mrs. Lyons and Ms. Manion abstaining due to their absences.

Mr. Snyder made a MOTION; seconded by Mr. Touhill the February 18, 2014 Doylestown Township Board of Supervisor Regular meeting minutes be approved.

MOTION CARRIED 3 to 2 with Mr. Colello and Ms. Manion abstaining due to their absences

## IV. CORRESPONDENCES

None

## V. REPORTS

- A. Solicitor  
No Report
- B. Police Chief

Chief Logan updated the Board on traffic improvements along the intersection of Route 611 in New Britain and Sauerman Road by reporting a meeting has been scheduled with representatives from Penn Dot, Pennoni & Associates and township staff. The meeting is to discuss draft improvements. At this point, only stripping and roadway signs with no signal changes are noted.

The meeting is scheduled for Friday, March 28, 2014 at 9:30am in the Township's building.

C. Township Engineer

No Report

D. Manager - Chem Fab Update

Ms. Mason provided the Board with minutes of the Tuesday, February 18, 2014 Doylestown ChemFab Community Advisory Group meeting noting the ChemFab Committee would like to begin removing contaminated soil along the Westwyk area. Initially, the owner of the property denied access to excavate, but has since been granted permission. Digging will begin very soon.

Ms. Mason reported upon a recent article in the Intelligencer, contamination was reported along the Bitzer property located in New Britain Borough. The information was forwarded to DEP, where Ms. Mason requested their assistance to locate the contaminated source and determined if a plume exists.

E. Supervisors

Mr. Touhill reported the Bike and Hike Committee's Destination Peace Valley, Sensory Trail and Neshaminy Greenway projects are all moving ahead and progress is anticipated by the end of 2014. He encouraged and invited any interested residents to attend meetings.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approved Mr. Emad Abdelnaby as a member of the Ways and Means Committee and Mr. Robert Salanik as a member of the Park & Recreation Board.

MOTION CARRIED with a vote of 5 to 0.

Mr. Snyder requested the Board consider scheduling a second Pension meeting prior to the first Tuesday in June to review and discuss funding, risks to devise a well thought out plan before moving forward. He then asked Ms. Mason to coordinate a date with township's pension consultants. Ms. Mason agreed. Mrs. Lyons noted if the township is not 95% funded, they are not in good shape. Doylestown Township is currently 80% funded. Mr. Garton suggested rescheduling the June meeting to April so to avoid conducting a third meeting. The Board agreed.

Mr. Snyder reported the Environmental Advisory Committee received positive feedback regarding riparian buffers literature and the importance in protecting areas near rivers and ponds. Additional copies can be found at the Township's front office. Upon his attendance at the PECO Energy open house, Mr. Snyder reported the township along with a PECO representative will be hosting a meeting to discuss smart meters safety and their effects in reporting outages. Currently, the only source of reporting power outages is from phone calls. The meeting is scheduled for March 20, 2014, 9:00am in Doylestown Township Municipal Building.

Mr. Colello reported the Planning Commission reviewed two plans, which are part of tonight's agenda. A letter from a resident was recently received thanking the township for their quick response in filling numerous pot holes. Mr. Colello then noted in the recent Pennsylvania State Association of Township Supervisors (PSATS) newsletter, a quote from Mrs. Lyons was mentioned regarding procedures on how to instruct a supervisor.

Ms. Manion commented on the most recent, well attended Ways and Means Committee meeting. She commended the Committee, especially Chairman; Lee Schwarz on their efforts to create a well understood budget for residents.

Mrs. Lyons reported out of the 1,450 townships attending the PSATS conference, Doylestown is ranked number one and will receive the Governor's award for local government in the area of intergovernmental cooperation. The township received this award due to their cooperation with New Britain Borough, New Britain Township, and the County of Bucks in the work on the Destination Peace Valley Trail. She then congratulated the staff in their efforts.

## VI. NEW BUSINESS

### A. *Land Development*

#### 1. 360 Old Dublin – Request for Review Extension

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisor grant applicants; 360 Old Dublin an extension until June 1, 2014 to submit their Preliminary Subdivision plans with comments.

Mr. Colello recommends approval be granted. The applicants have complied with all comments reviews and only needs to work through some challenges. The only items remaining are minimal for requirements.

MOTION CARRIED 5 to 0.

#### 2. Kummer Tract – Preliminary/Final- Minor Subdivision Plan

Mr. Garton reported the Kummer Tract is owned by the Estate of Wilmer Kummer, located on Turk Road and contains an existing non-conforming multi-family dwelling unit. As result of the subdivision, the multi family dwelling will take access to Turk Road and the balance of the site will take access through an easement onto Old Pebble Road. The property is identified as Bucks County Tax Parcel 9-34-93. The plans were prepared by Irick, Eberhardt and Mientus, Inc., dated June 24, 2013, last revised December 6, 2013. The Doylestown Township Planning Commission recommended approval at their February 24, 2014 meeting as a preliminary\final subdivision plan subject to conditions.

Attorney for the Kummer Tract; Kellie McGowen explained the plan is to take an existing 2.4 acre lot, presently non-conforming with two uses. The first is as a single family dwelling which takes access through an easement off Old Pebble Road. The second is as a multi-family dwelling located at the frontage of Turk Road. Basically a line will be drawn through the middle of the property creating a lot with a multi-family dwelling approximately under an acre. The single family lot is approximately 1.4 acres. Upon meeting with the Zoning Hearing Board, relief of three variances was received in order to receive the non-conforming lot with respect to lot area for the multi-family dwelling. Relief was also received to facilitate the lot line at its location, considering existing accessory structure. The second lot received relief due to no frontage on Old Pebble Hill Road. No development or changes to the site is proposed. Additional buffering on the new lot line was discussed with Boucher and James, Inc. In response to DEP and Bucks County Planning Commission, an alternative onsite sewage system location is considered in the event of future requirements. The property has private water and sewer facilities. Public sewer connection was reviewed, but was not pursued.

Mrs. Lyons questioned the status of a comment made by Township Planning Consultant; Judy Stern Goldstein regarding imperious surface versus woodlands and vegetation. Ms. McGowen responded; the issue was resolved by visiting the site with Ms. Stern Goldstein to verify the existing trees were not considered woodlands and confirmed calculations.

Upon Board approval, applicant is to agree with the following conditions as set forth by Township Solicitor; Jeffrey P. Garton...

1. Compliance with the Pickering, Corts & Summerson report dated February 11, 2014;
2. The Board of Supervisors granted waivers from the following provisions of the Subdivision/Land Development Ordinance:
  - a) From the provisions of Section 153-20.C(10) so as to not require that the plan show the location of existing watercourses, wells, etc.
  - b) From the provisions of Section 153-20.C(11) which would require the identification of species and the sizes of large trees as well as other natural resources;
  - c) From the provisions of Section 153-20.D(17) which would require the calculation of the total drainage area and the runoff characteristics of the proposed structure or structures;
  - d) From the provisions of Section 153-20.D(18) which would require landscape buffers and street trees;
  - e) From the provisions of Section 153-20.D(19) so as to not be required to provide a lighting plan;
  - f) From the provisions of Section 153-24.B(2)(a) so as to not be required to widen the cartway along Turk Road to the extent of one-half (1/2) of road in the center line;
  - g) From the provisions of Section 153-25 which would require the installation of sidewalks and a bike and hike path;
  - h) From the provisions of Section 153-26.A(3) which would require the installation of curbing along boundary streets;
  - i) From the provisions of Section 153-29.A(3) related to curbing along certain frontage;
  - j) From the provisions of Section 153-29.C related to the creation of nonconforming side and rear yards;
  - k) From the provisions of Section 153-34.B(1),(2),(3) related to landscape, buffer yard and street tree requirements; and
  - l) From the provisions of Section 153-36 with respect to certain lighting requirements.
3. Continued compliance with the Decision rendered by the Doylestown Township Zoning Hearing Board, which said decision was rendered on October 22, 2013 and referenced three (3) variances. One of the conditions imposed by the Zoning Hearing Board was that the non-conforming apartment use on Lot No. 1 cannot be expanded;
4. Compliance with the Pennsylvania Department of Environmental Protection letter dated February 11, 2014;
5. Compliance with the Boucher & James letter dated February 7, 2014, with the exception of comment 3.c. relating to the non-conforming parking condition since the parking condition is non-conforming;
6. Compliance with the Bucks County Planning Commission correspondence dated February 3, 2014;

7. Applicant to grant the additional right-of-way along Turk Road to the Township;
8. Receipt of all permits and approvals from any agencies having jurisdiction over such matters including, but not limited to DEP, the Bucks County Conservation District, et al.; and
9. Applicant to pay any and all costs incurred by the Township in connection with the application including professional services.

On behalf of applicants; Estate of Wilmer Kummer Tract, Ms. McGowen agreed to the conditions.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the Preliminary\Final - Minor Subdivision Plan as submitted by Kummer Tract, Bucks County Tax Parcel 9-34-93 subject to the conditions as set forth by Township Solicitor; Jeffrey P. Garton.

MOTION was ADOPTED 5 to 0.

## **B. Township Bids**

### 1. Street Sweeping - 2014 Extension

Ms. Manion made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors award the 2014 Street Sweeping Bid to Reilly's Sweeping, Inc in the amount of \$38,435.76 or \$19,217.99 per each sweeping.

MOTION was ADOPTED 5 to 0

### 2. Post & Sign

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors award the 2014 Sign and Post bid for supply and delivery of sign and post materials during the year beginning April 1, 2014 through March 31, 2015 to the following contractors...

*Chemung Supply Corporation, Elmire NY - \$1,802.00*  
*Custom Products Corporation, Jackson MS - \$1,383.34*  
*Garden State Highway Products, Inc., Vineland NJ - \$979.00*

Mr. Snyder questioned what the services are needed for. Mr. John answered; signs are constantly in need of replacement on a yearly basis.

MOTION was ADOPTED 5 to 0

### 3. Road Materials 2014/2015

Mr. Colello made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors award the 2014 Road Material bid for supply and delivery of blacktop materials during the 2014/2015 contract year to ...

*Eureka Stone Quarry, Warrington PA*  
*1200 ton 9.5mm Wearing at \$58.25 per ton delivered = \$69,900.00*  
*1200 ton 19.0mm Binder at \$54.25 per ton delivered = \$65,100.00*  
*400 ton 25.0mm Base at \$50.25 per ton delivered = \$20,100.00*

Mr. Snyder questioned if the township has an obligation to purchase the amount road materials as stated on the bid. Mr. John answered; the amount of materials has never been an issue. The cost fluctuates depending on need. If the money is not spent at the end of the season, the contractor is not obligated to

charge the township. Ms. Mason added, due the consortium bid with other municipalities involved, a good rate is offered.

MOTION was ADOPTED 5 to 0

#### 4. Stone and Cold Patch Bid 2014/2015

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors award the 2014/2015 Stone and Cold Patch anticipated to be purchased during 2014/2015 with the understanding the final year end numbers may be higher or lower dependent upon needs and road work completed to ...

*Eureka Stone Quarry, Chalfont PA = \$10,670.00*

*H&K Materials, Div. Of Haines & Kibblehouse, Chalfont = \$21,570.56*

*Plumstead Materials, Pipersville PA = \$2,109.36*

MOTION was ADOPTED 5 to 0

#### C. Engineering Proposals – Aerial Mapping – Central and Turk Parks

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve Engineering needs and costs regarding Central Park, Turk Park, Game Grove and the Sensory Trail in order to attain required reviews and permits for the park projects in the amount of \$33,000.00.

Mr. Snyder questioned with the request only for engineering work, is there enough of a balance in the budget to complete the entire project or is it planned for next year. Mr. John answered; the remaining projects will be planned for next year. The preliminary engineering planning is time consuming and will need to be completed before Spring. He anticipates work to begin in 2015. Mr. John will update the Board in the future on progress.

Mrs. Lyons questioned how many years are left on the lease with Bucks County for Turk Park. Mr. Garton commented an extension was granted approximately two years ago. Ms. Mason answered; the township has a twenty five year lease with approximately fifteen years left.

MOTION CARRIED 5 to 0

#### D. Open Space Agreement - Delaware Valley College

Mrs. Lyons noted upon agreement, the township will consider releasing front road improvements along Delaware Valley College's Farmers Market. Upon purchase approval, the agreement will be forwarded to Bucks County. Mr. Garton added; the agreement is condition on Bucks County agreeing to fund the purchase with Open Space funds allocated to the township. The only township expenditure with the exception of due diligence is \$2,000.00. Ms. Mason noted the Open Space Preservation Board recommends the purchase.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the Agreement for Purchase and Sale of Real Estate between Doylestown Township and Delaware Valley College of Science and Agriculture for 10.5 acres in the amount of \$312,000.00. Funds will be generated from the Open Space account.

MOTION was ADOPTED 5 to 0.

#### E. Bucks County 2014 Hazard Mitigation Plan Update – Resolution

Mr. Touhill made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the Agreement to Participate in the Planning Process of the Bucks County 2014 Hazard

Mitigation Plan Update and have a letter of participation be drawn and forwarded from a municipal manager or chief elected official as per the recommendation of Township Manager; Stephanie J. Mason.

MOTION CARRIED 5 to 0.

F. Eagle Scout Proclamation – Zachary Miller – Troop 6

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors award Boy Scout Troop 6 member; Zachary Miller the Eagle Scout honor at the May 3, 2014 Eagle Court of Honor ceremony.

MOTION CARRIED 5 to 0.

G. 2014 Sounds of Summer Concert Series – Contracts

Mrs. Lyons reported all entertainment contracts pricing are within previous years and funding was provided by donations.

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve 2014 Sounds of Summer Concert schedule and contracts between the Township and the following contractors ...

- 1) Amy Black Band on June 25, 2014 = \$1, 200.00 \ contract not required
- 2) Philly Party Band on June 29, 2014 (rain date July 6th) = \$2,000 \ contract not required
- 3) Darlingside on July 9, 2014 = \$3,000.00 \ contract
- 4) Almost Fab on July 16, 2014 = \$1,200.00 \ contract not required
- 5) Jimmy and the Parrots on July 23, 2014 = \$2,500.00 \ contract not required
- 6) Green Tea Revival on July 30, 2014 = \$1,000.00 \ contract not required
- 7) Schaeffer Protechnics on June 29, 2014 (rain date July 6th) = \$6,000 \ contract pending

MOTION CARRIED 5 to 0.

H. Neshaminy Greenway Trail Share Participation Agreement

Mr. Colello made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors approve the Neshaminy Greenway Trail Share Participation Agreement between the Township and Chalfont Borough, New Britain Borough and New Britain Township regarding the planning of a regional trail system.

Mrs. Lyons requested to add the amount of the Delaware Valley Regional Planning Commission Regional Trails Program grant on paragraph four of the agreement. Ms. Mason agreed and will ask the Chalfont Township Manager to amend the agreement.

MOTION was ADOPTED 5 to 0.

I. Volunteer Appreciation Day Resolution

Ms. Manion made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors adopt the Proclamation of the Board of Supervisors of Doylestown recognize April 1, 2014 as National



Service Recognition Day to honor and respect all those who volunteer their time towards the community.

MOTION was ADOPTED 5 to 0.

J. 457 Plan – Beirne Wealth Retirement Plan

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisor table approval of the Retirement Plan Consulting Agreement between the Township and Beirne Wealth Consulting Services until a meeting with the retirement plan representative can answer questions.

MOTION CARRIED 5 to 0.

K. Treasurer's Report –March 18, 2014

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the March 18, 2014 Treasurer's Report

MOTION was ADOPTED 5 to 0.

L. Bills List – March 4, 2014 & March 18, 2014

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the March 18, 2014 Bill's List in the amount of \$208,135.98.

MOTION was ADOPTED 5 to 0.

## VII. ANNOUNCEMENTS

- A. The next meeting of the Board of Supervisors is scheduled for Tuesday, April 1, 2014.
- B. Washington DC Cherry Blossom Trip – 3/29/14 - \$55 per person. To sign up for this trip go to our website at [doylestownrec.org](http://doylestownrec.org)
- C. RED CROSS BLOOD DRIVE - Friday, 3/28/14 - 2 PM to 7PM @ Doylestown Twp. in the Activity Center. Schedule appointment at [www.redcross.org](http://www.redcross.org)
- D. Central Park Native Plant Demonstration Garden – Phase One - Sat., 3/22 - 8AM @ Central Park by the Environmental Education Center. If you would like to donate plants, volunteer or get more information on this event – visit our website or contact Ashley Thompson at 215-348-9915
- E. POT HOLES – To report pot holes on State roads call 1-800-FIX-ROAD. Township Pot Holes can be reported at (215) 398-9915. List of all roads can be found at [www.doylestownpa.org](http://www.doylestownpa.org)

## VIII. ADJOURNMENT

The March 18, 2014 Doylestown Township Board of Supervisors Regular meeting was adjourned at 7:51pm.

Respectfully submitted by

Stephanie J. Mason  
Secretary