



Board of Supervisors

Regular Meeting

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

~ Minutes ~

Tuesday, June 19, 2018

5:00 PM

Meeting / Activity Trailer

I. 5:00 PM REGULAR MEETING

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

Township Staff in attendance included Township Manager; Stephanie J. Mason, Director of Operations; Dave Tomko, Township Solicitor; Jeffrey P. Garton, Chief of Police; A. Dean Logan and Township Engineer; Mario Canales.

A. Pledge to the flag

A. Presentations

The Board met in a Budget Work Session and Executive Session, prior to the meeting. In Executive Session, matters of personnel and real estate were discussed.

1. Kids Castle – iRun4Life

Friends of Kid Castle Chairman; Joe Salvati thanked Jamison Elementary School students for hosting a IRun4Life event. All funds raised were donated to the ongoing renovations of Kids Castle.

Upon a short video presentation of the event, Mr. Salvati reported; a total of \$1,937.00 was raised. He thanked event leader and IRun4Life Director for Jamison Elementary school; Jen Alvarez and the parents for their support, encouragement and donations.

Before leaving, Mr. Salvati announced an anonymous, matching donation was received.

2. Pine2Pink (Breast Cancer Awareness) – Keith Fenimore

Co-Founder and Director of Pine2Pink; Keith Fenimore of 71 Oak Drive announced the launching of a non-profit program in Doylestown, beginning in October of 2018. The mission is to raise money for breast cancer patient's treatment on a local level. The October program will run all month, where it's proposed to transform Pine Street into Pink Street. Signs will also be altered from Scout Way towards Court Street with a pink K.

In addition, an App will be launched, where users will locate virtual ribbons hidden in retail stores and other points of interest along Doylestown. The App is free to download and

residents will engage in a scavenger hunt or make a donation. The App will also provide stories of breast cancer survivors.

Donations will assist in the purchase of cold caps, transportation and other out of pocket expenses, such as medication.

Due to the lighting aspect, there are three entry points as Triangle Park, West State Street and North Main Street, where bulbs will be changed to pink. Awareness events scheduled in September are Movie Night on September 13th and a Yoga Class in the Grass on September 22nd. The class will take place on the Mercer Museum lawn, beginning at 10:00am. All donations of \$25.00 or more will fund the Pink2Pink program and receive free admission to the museum with 90 minutes of yoga.

Ms Manion requested Board consideration to alter the Pine Run, Pine Valley and Pine Mill street signs as well. Ms. Mason added; Doylestown Borough Manager John Davis offered to design the pink Ks needed to change signage. She then indicated that the Township could participate by changing to pink bulbs. Mrs. Lyons suggested to participate by adding the event to the township's media notifications

3. Park and Recreation Proposed Building Update – John Bray, Chairman

Park and Recreation Chairman; John Bray updated the Board on the planning of the proposed new recreation building as new plan to generate indoor space for the community. The goal is to create a self-supporting activity space to generate revenue.

One of the ideas is to make the building bigger than previously planned with a mix of program space. The square footage is proposed to increase to 9,000, where 6,000 will be allocated to gym space and the remaining 3,000 towards a kitchen, bathrooms, meeting, activity and a small office. A part-time employee will be needed to be present at the facility.

The Park & Recreation Board is working with the Ways & Means Committee to create design specifics of the building for Board approval at a future meeting. An overview of how revenue can be generated and cost absorption by user fees outline will also be presented.

B. Visitors/Public Comments

II. ANNOUNCEMENTS

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, July 17, 2018 at 7:00 PM.
- B. Doylestown Township Administrative Offices will be closed on Wednesday, July 4, 2018 in observance of Independence Day.
- C. Bicentennial memorabilia for sale: Mercer Tiles - \$20, T-Shirts - \$10, Commemorative Bricks - \$10, Hats - \$18, and Park Trees - \$200

- D. Upcoming Bicentennial Events: July 14th @11:30 AM- Highland Farms History and Music Event
"Oscar and Us" A Sing
July 15th @ 7:00 PM- Concert & Fireworks – Bigg Romeo Parking \$5 per car.
- E. Thompson Performing Arts Concert Series – All concerts will be performed at the Covenant Bank Amphitheater in Central Park– Events will start at 7:00PM unless noted otherwise.
June 20th - Fabulous Greaseband (Oldies)
June 27th - River of Dreams (Billy Joel)
July 11th - Quakertown Bank (Rogers & Hammerstein Review)
July 18th- Lights Out (Frankie Valli and more)
- F. 2018 Discount Park Tickets are NOW available! To purchase ticket please contact the Administration Office.
- G. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM – Drop off site is located at the New Britain Rd. entrance of Central Park. Please visit our website for more information.

III. MINUTES APPROVAL: Regular Meeting - June 5, 2018

Mr. Colello made a MOTION; seconded by Mr. Snyder the June 5, 2018 Doylestown Township Board of Supervisors Regular meeting minutes be approved with the following corrections as noted by Mr. Colello.

Under the Tree Pruning & Takedown award section, change vote to 4 to 0, instead of 5 to 0.

MOTION was ADOPTED 4 to 1 with Ms. Manion abstaining due to her absence.

IV. CORRESPONDENCES

A. Hidden Lane Petition

Mr. Tomko responded to Timothy McCann of 9 Hidden Lane June 8th letter regarding a petition requesting to have Hidden Lane re-paved due to safety issues. He explained; Hidden Lane is not part of the 2018 road program. The township is in the process of re-evaluating the entire road program to rate the road system before moving forward.

A certain amount of funds have been allocated for road paving with additional funds to possibly complete other road projects. Hidden Lane will be considered for evaluation during the 2019 roads program.

Mr. Snyder questioned; if Hidden Lane has been evaluated since receiving the petition. Mr. Tomko indicated a specific evaluation has not been completed. However, the Roads Department is well aware of the condition.

Upon a discussion amongst the Board explaining the hierarchy of the roads program, Mrs. Lyons assured the residents their request will not be ignored and Hidden Lane will be placed on the list for consideration in 2019.

Resident; Michael Strum of Hidden Lane provided an overview of the deterioration of the road during the past three years. Pieces of the road can be seen, it's not safe for children to play around and makes lawn care very difficult.

Mr. Snyder questioned; if minor repairs can be completed in the meantime. Mr. Tomko answered; due to the road being tar and chip, filling in pot holes is very difficult.

B. Warrington Twp. Request Letter of Support – Kids' Mountain Music Grove

Ms. Herring made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors provide a letter of support of Warrington Township applying for a grant from the Pennsylvania Department of Community and Economic Development to construct a new play area at Twin Oaks Park off Bradley Road.

MOTION CARRIED 5 to 0.

C. Fitzgibbons Subdivision – Billing Dispute

Ms. Mason reported; in 2014, the Fitzgibbons Tract received approval for a land development plan. The project was then sold to a contractor to complete a one lot subdivision. Recently, a billing dispute arose with the township's finance department and Mr. Geoff Fitzgibbons regarding a bill received. The finance department requested to have the Board made aware of Mr. Fitzgibbon's letter and a letter scheduled to be forwarded. Ms. Mason added; she will have the finance department work to resolve all concerns.

Mrs. Lyons questioned; if it's accurate Mr. Fitzgibbons received bills in 2018 for a 2016 charge. Ms. Mason answered; billing was sent prior to 2018.

The Doylestown Township Board of Supervisors acknowledge receipt of Mr. Fitzgibbons letter and approve the Finance Department with Ms. Mason's assistance move forward to resolve the matter.

V. REPORTS

A. Solicitor

B. Police Chief

Chief Logan reported; the department received a letter of resignation from Officer Pekach on Monday, June 18th. His last day of employment will be July 1st. An acceptable candidate has been selected. Chief Logan requested Board approval to move forward in submitting a conditional offer of employment to maintain the staffing level of the force.

Mrs. Lyons made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors authorize Chief Logan to move forward and submit a conditional offer of employment to a candidate and fill the position of Police Officer vacated by the resignation of Officer Pekach.

MOTION CARRIED 5 to 0.

The Bucks County Hazardous Waste Recycling collection event is scheduled for Saturday, June 23rd between 9:00am and 1:00pm. The event will be held at Central Bucks High School South.

C. Township Engineer

D. Director of Operations

E. Manager - Training Request – ICMA’s 104th Annual Conference

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve Township Manager; Stephanie Mason attend the 104th Annual International City\County Management Association Conference (ICMA) with an overnight stay. The event will take place from September 23rd through 26th of 2018 in Baltimore, Maryland and in the amount of approximately \$1,168.00.

MOTION CARRIED 5 to 0.

F. Supervisors

Ms. Herring reported; at the last Park & Recreation Board meeting, it was announced the Turk Park playground is now open.

The Environmental Advisory Committee continues to maintain the Native Plant Garden every last Saturday. The garden is located behind Kids Castle. The work days are between 9:00am and 11:00am with the next scheduled for Saturday, June 30th. To receive additional funding, Ms. Herring directed residents to log onto www.paaudobon.org/get-involved, then click on Bird Habitat Recognition program and complete a form to have their home recognized as bird habitat friendly. The program will receive \$10.00 for each registered home.

Mr. Snyder reported; the first Pension Advisory Meeting was held on June 11th, where Sinclair Salisbury is Chairman and Ed Denton is Vice Chairman. The meeting was mostly informative where no action was completed. Future meetings are scheduled as the second Monday of each month, beginning at 4:30pm.

At the Traffic Advisory Committee, many educated residents attended to discuss traffic calming techniques along Spring Valley Road.

Mr. Colello reported on the recent trail dedication and commented on the well-organized coordination. He then congratulated Ms. Mason on a job well done.

The Public Water and Sewer Advisory Board (PWSAB) is attempting to receive cooperation from Bucks County Water & Sewer Authority, where apprehension was experienced for the last six months. Mr. Snyder questioned; what type actions can be completed to receive assistance. Mr. Garton suggested contacting the BCWSA Board Members.

Ms. Mason clarified; the PWSAB has gathered a lot of data on properties east of Route 611, where some of the data is unable to be interpreted. It's unclear how the properties fits within the overall projects run by the BCWSA. The PWSAB is requesting a BCWSA representative to attend one of their meetings to provide some clarification. Unfortunately, due to scheduling conflicts, no one has attended a meeting to date.

Mr. Snyder questioned; if the resistance from the BCWSA is related to the public sewer connection project. Ms. Mason indicated no. Upon Mr. Garton's recommendation, Mrs. Lyons offered to contact the BCWSA Chairperson.

Ms. Manion reported; the Bike & Hike Committee held a trail dedication. The Turk Road Trail meeting has been scheduled, where impacted residents will be invited. The meeting is scheduled for July 24th, 7:00pm at the Doylestown Library.

Mrs. Lyons reported; due to the resignation of Emil Kiss, there is a vacancy on the Vacancy Board. The Board will begin to accept resumes and conduct interviews to fill the position within thirty (30) days.

Ms. Herring made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors accept Emil Kiss resignation from the Vacancy Board.

MOTION CARRIED 5 to 0.

Mrs. Lyons made a MOTION; seconded by Ms. Herring the Doylestown Township appoint Alvin Clark as a member of the Bicentennial Committee.

MOTION CARRIED 5 to 0.

The Flag Committee has been comprised of Township Manager; Stephanie Mason, Mrs. Lyons, Ted Feldstein, Mary Lou Parry, Alan Federman, Gina Rubel and Bill Nazik. The first meeting will be held in mid-July to choose a winner from the sixteen entries of the flag contest.

Mrs. Lyons announced long time resident and Open Space Committee member; Dr. Joshua Feldstein passed away earlier today. A private ceremony will be held and a future memorial service will be scheduled.

VI. NEW BUSINESS

A. Proposed Ratification of the Final 2018 Municipal Waste Management Plan

Ms. Mason reported; the township has participated in the County Municipal Waste Management plan for many years. The Final 2018 Municipal Waste Management Plan is the

next ten year update and will take all participating county and municipalities through 2028. The plan will also assist in how the township manages solid waste for the community and county.

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the proposed Ratification of the Final 2018 Municipal Waste Management Plan.

MOTION was ADOPTED 5 to 0.

B. Proposed Zoning Change – Tradesville Public Improvements Overlay District

Mr. Garton reported; the only action by the Board will be to authorize the advertisement of the Ordinance.

In late winter of 2014, representatives of Toll Brothers addressed the Township in a staff meeting to propose a lot averaging subdivision for the Bray property located at Bristol Road. The plan would have yielded 25 single family dwellings. In late 2015, an agreement was entered with owners of the property, Mr. and Mrs. Bray. In addition, an agreement was entered with the Long Tract, which would encompass 51.7 acres. Discussion regarding street frontage improvements, trails and public water & sewer connections concluded with Toll Brothers suggesting to provide public water & sewer connection be brought to the site from Warrington Township.

In mid 2015, the Planning Commission reviewed a sketch plan which showed forty one lots with the additional acreage. During the same time, the township was involved with the Pebble Ridge \ Woodridge Public Sewer project. The project will be instrumental with Toll Brothers providing a method means to bring public sewer to the site.

In 2016, discussions continued about facilitating bringing in public sewer to the site and how it will impact the Pebble Wood \ Woodridge project.

In 2017, Tolls Brothers entered into an agreement with owners of the Schmidt property, which added an additional acre and a quarter. This increased the total acreage to 53.66. Toll Brothers questioned if there can be any density improvements and contribute significant dollars to the Pebble Ridge \ Woodridge project since the main interceptor line would be necessary to provide public sewer. The township advised to submit a proposal, where a draft ordinance was submitted.

After several meetings, the Planning Commission submitted a recommendation suggesting the proposed ordinance be advertised. The ordinance will establish the Tradesville Public Improvement Overlay District, consisting of four tax parcels. The purpose will be to fund the need of public sewers service to include the Pebble Ridge \ Woodridge area. Water will be provided from the Doylestown Township Municipal Authority (DTMA).

The boundaries of the overlay district is outlined as four properties along Bristol Road. If adopted, the Ordinance would provide for a B4 use in the Overlay District and allow single family attached townhouse dwellings of a density of no more than three dwellings units per

acres. It will also include open space requirements of 40%, a maximum impervious surface restriction, restrictions on a length of a building, and require a submission of architectural renderings.

The units will be either condominiums, town houses or fee ownership. The site will be connected to public water and sewer through the DTMA and Bucks County Sewer Authority (BCWSA). All requirements for environmental issues will apply, except if an agreement is adopted today, it could encroach with the riparian buffer up to 15% for the purposes of storm water and other improvements. At the issuance of each building permit, the developer will contribute \$27,600 towards the cost of the offsite sewer facilities. The offsite would not be a contribution toward onsite improvements required by Toll Brothers.

The Board is being asked to authorize advertisement of the ordinance to conduct a public hearing or hearings with the respect of approving the Ordinance as the Tradesville Public Improvement Overlay District.

Mr. Colello commented; the vote to approve advertisement will have the plan move forward. The plan is required to run through the land development process and meet once again with the Planning Commission.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors authorize advertisement of the proposed zoning change to add the Tradesville Public Improvement Overlay District into record.

Mrs. Lyons questioned; if the plan is approved, what will be the density. Mr. Garton answered; the density will be three per gross acre with a total of 137 town homes. Mr. Garton added; the community will be aged targeted, not restricted.

MOTION was ADOPTED 5 to 0.

C. Proposed Improvements to Dog Park – Kathy Brown

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the proposed improvements to the Friends of Doylestown Dog Park as moving a fence line to make all off leash area the same size in the amount of \$10,000.00, so all dogs can use all areas of the park

Mr. Snyder requested clarification on two estimates listed as \$19,000 and \$10,000. Chairperson of the Dog Park; Kathy Brown clarified; three quotes were obtained, where the quote for \$10,000 is proposed to move and realign the fence as completed when initially installed.

MOTION CARRIED 5 to 0.

Mr. Garton informed the Board of receipt of the Fireworks Ordinance. The Board will need to review for authorization of advertisement prior to the July 17th Regular meeting.

Upon a discussion amongst the Board regarding the process of authorization of the ordinance, Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors authorize advertisement of the Firework Ordinance with comments.

Mr. Colello noted section G5 and questioned if the temporary structure distances noted is with law requirements. Mr. Garton answered; the distance is within standard and circulated throughout most of the state. Ms. Mason and Mr. Salisbury met regarding the elements, where both approved. If the Board prefers to have less distance, it can be accomplished during the hearing. However, distance cannot be made greater. Mr. Colello questioned; why are the requirements allowing temporary structures to sell fireworks have less encroachment and why is it more difficult for the permanent structures. Ms. Mason answered; the requirements are listed under the statute. The majority of the Board agreed to have section G5 remain the same.

Mr. Colello questioned; will the ordinance note a section for resident's use. Chief Logan indicated; residential use of fireworks is mentioned under the nuisance ordinance. Ms. Mason added; any resident who would like to use fireworks are required to obtain a permit from the Fire Marshall. Mr. Garton suggested to provide all regulations for Board review at the Board's July 17th Regular meeting. Ms. Mason offered to have the Fire Marshall attend the meeting for additional assistance.

MOTION was ADOPTED 5 to 0.

D. Zoning Hearing Board Applications

1. M. Zimmerman, 308 Pine Run Rd, Requests a Special Exception and Variance

The Doylestown Township Board of Supervisors agreed by consensus to have Matthew B. Zimmerman of 308 Pine Run Road request for a variance to construct a shed for a special needs child be forwarded to the Zoning Hearing Board.

2. REI Solutions (Danielle Mancini), 25 Edison Rd., Requests Special Exception and Variance

Ms. Mason recommends Township Solicitor; Jeffrey P. Garton attend the Zoning Hearing Board meeting regarding REI Solutions at 25 Edison Road request for special exception to permit the conversion of an existing dwelling into more than one dwelling with several variances.

The property underwent several improvements by the previous owner without code enforcement knowledge. Owner; Danielle Mancini is requesting to continue utilizing all illegal improvements. The current holding tank is crucial for the septic system, where no public sewer connection is available. However, the previous illegal improvements should not be allowed.

Mr. Colello made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors authorized a representative attend the Zoning Hearing Board meeting regarding REI Solutions at 25 Edison Road to represent the Board's opposition in this matter.

MOTION CARRIED 5 to 0.

Mr. Colello requested Board's consideration to have Code Enforcement Director; Sinclair Salisbury's proposal to provide pre-settlement inspections for approximately \$80.00.

E. Treasures Report – June 19, 2018

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the June 19, 2018 Treasurer's report.

MOTION was ADOPTED 5 to 0.

F. Bills List – June 19, 2018

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the June 19, 2018 Bill's List in the amount of \$559,876.41.

MOTION was ADOPTED 5 to 0.

VII. ANNOUNCEMENTS

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- G. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM – Drop off site is located at the New Britain Rd. entrance of Central Park. Please visit our website for more information.

VIII. ADJOURNMENT

Hearing no further business, the June 19, 2018 Doylestown Township Board of Supervisors Regular meeting was adjourned at 6:13pm.

Respectfully submitted by

Stephanie J. Mason
Secretary