



Board of Supervisors

Regular Meeting

425 Wells Road
Doylestown, PA 18901
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215-348-9915

~ Minutes ~

Tuesday, August 18, 2015

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. Presentations

The Board met in Executive Session, prior to the meeting to discuss personnel and litigation matters.

1. Central Bucks Ambulance – Request Tax Increase

Chuck Pressler, Chief/Executive Director, addressed the Board to request to extend millage of the Central Bucks Ambulance budget from a 1/4 to a 1/2. The recent ten year planning showed a sudden decrease in reimbursement rates. This is a concern going forward a year and a half to two years for extended planning on capital purchasing and operational funding.

Mr. Garton noted for the record; Provisions of the Second Class Township Code 5368.205 permit raising the millage to a 1/2 without referendum. Ms. Lyons added; the Board has been provided with details of the last 12 months and has no issue the Central Bucks Ambulance accounting process or procedures.

Mr. Snyder questioned; how does the Central Bucks Ambulance's budget compare to other municipalities. Doylestown Township is at the lower end with a 1/4 millage or an average of \$9.00 per year, per household. With the exception of Buckingham Township, other townships are closer to \$13.00 or \$14.00 per year, per household.

Mr. Garton noted consideration to change the millage will need to create a Budget Resolution to include an increase.

For clarification, Mr. Colello questioned if the request is to double what the township is currently paying in 2016. Chief Pressler clarified; \$54,000 is received by the township, where the goal is to receive \$108,000 in 2016. Mr. Colello commented although he appreciates the service, the request is extreme and needs further justification. He questioned if pending legislation in Harrisburg will assist with costs. Chief Pressler indicated the legislation does not help and is waiting to get out of committee. In order to get out of committee it has to agree with insurance terms. If the legislation

passes, it will make a lull of what needs to be completed today. This means if the Central Bucks Ambulance needs to accept 30% on the dollar as payment in full under House Bill 347, which cannot be done. Mr. Colello then commented the House bill 339 is serving to solve some of the problems.

Mr. Colello then questioned; can the Board place the additional millage into a regular millage account and pay a certain amount. Mr. Garton answered; the Board can place a separate line item millage for the Central Buck Ambulance and not in the General Fund's millage. Chief Pressler added; Buckingham and Doylestown Township are at 1/4 millage and the decision to raised will solve many problems as part of the ten year plan.

Upon a question from Mr. Colello, Central Bucks Ambulance clarified each resident is different where homes assessed at a higher rate will pay more. On an average, Doylestown Borough's residents pay approximately \$13.00 per year. Doylestown Township residents pay \$9.00, Buckingham Township residents pay approximately \$12.00 and New Hope and Solebury residents pay \$11.00.

Mr. Touhill questioned what is the increase in millage for. They answered; the increase will go towards the capital account to purchase ambulances (\$90,000 to \$100,000), equipment and heart monitors (\$50,000).

Resident; Lee Schwarz of 189 Sunset View Drive commented the township should be paying 3/8 of a mil to be at the right spot instead of a 1/2. As discussion is needed to review how much is being paid per household as opposed to per millage.

Resident; Joe Paternostro questioned why can't the Central Bucks Ambulance coordinate a fund raiser event similar to the Fire Department to raise funds and commented he is not in favor of the raise in millage. Ms. Mason reminded the Board, when the millage was raised to a 1/4, it was placed under a general election with overwhelmingly approval by township residents.

Resident; Jim Binger of Furlong commented all volunteer organizations have changed over the years. The Central Bucks Ambulance are very busy with training and don't have time to raise money. He then commented for \$18.00 there should be no discussion because services are needed.

The Board will consider the raise in millage for the Central Bucks Ambulance in their budget discussions. Chief Pressler indicated; if the Board decides to go into referendum this year, it has to be presented at the Board of Elections by September 3rd.

2. Ways & Means Quarterly Report – L. Schwarz

Ways and Means Committee Chairman; Lee Schwarz reported on the township's six month performance and comparison of budget estimates for 2016. The revenue forecast for earned income tax is steady at \$3.8 million. Finance Director; Ken Wallace reported on a slight improvement where additional revenue may be seen in 2015.

Real Estate taxes and transfer are projected to stay the same. Permits and fees are down \$78,000 and may continue at the same rate. State aid is in the plus. Contributions are down due to low donations for Kid's Castle. Revenues will fall approximately \$103,000 short. However, the shortness may be made up with earned income tax. The revenue projection is estimated to be on tract for 2015.

For Expenses, the police department has been saving money with gasoline and training.

Professional services is underestimated and derived from over spending in litigation, zoning and code issues. Water will be slightly ahead of budget by \$37,000. As it stands, the township may spend

\$266,000 more than originally planned. However, \$120,000 is expected from earned income tax. Mr. Schwarz indicated expenses for 2015 will come in evenly at \$13,093,389.

Additional expenses show, snow and ice is over at \$110,000 due to the difficult winter. Medical expense showed additional cost for direct contribution pension at \$28,000.

Savings are also expected with contracted services are under at \$26,392, insurance cost at \$20,093, utilities at \$13,546 and road supplies are even with a variation for additional supplies.

Under fund balance, Mr. Schwarz indicated the township planned and intended to spend \$1.9 million dollars from the savings to cover this year's budget. With additional costs, approximately \$2.3 million may be needed. However, improvements will be shown by not spending all capital expenses and additional earned income tax. Overall, the township is in good shape from the stand point of having a stable fund balance.

A resident requested clarification on professional services. Mr. Schwarz offered to provide line items after the meeting. Mr. Schwarz noted figures for professional services are mainly regarding the proposed Hammerstein development zoning issues, engineering expenses regarding roads and bridges and planning expenses from the proposed renovations of the township's administration offices were not part of the original budget discussions for 2015.

Ms. Manion commented the Ways and Means' presentation is an important tool to report revenue and cost, where the township is not over estimating their costs.

Mr. Snyder commented the Ways and Means Committee and township staff scrutinize all line items more than in previous years to provide a greater level of detail.

- C. Visitors/Public Comments
No comments

II. ANNOUNCEMENTS

- A. The Doylestown Township Pension Commission will hold a meeting on Tuesday, September 15, 2015 at 4:00 PM.
- B. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, September 15, 2015 at 7:00PM.
Mrs. Lyon announced the Doylestown Township Board of Supervisors Regular meeting scheduled for Tuesday, September 15, 2015 will now be begin at 5:00pm, instead of 7:00pm.
- C. Doylestown Township Building - OPEN HOUSE – Thursday, Aug. 27th from 10:00AM – 12:00PM and Thursday, Sept. 10th from 6:00PM – 8:00 PM. Public is invited to visit.
- D. The Doylestown Township Administration Offices will be closed on Monday, September 7, 2015 in observance of Labor Day.
- E. Give the Gift of Life. The Red Cross will hold a Blood Drive on Friday, Sept. 11, 2015 from 2:00pm – 7:00pm at the Activity Center behind the Administration Offices. To schedule an appointment go to
- F. Fido Float at Fanny – Sept. 12th at Fanny Chapman Pool from 12:30PM – 4:00PM. For additional information and to register for this event, please visit our website at

- G. 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.
- H. Volunteers NEEDED for a planting at Bridge Point Park – Oct. 3, 2015 from 9:00AM – 12:00 Noon. Visit our website for further details.
- I. REMINDER: Central Bucks Schools will be back in session on Monday, August 31st. Please Drive Carefully
- J. CB Cares Educational Foundation and Doylestown Township Parks and Recreation Department are joining in the Global Initiative of Young People Around the World in Performing Arts on September 19, 2015 from 6:00 to 9:00pm at the Amphitheater in Central Park

III. MINUTES APPROVAL: July 21, 2015

Ms. Manion made a MOTION; seconded by Mr. Touhill the July 21, 2015 Doylestown Township Board of Supervisors Regular meeting minutes be approved with the following corrections...

Note the absence of Chief A. Dean Logan with Lt. Matthew O'Connor present in his place.

MOTION was ADOPTED 5 to 0.

IV. CORRESPONDENCES

- A. Ways and Means Committee Resignation – E. Abdelnaby

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors accept the resignation of Emad Abdelnaby as a member of the Ways and Means Committee.

MOTION CARRIED 5 to 0.

V. REPORTS

- A. Solicitor

- 1. Pebble Ridge/Woodridge and Vicinity Sewer Project – Consideration of the Condemnation Resolution

Mr. Garton reported on the status of securing easements from the various residents necessary to complete the Pebble Ridge \ Woodbridge Sewer Project. There were 17 owners affected by the need to give easements. Although there are different parcels numbers, 17 owners. To date, 6 easements received various degrees of correspondence and another site meeting with 8 residents with a remaining 3 ignoring all notifications sent on two occasions.

In order to proceed with the project, Mr. Garton prepared a Condemnation Resolution for residents who yet reached an agreement with the township. Current residents in discussion with the township will continue discussions as opposed to filing court papers. However, the three residents who did not respond will be scheduled to receive the Condemnation of Resolution due to the lack of action of previous correspondence.

For the Board's consideration, Mr. Garton presented the proposed Condemnation of Resolution that will authorize the filing of the necessary declarations.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors authorize the Township Solicitor; Jeffrey P. Garton prepare a Condemnation of Resolution authorizing the filing of necessary declarations related in securing sanitary sewer easements in order to move forward with the Pebble Ridge \ Woodbridge Sewer Project.

MOTION was ADOPTED 5 to 0.

B. Police Chief

No Report

C. Township Engineer

No Report

D. Manager

1. ChemFab Update– EPA Meeting 7/28/15

Ms. Mason updated the Board on the ChemFab project where the Environmental Protection Agency (EPA) will be installing an air filtration system in the building. In addition, the EPA continues to work on water contamination and finding a plume. Water extraction is also being completed to assist in finding the plume and removing contaminates. The next meeting is scheduled for November.

Mrs. Lyons explained ChemFab is an area located off North Broad Street in Doylestown. It is a borough, but when you add contamination all neighboring communities are affected.

Mr. Snyder questioned; how serious is the ChemFab situation and how fast should the township move to resolve the contamination matter. Ms. Mason answered the EPA has been continuously working on the matter by taking samples, compiling information and speaking with property owners. In addition, meetings are scheduled with the Customer Advisory Group every few months to provide a status report. Doylestown Borough has been focusing on working with Washington with opportunities for funding. Ms. Mason commented; the EPA has works very hard to complete the work that needs to be done with funding requirements. Upon a question from Mrs. Lyons, Ms. Mason indicated the project is moving along within a reasonable amount of time.

Mr. Snyder commented the work may not be progressing as fast as it should. However, if everyone on the committee is satisfied with the progress, he is as well. Mr. Garton noted; the pace of the EPA cannot be directed. The township can only encourage the EPA to complete the project to the best of their abilities. Additionally, the Borough and Township does not have the funds to rush the project.

2. Stream Crossings Inspection

Ms. Mason reported Pennoni and Associates is about to begin the in-depth inspections of the Stream Crossing with regards to the small bridges and culverts along the township from the memo received from Mr. John.

Mr. Snyder questioned; if repair estimates will be prepared for the bridges under the two year cycle needing inspection by the state. Ms. Mason answered; township bridges estimates have been completed to meet state requirements. However, not all reports have been submitted. Ms. Mason added; the Chapman Bridge inspection is not due until the end of the year.

3. Training Request –Fire Investigative Approaches Training Seminar –R. Schea

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve Doylestown Township Fire Marshall; Rick Schea attend the North & South Carolina Chapters of the International Association of Arson Investigators Annual Training conference with an overnight stay from October 19th through 23rd in Myrtle Beach, South Carolina as per the recommendation of Ms. Stephanie J. Mason. The total amount of the training will be \$860.00.

MOTION CARRIED 5 to 0.

E. Supervisors

Mr. Touhill reported the Bike and Hike Committee will hold their annual Trail Awareness Day on September 20, 2015. Today's meeting was led by Taylor Thompson of Heritage Conservancy as part of the Tuesday by the Trail Hike. A new trail was presented near Hart's Woods, which is adjacent to the bird watching area. In the future, the Conservancy will be providing updates and additional trail hikes.

Mr. Snyder reported accountants recently audited the township 2014 business records. One issue was found under the Water Authority's books and two within the Township's. All issues were easily resolved. Mr. Snyder then congratulated the township staff on a job well done.

Many of Boards and Committees have volunteer opportunities available and Mr. Snyder encouraged anyone interested to apply. All information can found on the township website at www.doylestownpa.org.

The Ways and Means Committee will hold the first Fall Budget Work Session in September/October for 2016. Mr. Snyder welcomed anyone interested to attend.

Mr. Colello reported the Planning Commission reviewed the proposed Pavilion at Furlong Sketch plan, where the topic is included on tonight's agenda.

Mr. Colello commented the duty of a Board of Supervisors is to inspect every department under the township's authority. Therefore for the last nine months the Doylestown Township Municipal Authority (DTMA) office has been reviewed. Upon completion of the analysis, the DTMA was determined to be a beneficial asset and service to residents. The analysis showed there was opportunity for growth. With a more aggressive approach, significant growth has been shown. The DTMA should not be sold as a potential for serving the Doylestown community and is increasing. With the continued enthusiasm of the Authority members, the future of the DTMA is bright.

Ms. Manion reported The Telecommunications Board (TAB) currently has two vacancies. The TAB is also requesting video submissions for broadcasting. The videos can be educational, produced and assembled or edited. The Board is currently working Crabgrass Productions who are assisting with videos of the historical nature.

VI. UNFINISHED BUSINESS

A. Band Shell Sponsorship – tabled from 6/2/15 and 7/21/15

Mrs. Lyons referenced Ms. Mason's August 12, 2015 memorandum indicating upon a meeting with Parks and Recreation Chairman; John Bray and Covenant Bank Representatives Mr. Timmons and Mr. John C. Spier it was decided the Central Park Band Shell will be named The Covenant Bank Amphitheater over the next three years. Additionally, The Thompson Organization was named as the Concert Series sponsors.

Mrs. Lyons reiterated CB Cares and the Doylestown Township Park and Recreation Department's Plan for Change Event will be held on September 19, 2015. 6:00pm to 9:00pm at the Covenant Bank Amphitheater in Central Park.

Mr. Garton noted for the record; the Board should take official action to recognize Covenant Bank's proposal and delineate the naming of the amphitheater theater noting the period involved.

Mrs. Lyon made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors approve the naming of Central Park Band Shell to The Covenant Bank Amphitheater beginning September 1, 2015 for a period of three years. Further, as per the agreement Covenant Bank will donate \$41,000 over a three year period. Should a successor or entity take over, the agreement between Doylestown Township and Covenant Bank will be terminated.

On behalf of Covenant Bank, Mr. Timmons expressed his gratitude on being named the sponsors of the amphitheater. Mr. Timmons then commented on the impressive professionalism of the township and their willingness to work through the situation.

MOTION was ADOPTED 5 to 0.

Mr. Colello reported to date, the band shell has generated \$71,000. Mrs. Lyons added; with a combined sponsorship with Covenant Bank and the Thompson Organization, \$71,000 was generated for the Performing Arts in Central Park for the next three years.

VII. NEW BUSINESS

A. Selling of the Showmobile

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisor authorize the Township create a listing under the Township News Magazine to sell the 1995 Wenger Showmobile for an amount not less than \$10,000, as per the recommendation of Township Manager; Stephanie J. Mason.

MOTION CARRIED 5 to 0.

B. Showmobile Rental – Request Waiver of Fees – CB Cares

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors waive rental fees associated with Township's Show Mobile to CB Cares Educational Foundation for a maximum of \$1,000 and security deposit of \$1,000 for use at the Pumkinfest Event scheduled for October 24, 2015 as per Resolution #1533.

MOTION was ADOPTED 5 to 0.

C. Public Sewer Connection Request– 23 Pine Circle

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve Donald Reinhold of 23 Pine Circle request for an on-site septic serving due to malfunctioning. A letter dated July 24, 2015 from The County of Bucks Department of Health was provided indicating the property has been evaluated and confirmed the existing system is malfunctioning and has potential for a health hazard.

MOTION CARRIED 5 to 0.

D. 2015 Line Painting and Pavement Marking Bid

Mr. Snyder made a MOTION; seconded by Mr. Touhill the Doylestown Township Board of Supervisors award the 2015 Line and Pavement Marking bid to Traffic & Safety Signs, Inc of Kennett Square, PA in the amount of \$16,799.

MOTION was ADOPTED 5 to 0.

E. Land Developments

1. Buckingham Retail Properties LLC – Plan Withdrawal

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township acknowledge receipt of plan withdrawal from Buckingham Retail Properties, LLC regarding their proposed amendment to the Zoning Ordinance related to the C4 Zoning District regarding a Wawa convenience store and gas station.

MOTION was ADOPTED 5 to 0.

2. Pavilion at Furlong – Sketch Plan

Mr. Garton reported the Pavilion at Furlong plan development was last presented to the Board in May of 2015, where they also solicited public and Board comments. Since meeting, the applicants have been working on the plans and presented their revisions at the July 27, 2015 Planning Commission meeting.

Edward F. Murphy, Esquire of Wisler Pearlstine, LLP confirmed the plans were recently revised and defined as per comments received from residents and the Planning Commission. The revised plans were then submitted for consultants and township staff review. Upon discussion at the July 27th Planning Commission meeting, the commission recommended bringing the Pavilion at Furlong's sketch plan forward for Board consideration.

Mr. Murphy then presented recent revisions of the plans as, reducing the overall square footage of the site by 3,500 square feet accomplished by two buildings. Retail building B was reduced in length by 50 feet in order to preserve one tree. In Retail building A, the depth was reduced to create a greater distance between the residential neighborhood and the rear of the building. Other areas reduced were internal sidewalks, cart way widths which made them consistent and narrow in certain places. Additionally, with the support of the Bike and Hike Committee, the bike path width was reduced from 12 to 8 feet along York Road. A section of the path was also eliminated off Swamp Road for better safety. As compared with the proposed plan presented in May at 55.5%, the total result of adjustments in terms of building coverage and imperious is 45.2%. The amount of tree preservation has increased from 23% to 27%. Other changes include, additional buffering along the rear of Retail Building B and industrial properties to the West.

Upon speaking with the Water Authority, it was determined once the well is developed it will ultimately be dedicated to the Authority and merged into their system. This will be opposed to be privately owned or maintained. However, no formal decision has been made to date.

No additional changes have been made to the external or internal traffic patterns from the May presentation. Only the access road was narrowed from Rogers Road that leads out to the signalized intersection at York Road. The road is now 16 feet in width to eliminate the possibility of having a two way access point. As per directions, it was determined the adjustment would be beneficial to reduce imperious and create a signal line access point entry from Rogers Road to the signalized intersection.

For the record, Mr. Garton noted the recent name change of the proposed plan to Pavilion at Furlong, as per a discussion from the May presentation. Mr. Murphy agreed the name change is a commitment. Mrs. Lyons questioned why was the name changed. Mr. Murphy responded as per the request of the residents to show an appropriate location.

Board Comments;

Mr. Snyder questioned how committed are the applicants in dedicating the well to the township. Mr. Murphy responded; the applicants are very committed.

Mr. Snyder questioned; if the applicants followed the ordinance with imperious surface, what percentage would be imperious be at for Retail B. Mr. Murphy answered; the imperious surface will be at approximately 55%. Not reducing the parking stall size alone would increase the imperious by 2 or 3%. At the last Planning Commission meeting, there was conversation regarding reducing the parking stall size to 9x18, where some members were opposed. Mr. Snyder then questioned if there are any other way to reduce the imperious to 40%. Mr. Murphy indicated the plan will never be able to reduce the imperious to 40% and will not be realistic to request the applicant to do so. The current plan represents the best balance and not commercially viable to present less imperious than what the plan shows. The applicants are not prepared to reduce the overall square footage to below 58,000 on the site. To reduce the imperious to 40%, the square footage would have to be continuously reduced buildings and corresponding imperious.

Mr. Snyder questioned if any investigation was completed to the status of the nearby quarry or land fill and if it will be an issue. Mr. Murphy answered; no investigations have been completed to date. However, upon a lengthy conversation with Planning Commission Vice Chairman; Mr. Thomas Kelso who indicated after an extensive investigation of the matter, there is no issue of concern. Ms. Mason concurred with Mr. Murphy's comments and documents would have to be requested through Buckingham Township. Mr. Snyder requested documentation.

Mr. Colello questioned if the applicants drill the existing well and the water is contaminated, will it be served to customers. Mr. Murphy responded; of course not.

Mr. Snyder questioned if the applicants will proceed in having the parking lots located in front of the building be larger than the rear. Mr. Murphy answered; the applicants reduced but not eliminated the scope and extent of the variances required, where one remains to permit parking in the front yard along one of the buildings. A balance was attempted in placing all parking in back of the building closer to the residential properties and in the front near Route 263. However, the better choice was to place some parking in the front.

Mrs. Lyons questioned what is the setback of the sidewalks along Route 263 to the roadway. Mr. Murphy answered; a 10 foot fence will be added with planting to the roadway, as per Bike and Hike Committee's recommendations.

Mr. Snyder questioned if the tree preservation can be reduced closer to what is allowed by the ordinance. L. Scott Mills. RLA of Van Cleef Engineers answered; the only way would be to push the development back towards the residents due to the significant amount of woodlands. Mr. Murphy added; to push the development back will not be beneficial to the residents.

Resident; Joseph O'Malley of Rogers Road questioned what action is being asked of the Board. Mrs. Lyons answered; the applicants are presenting the sketch plan to receive Board's direction if the plan is acceptable with going forward with land development. Mr. Murphy agreed and indicated they also request direction in developing a stipulation to resolve the outstanding litigation proceeded a few years ago. Mr. O'Malley then question what are the next steps after receiving approval of the sketch plan. Mr. Garton explained; no approval will be presented at tonight's meeting, because the plan is in the sketch plan stage. Upon further discussion, the Board will decide if the plan makes sense. Mr. Murphy is requesting the zoning of the subdivision elements be reduced to a stipulation agreement between the township and the developer to be submitted to a judge as a court order to approve the general parameters of the development. The plan will then move on with land development for all stormwater and other issues as a part of their land development application.

Upon further questions from Mr. O'Malley, Mr. Garton explained; with zoning there are two alternatives. The applicants will need to return to the Zoning Hearing Board or resolve issues by stipulation, which is an agreement reduced by court order. Mr. O'Malley questioned if the imperious surface requirements are not met, would it be logical to return to the Zoning Hearing Board. Mrs. Lyons answered; the Zoning Hearing Board may find the applicants have done the best they can and the offense of 5% on the imperious is diminished. The hope is that an agreement can be made for the greater good for the community.

Mr. O'Malley requested the residents be involved when the developer meets with the township staff. Mrs. Lyons responded there have been many opportunities for public comments during numerous Planning Commission meetings regarding the development. Ms. Mason added; meetings with township staff are addressing matter of litigation where the staff is reviewing and focused on comment letters from all consultants to address issues raised. The township makes suggestions, but recommendations are provided by the Planning Commission where ultimately the Board of Supervisors make a final decision of all proposed plans.

Mr. Snyder questioned once developer meets with the staff to review changes and/or adjustments, can an invitation be extended to the residents interested in attending. Ms. Mason indicated a better alternative is the applicant hold a meeting with residents to discuss issues of concern. Meetings between the developer and township staff are very brief where only specific issues are reviewed.

Mr. O'Malley commented on the traffic from the site making a right hand turn onto York Road going south is a concern. He indicated most vehicles will speed through Rogers Road and unsure how it can be resolved.

Upon Mr. James Bingler of Turkey Lane in Furlong comments regarding variances requested by the developer, Mrs. Lyons clarified; the township needs to look at what the request is, shortfalls and what the bigger picture is. Mr. Bingler then commented the township maybe be leaving the issue open and the Board should insure all proposed plans stay within the required ordinances. When the previous developers; Grasso Group bought the property, there was a 40% imperious surface ratio in place. With the request of 57% imperious, this is not upholding to the rules and regulations. The developers should have requested to change the zoning to a C4 District, which includes a 50% imperious where the plans would be 7% over. Seventeen percent is large amount to be over and doesn't make sense. Mr. Garton clarified the 5% is only if the applicant's received relief from all parking stalls and other design changes. If the applicants went by the requirements, the imperious surface would be at 17% over.

Resident; Mary Lou Streznewski of 22 Brook Drive, Furlong questioned the last tree calculations dated in 2010. Mr. Murphy answered; Township Planning Consultant: Judy Stern Goldstein's office and the applicant's engineers have established a benchmark on when the trees should be measured. The trees will be measured based upon the recommendation of the Township Planner and at this time, the date is unknown. Ms. Mason added; the decision to re-measure the trees is based upon the plan that is a question of appeal. Mr. Murphy agreed.

Ms. Streznewski questioned will the onsite well be tested if whether it will effect adjacent residential properties. Mr. Murphy answered; there is a well disturbance agreement requirement, which the township will impose. Baseline studies will be completed to the extent if the well has a direct impact on any of the adjacent wells, it will be the responsibility of the applicant to correct the situation.

Ms. Streznewski then questioned the status of the proximity of the sewage treatment to the daycare center. Mr. Murphy indicated there has been no change. Upon Ms. Streznewski's question, Mr. Mills indicated the sewage area is approximately 75 to 100 feet from the building and has a surface play area. However, no designs have been submitted but will be approximately 40 feet from the sewage area.

Ms. Streznewski commented on the speeding issues off Brook Drive for approximately 50 years and stated with the proposed development and the Pooles Corner project, speeding will become more of an

issue. She then questioned if there are plans for not having a left turn into the development from Rogers Road. Mr. Colello responded; the plans show a left turn into the driveway for residents in the Rogers Road neighborhood to enter the development. Ms. Streznewski suggested removing the left hand turn to alleviate the traffic. Upon a discussion amongst the Board, Ms. Streznewski suggested adding speed bumps to assist with speeding issue, similar to what is used near Central Bucks East. Mr. Colello indicated the issue is to be addressed by the Traffic Committee. Mr. Garton added; traffic calming measures can be considered. However, the township cannot place traffic calming measures on a state road.

Resident; Keith Peters of 116 Steeplechase Drive questioned the pollution plume near Edison Furlong Road and if an intensive use of a well going to move the plume. Mr. Colello responded the matter will be taken into consideration once the well is drilled.

Mr. O'Malley questioned what liability does the developer have if the well is contaminated. Mr. Garton answered; the developer will have to present a letter of credit to guaranty the validity of residential wells along the vicinity. The period will begin a number of years after the project is completed and fully occupied. The time period may last approximately five to ten years and can be negotiated with the developer.

Business owner; Herb Elisner questioned when the traffic goes onto Rogers Road. Mr. Garton indicated there will be no turn allowed off Rogers Road. Traffic will only be allowed as a one way in. He then questioned will traffic signals be added to Route 263. Mrs. Lyons indicated yes.

Resident; Anne Woodbury of 680 Spring Valley Road commented with the proposed two story daycare center that will serve approximately 250 children, each child will have to dropped off and picked up. She is concerned how it will create a large volume of traffic not existing today. Currently there is an issue with cut through traffic off of Rogers Road that will also increase with the proposed site. Ms. Woodbury agrees with Mr. Binger's comments, the applicants should abide by the township zoning requirements and think ahead that Rogers Road is not a viable through way for the daily traffic that comes with a daycare center. She then noted Temple Judea's driveway is not aligned with the proposed sites where there is a problem that doesn't exist in trying to have their traffic cross into a private parking lot to get to a traffic signal. She suggested eliminating the access and only allows traffic from York Road to only make a right hand turn for the daycare to reduce traffic from Roger's Road.

Mrs. Lyons reported after months of discussion, vehicles departing from Temple Judea will not be allowed to make a left hand turn. Access and safety for the Temple was the ability to have the access. Mr. Murphy agreed and indicated part of the plan was to provide access. He then stated it will be up to the township to decide to keep or eliminated the access.

Ms. Manion agrees with resident's concerns and questioned if the Board can direct applicants to only design plans within township requirements. She commented when township's rules and regulations are not viable for developer's plans, the plans should not be considered nor should the Board approve variances.

Mr. Garton questioned what is the impact on the imperious surface if the access road is eliminated off of Rogers Road. Mr. Murphy answered; the imperious will be reduced further, but not a large number. To address Ms. Manion's comments, Mr. Murphy indicated part of the problem is some of the conforming plans were unattractive to the surrounding properties owners, because portions of the sites are zoned industrial and commercial. The plan has been re-developed for years and the current plan represents the best balance between a more conforming and undesirable, where it provides more benefits for the nearby residents.

Resident; Mr. Binger commented on his defense of the proposed site since first presented approximately ten years ago with the Grasso Group. Upon providing a brief history of the proposed plans, Mr. Binger

suggested the applicants come closer to the 40% imperious and figure how much is included in the road and provide an allowance for the road, because they are doing something for the community. He also suggested the applicants try speaking with the residents.

Mrs. Lyons stated no matter what the township does, it cannot remove the access road without having a conversation first with Temple Judea. Chief Logan agreed and stated it will create the congregation to exit onto York Road without a traffic signal. He continued; the Temple's construction may have not gone through without the requirement of a traffic signal at Rogers Road and York Road. Mrs. Lyons agreed.

Mrs. Lyons made a MOTION; seconded by Mr. Touhill to table the Pavilion at Furlong Sketch plan discussion until a conversation is scheduled with Temple Judea.

Resident: Kevin Hurley of Spring Valley Road commented the traffic problem along the community are tough and do not need any more for another chain drug store. There is no benefit to the community and most of the residents along the adjacent community agrees.

Mr. Colello commented there may be some confusion with the access way for the daycare center. The entry is very short will may not reduce the imperious anywhere needed than what was suggested.

MOTION CARRIED 4 to 1 with Mr. Colello voting nay.

Mrs. Lyons reported Temple Judea will be notified of tonight's conversation to receive their input. Mr. Garton suggested Temple Judea join the public discussions to provide their comments. In addition to the imperious surface issue which may have a modest improvement, there is also the issue of whether the access road be placed.

F. Bills List –August 18, 2015

Mr. Touhill made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the August 18, 2015 Bill's List in the amount of \$163,401.33.

MOTION was ADOPTED 5 to 0.

G. Treasurers Report – August 18, 2015

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the August 18, 2015 Treasurer's Report.

MOTION was ADOPTED 5 to 0.

VIII. ANNOUNCEMENT

- A. The Doylestown Township Pension Commission will hold a meeting on Tuesday, September 15, 2015 at 4:00 PM.
- B. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, September 15, 2015 at 7:00PM. Mrs. Lyon announced the Doylestown Township Board of Supervisors Regular meeting scheduled for Tuesday, September 15, 2015 will now be begin at 5:00pm, instead of 7:00pm.
- C. Doylestown Township Building - OPEN HOUSE – Thursday, Aug. 27th from 10:00AM – 12:00PM and Thursday, Sept. 10th from 6:00PM – 8:00 PM. Public is invited to visit.
- D. The Doylestown Township Administration Offices will be closed on Monday, September 7, 2015 in observance of Labor Day.

- E. Give the Gift of Life. The Red Cross will hold a Blood Drive on Friday, Sept. 11, 2015 from 2:00pm – 7:00pm at the Activity Center behind the Administration Offices. To schedule an appointment go to
- F. Fido Float at Fanny – Sept. 12th at Fanny Chapman Pool from 12:30PM – 4:00PM. For additional information and to register for this event, please visit our website at
- G. 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.
- H. Volunteers NEEDED for a planting at Bridge Point Park – Oct. 3, 2015 from 9:00AM – 12:00 Noon. Visit our website for further details.
- I. REMINDER: Central Bucks Schools will be back in session on Monday, August 31st. Please Drive Carefully
- J. CB Cares Educational Foundation and Doylestown Township Parks and Recreation Department are joining in the Global Initiative of Young People Around the World in Performing Arts on September 19, 2015 from 6:00 to 9:00pm at the Covenant Bank Amphitheater in Central Park

IX. ADJOURNMENT

The August 18, 2015 Doylestown Township Board of Supervisors Regular Meeting was adjourned at 8:44 pm.

Respectfully submitted by

Stephanie J. Mason
Secretary