



Board of Supervisors

Regular Meeting

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

~ Minutes ~

Tuesday, May 7, 2019

7:00 PM

Meeting / Activity Trailer

I. 7:00 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; Geoffrey J. Attanasio

A. Pledge to the flag

B. Presentations

The Board met in Executive Session, prior the meeting to discuss real estate matters.

1. DTMA – Executive Director Keith Hass

Executive Director of the Doylestown Township Municipal Authority (DTMA); Keith Hass presented the State of the Water Authority Annual report as supplying public water to a population of approximately 10,000 to 15,000, including Doylestown Hospital, Neshaminy Manor and Delaware Valley University. Over one million gallons of clean and safe water is pumped each day, every year. The Authority is compliant with all Pennsylvania (PA), Department of Environmental Protection (DEP) and Environmental Protection Agency (EPA) standards. The DTMA's source is twelve ground water wells and all average 400 feet deep. Each well is shielded from all major contamination.

In 2018, the Authority completed the Ridings Lane Well Upgrade project by doubling the capacity it increased the firefighting ability and installed an emergency generator. The Furlong area Water System project began where 50 homes and businesses connected to public water by installing over 10,000 feet of piping. An agreement was finalized with New Britain Borough to permit water main extensions into the Boro and will serve a new development to construct 150 apartments.

In 2019, the Authority is working on multiple developer projects, continuing with a relationship with Delaware Valley University, established a Polyfluroalkyl substances (PFAS) subcommittee to reach out to local elected leaders to inform of the DTMA issues. U.S. House Representative; Brian Kevin Fitzpatrick was very supportive after a recent meeting and tour.

Ms. Manion commented; the presentation with Representative Fitzpatrick was informative, where education is key.

Mr. Snyder questioned; what is the main concern of the Authority. Mr. Hass answered; to achieve a low PFAS limit. Mr. Snyder questioned; with the limit set low, what is the impact to the DTMA. Mr. Hass answered; a financial impact, where options will need to be viewed for clean up or purchase water from another supplier.

2. PWSAC –John Canterbury, Vice Chairman

Vice Chairman of the Public Water Sewer Authority; John Canterbury reported; the committee now meets every third Thursday, bi-monthly. The Committee educates the Board and community on issues involving waste and well water and offers recommendations. The Septage Management plan has been in place for eighteen years overseeing over 2,000 on lot disposal systems by communicating with the Bucks County Board of Health and conducting well inspections. Residents with septic systems should have them pumped and sampled every three years.

In 2018, the Authority is working with Boucher & James, Inc to update the GIS maps to identify septic needs and issues. For the Pebble Ridge / Woodbridge sewer project, the Authority worked with PWSAB to move forward with public connection, where a Penn Vest loan was approved and a grant from the DCED was awarded in the amount of \$250,000. Updates of the project and other important matters can be found on the Township's website at www.doylestownpa.org. The DTMA is reviewing bringing water into the area.

In 2019, the 537 Plan update will continue through 2019. The Bucks County Water and Sewer Authority will complete the update at no cost to the township and will take approximately two years to complete. Public participation will be included under the process.

Mr. Snyder questioned; are there any top priority areas as part of the 537 Plan update. Mr. Canterbury indicated no. However, there may be some areas he is unaware of.

C. Visitors/Public Comments

II. ANNOUNCEMENTS

Bucks Happening, Bucks County Best named Kid's Castle in Central Park the Best Playground in Bucks County. The best Musical Venue is The Thompson Performing Arts Series and Fido Float at Chapman Pool as Best Pet Event Finalist.

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, June 4, 2019 at 5:00PM.
- B. 2019 Thompson Performing Arts Series kicks off on June 19, 2019, with a concert by the Fabulous Greaseband (oldies) and a movie on June 20th – “E.T” Admission is FREE. Both events will be held at the Monument Bank Amphitheater in Central Park.

- C. Doylestown Township Annual Golf Outing – June 3, 2019 at Doylestown Country Club. Please contact the Administration offices or to register.
- D. 2019 Discount Park and Movie Tickets are available! To purchase tickets please contact the Administration Office.
- E. Kids Castle in Central Park is closed and will remain closed through mid-June for maintenance and upgrades to the castle.
- F. Doylestown Township Administrative Offices will be closed on Tuesday, May 21, 2019 due to Primary Election Day and Monday, May 27, 2019 in observance of Memorial Day.
- G. Home Run Derby – Thursday, May 16, 2019 – Turk Baseball Fields – Check in 4:30PM

III. MINUTES APPROVAL: Board of Supervisors & Budget Work Session Notes – April 2, 2019Board of Supervisors Regular Meeting

Mr. Snyder made a MOTION; seconded by Ms. Herring the April 2, 2019 Doylestown Township Board of Supervisors Regular meeting minutes be approved with the following corrections as noted by Mrs. Lyons ...

1) GHD Stormwater Presentation; Page 4, third paragraph - Change resident's name to read; Amy Kaminsky of 1560 Lower State Road.

2) Supervisor Report Section; Page 9, PFAS Remediation Research Program - Change Executive Director of the DTMA name to Keith Hass.

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

Budget Work Session

Ms. Herring made a MOTION; seconded by Mr. Snyder the April 2, 2019 Doylestown Township Budget Work Session minutes be approved.

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

IV. CORRESPONDENCES**A. Resignation/Application for Volunteer Position – R. Stone**

Ms. Herring made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors accept Mr. W. Rodney Stone resignation as a member of the Public Water and Sewer Authority.

MOTION CARRIED 5 to 0.

B. Arts & Cultural Council of Bucks County – Request Waiver of Fees

Mr. Snyder made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors waive a permit fee in the amount of \$150.00 requested by the Arts & Cultural Council of Bucks County for the Art of Oscar at Highland Farm event scheduled from May 16th to 18th, 2019.

The Doylestown Board of Supervisors agreed by consensus to deny the Arts & Cultural Council of Bucks County request for a waiver for onsite parking fees in the amount of \$1,517.40.

MOTION CARRIED 5 to 0.

V. REPORTS**A. Solicitor****B. Police Chief****C. Township Engineer****D. Dir. of Operations****1. 2019 Street Sweeping Bid**

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors award the 2019 Street Sweeping Contract to Reilly Sweeping, Inc of Fairless Hills, PA as a one year contract with the additional of two, one year extensions as an option in year 2010 and 2021 in the amount of \$36,524.00 with an hourly rate of \$140.00.

MOTION was ADOPTED 5 to 0.

2. 2019 Equipment Rental with Operator Bid

Mr. Tomko reported the 2019 Equipment Rental with operator contract through PennBid. Mr. Tomko recommends both PK Moyer and Sons and Haines Paving and Landscaping be awarded the bids on a project by project basis and needs for rental equipment and labor. During the process, the township will select the low bidder with the Public Works Department. The one year contract includes an option of two, one year extension during the year 2020 and 2021.

Mr. Snyder questioned if the township is obligated to have a large purchase. Mr. Tomko answered; hours were estimated. However no minimum contract amount of time was noted. Mr. Snyder questioned; what impact will the scheduled work have on the roads program to be submitted. Mr. Tomko answered; smaller road projects will be completed through the equipment rental and operator contract and part of the road management program.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors award the 2019 Equipment Rental with Operator Bid to PK Moyer and Sons and

Haines Paving and Landscaping as a one year contract with two, one year extension as an option in year 2010 and 2021.

MOTION was ADOPTED 5 to 0.

3. 2018-19 and 2019-20 Road Salt Bid Acknowledgements

The Doylestown Township Board of Supervisors acknowledge the Township will participate in the Pennsylvania Department of General Services) Statewide Contract for Sodium Chloride for the August 2018 through July 2019 and August 2019 through July 2021 seasons.

4. Municipal Complex Change Orders

a. Penn Builders CO #9

Ms. Manion made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve Penn Builders, Inc Change Order #9 to furnish and install three additional strikes for doors in the existing carport for the Police department in the additional amount of \$2,068.00.

MOTION was ADOPTED 5 to 0.

b. Boro Construction CO#1

Ms. Manion made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve Boro Construction, Inc. Change Order #1 for a HVAC modification to relocate VAV-17 and modify associated ductwork serving the vestibule area in the additional amount of \$7,908.85.

MOTION was ADOPTED 5 to 0.

c. Electri-Tech CO #5

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve Electri-Tech, Inc Change Order #05 for the purchase of additional fixture costs for revisions to lighting control system, to provide new 100 amp panel and circuit due to the change of an electric water heater, additional receptacles for main lobby and A\V changes to the meeting room per Township direction in the additional amount of \$23,393.99.

MOTION was ADOPTED 5 to 0.

Mrs. Lyons questioned if the township remains within the change order quota for the entire project. Mr. Tomko and Mr. Snyder indicated yes.

5. Structures Repair Contract

Mr. Tomko reported; Pennoni Associates, Inc. Structure Repair contract is based on repair recommendations to address the deficiencies identified in the 2017 NBIS inspection reports for the following structures:

Structure #8 as the Edison Road over Branch of Neshaminy Creek
Structure #31 as Wells Road, between Valley Circle and Route 202 Parkway
Structure #T8 as the trail adjacent to Turk Road

The proposal is to complete the design, prepare a contract and documents to complete process in the amount of \$51,055.00.

Mr. Snyder questioned; was the three structures on a two year cycle or four year cycle for inspections and what priority classification were the structures rated. Mr. Tomko was unsure of the answer, but offered to provide information at a later time.

Mr. Snyder made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors approve Pennoni Associates, Inc. Structure Repair Contract in the amount of \$51,055.00 to address the deficiencies identified in the 2017 NBIS inspection reports as Structure #8, Structure #31 and Structure #T8.

MOTION was ADOPTED 5 to 0.

6. 2019 Bridge Inspections

Mr. Tomko reported; instead of completing a full bridge inspection within a 24 to 48 month cycle, inspections for a smaller group of bridges inspections are proposed to be completed every year. The Pennoni Associates, Inc 2019 NBIS Inspections proposal is in the amount of \$18,670.00 to conduct bridge inspections along New Britain Road culvert, Pebble Hill Road, Rogers Road culvert, Spring Valley Road culverts, Turk Road, Wells Road and 15 trail structures. Pennoni Associates will have all inspections and work completed by August 31, 2019 to have the Township budget accordingly for future repairs.

Mr. Herring made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve Pennoni Associates, Inc. Structure Repair Inspection in the amount of \$18,670.00 for inspections and repairs to 8 bridges and 15 trail structures.

MOTION was ADOPTED 5 to 0.

E. Manager - Park and Recreation Comprehensive Plan Update

Ms. Mason referenced Director of Parks & Recreation; Karen Sweeney's May 2, 2019 memorandum and reported; in coordination with Township Planning Consultant; Judy Stern Goldstein to update the Comprehensive Plan, the department requested additional public participation, especially with Doylestown Borough. As a result and to assist with a larger public participation component, the department is requesting Board approval to allocate approximately \$2,000.00 to move forward with either a 50 person public participation or survey. Ms. Mason recommended the additional funds be utilized for the public participation.

Mrs. Lyons questioned which component is the preference of the Parks & Recreation department. Ms. Sweeney answered; the public participation meeting includes an education portion with a discussion and voting section. The component will provide a more quality and feedback for the plan. In addition, the public meeting is conducted as one large event. The

comprehensive plan has been referenced on many occasions to assist with securing funding, where a key component was the public discussion. Mrs. Lyons questioned what is the plan for low to no public attendance. Ms. Stern Goldstein answered; typically 20 to 25 residents attend. The meetings are heavily advertised using all social media methods, which has been very successful.

Mr. Colello commented on his support to offer a public discussion and questioned if the response from the survey was adequate. Ms. Sweeney answered; the survey results were low and from research, a survey is most successful with an incentive attached.

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the Parks & Recreation department move forward in conducting a public discussion to assist with the update of the Comprehensive plan in the amount of up to \$2,000.00.

MOTION CARRIED 5 to 0.

F. Supervisors

Mr. Snyder reported; the Township received no observations were found under the 2019 State Liquid Fuel audit. As a brief update to the Municipal Complex project, two extensions were only in time and no additional funds were requested from the contractor. The time extension were as a result of only weather related issues. The project will be substantially completed by May 24, 2019, where the township staff may be able to begin moving into the building. Mrs. Lyons added; the first meeting in the new building is scheduled for July 16, 2019.

Mr. Colello reported; private well water in the Township continues to degrade and is a health issue. Water mains have begun to be installed and an issue of residents refusing to hook up is a concern. Mr. Colello suggested to implement a mandatory hook up upon the selling of a home to assist in cleaning up the well and ground water. It will cost the approximately the same amount to hook up compared to completing test are the same.

Upon a discussion amongst the Board, it was determined more information is needed to complete a full evaluation. Ms. Herring questioned if a well is required to be completely shut down, hooking onto a public connection. Mr. Hass answered; a homeowner is allowed to approach a DTMA Board to request a private well be kept active for irrigation purposes only. The Board received approximately 25% in request to keep a well active, where the Board approved two. It's a health issue and a well and public connection should be kept separate.

Mrs. Lyons reported; Bucks County is the largest land owner and do not pay taxes. The County currently has two projects scheduled for construction. The first is an Emergency Services warehouse and second is a Women's Correction Facility. The County requested a fee waiver associated with the building permits. The Township denied the request, due to the amount of \$350,000 in fees that would have become the responsibility of the residents. Each County resident would have paid approximately \$16.00 and township residents an additional \$60.00. The Township has also maintained the parks along the County since 1976 and the latest since

1996, where the cost to maintain is over \$500,000. In addition, \$400,000 was spent in improvement of the parks.

VI. UNFINISHED BUSINESS - Green Points Ordinance – Revised Draft – Request Authorization to Advertise

Ms. Herring made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors authorize the advertisement of the Ordinance establishing a "Green" Initiative Program within the Township in order to encourage property owners to utilize cost effective and sustainable building materials in construction projects.

MOTION was ADOPTED 5 to 0.

VII. NEW BUSINESS

A. Proposed Ordinance Amendment – Subdivision Land Development – Authorization to Advertise

Township Planning Consultant; Judy Stern Goldstein reported; The Environmental Advisory Council (EAC) requested to create a native plant based ordinance to add additional plants and remove non-performing plants. The ordinance blends in with the Audubon Society Native Plant Ordinance. Ms. Stern Goldstein provided two copies of the ordinance as it will be shown and a red-lined version noting all changes. The Planning Commission added under the Subdivision Land Ordinance (SALDO) a requirement was added noting parking lot islands be heavily planted with a mixture of shrubs. Currently with the storm water management, the ordinance provides Best Management Practices (BMP) and assist with the MS4 permit in providing creativity. Overall the ordinance is eliminating a requirement but adding opportunities for better design.

Ms. Herring made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors adopt the Proposed Ordinance Amendment Subdivision Land Development plan.

MOTION was ADOPTED 5 to 0.

B. PRWR Sewer Project– Payment Requests

1. Rutledge Excavation – Clearing & Grubbing – Payment #3

Mr. Colello made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors approve payment in the amount of \$122,764.09 to Rutledge Excavating, Inc as Payment No. 3 for work completed for the Pebble Ridge/Woodbridge Area Sanitary Sewers Clearing and Grubbing Contract #2018-3.

MOTION CARRIED 5 to 0.

Mr. Snyder questioned; is the Committee reviewing bills. Mr. Colello answered; the Committee is meeting on Wednesday, May 8th at 8:00am to review bills. He invited anyone interested to attend. Mr. Snyder questioned are the bills being review before or after the Board's review. Mr. Colello indicated before.

2. Bucks County Water & Sewer Authority – Payment #2

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve payment in the amount of \$28,892.72 to Bucks County Water & Sewer Authority (BCWSA) as Payment No. 2 for work completed for the Pebble Ridge/Woodbridge Area Sanitary Sewer Project.

MOTION CARRIED 5 to 0.

3. Pinnacle Electrical Construction – Payment #1

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve payment in the amount of \$85,690.00 to Pinnacle Electric Construction, LLC as Payment No.1 for work completed to an electrical pump station for the Pebble Ridge/Woodbridge Area Sanitary Sewer Project through April 1, 2019.

MOTION CARRIED 5 to 0.

4. Almeida & Hudak Contractors LLC – Change Order #1 – Contract Extension

Ms. Manion made a MOTION; seconded by Ms. Herring the Doylestown Township Board of Supervisors approve an extension of time to August 1, 2019 for Almeida & Hudak Contractors to complete work under the Pebble Ridge/Woodbridge Area Sanitary Sewer Area Pump Station General | Mechanical Contract #2018-1.

MOTION CARRIED 5 to 0.

C. Doylestown Walk Land Development – Preliminary/Final Plan

Mr. Garton recommended the Board have a dialogue with the applicant regarding the Planning Commission's request to add additional paths in the trail system. Toll Brothers were responsible for paths A and B or 2 and 7. However, the Planning Commission is requesting paths 5 and 3 or E and H. Toll Brothers has agreed, but would like a credit towards the Parks & Recreation payment due to not being noted under the initial agreement with the Township.

Gregg I. Adelman, Esquire of Kaplin Stewart Attorneys at Law explained; when reviewing the conceptual plan, it was understood Toll Brothers would be constructing a trail along Bristol Road with additional trails discussed as A and B. Trail A is located near the emergency access, where the area was paved over to create a trail. Trail B provides access to the open space towards the rear of the site, which will be offered for dedication to the township. The Planning Commission requested to provide a more continuous trail. However, the applicant preferred to speak with the Board to determine. The Commission also requested Trail E to be constructed behind the units towards where the basins are located before tying back up to the northern corner of the site. Additionally, in the future, create an extension trail system going northward. Trail H gains access to the middle of the site and based on the Commission's comments to provide a third access to the middle portion of the open space. Toll Brother prefers not to construct Trail E or H. Trails A and B make sense. However, the applicant will move forward upon the Board's decision. If the desire is to construct trails E and H, the applicant will request a credit per the construction estimates. If the Board decides not to construct trails, the area

will become an easement provided it does not deduct from required minimums and the applicants will pay the Parks & Recreation fee at \$18.80 per lot. Upon Mr. Colello's question, Mr. Adelman indicated Trail E is in the amount of \$57,276.00 and Trail H is \$19,269.00, totaling \$76,500.00. As compared to the Park & Recreation fee of \$257,560.00, the difference is \$181,060.00.

Upon a discussion regarding options to create additional trails, the Board agreed by consensus to forgive Trail H and divide the cost to construct Trail E. Toll Brothers Division President, John Dean indicated; Trail E will provide an imposition to the homeowners located behind the trail. Mr. Garton questioned; if the trail can be moved back further. Mr. Adelman indicated no due to the flood plain areas.

Ms. Stern Goldstein commented; the construction of Trail E should be as part of the entire development. If the trail is constructed afterwards, even with an easement, it will cause more of a disturbance with homeowners who were content in not having a trail. Mr. Colello questioned if shrubbery will be added to the trail. Ms. Stern Goldstein answered; the landscape plan does not currently show any buffering. She noted; it's safer for residents not to have shrubbery, so they may have a clear view of the trail. Additionally, pedestrians feel safer walking on a trail without shrubbery. Mr. Adelman clarified; light buffering is provided along Trail E as some screening. Ms. Mason questioned; if a typical Township fence will be added to the trail. Mr. Adelman indicated yes.

On behalf of the applicant, Mr. Adelman agreed to forgive Trail H and divide the cost to construct Trail E, as a full trail with the Township. He added; the applicants will comply with all outstanding review letters received and agree to conditions to be presented by Township Solicitor; Jeffrey P. Garton.

Mr. Garton reported; the applicant proposes to subdivide three different parcels, consisting of 53+/- acres into 137 townhomes. The plans were prepared by ESE Consultants, dated October 29, 2018, last revised on March 22, 2019. The Planning Commission recommended approval of the plan at their January 28, 2019 meeting subject to certain conditions.

Upon Board approval of the Doylestown Walk Land Development - Preliminary Final Land Development plan, Mr. Garton set forth the following conditions as:

1. Compliance with the Boucher & James, Inc., planning review letter dated March 28, 2019;
2. Compliance with the Boucher & James, Inc., engineering review letter dated March 28, 2019;
3. The Board of Supervisors granted the following waivers from the provision of the Subdivision and Land Development Ordinance:

a. From Section 148-14.C.5 related to infiltration BMPs so as to be able to deal with this issue by the managed release from basins on site;

b. From Section 148-34 related to roof drains so as to discharge roof drains to lawns of varying slopes to be conveyed to the detention basins for treatment and managed release;

- c. From Section 153-20.C.10 so as to be relieved of the obligation to provide locations of watercourses, wells, on-site septic systems, and the like, as an aerial plan has been provided;
- d. From Section 153-20.C.11 so as to not be required to show all trees measured 14' above grade level in diameter as a tree survey was provided for a sample area;
- e. From Section 153-24.B related to rights-of-way so as to be able to provide a right-of-way on a one-way street of 30 feet and a 17 foot-wide cartway;
- f. From Section 153-24.B related to existing streets so as to retain Bristol Road and Lower State Road at the existing widths and also not to provide the 8 foot wide trail or 4 foot shoulder along these roads in areas not provided on the plans;
- g. From Section 153-24.E(3) so as to not be required to show the clear-sight distance of 50 feet on approximately 11 lots and/or islands;
- h. From Section 153-24.E(5) related to curb radii so as to not have a curb radii rounded by a tangential arc as a few roads have curb lines within a 90 degree angle at the curb line;
- i. From Section 153-24.E(6) related to approach grades so as to have a slope of around 4 percent in the first 126 feet of Road A at the intersection of Bristol Road;
- j. From Section 153-24.F(2)(a) related to alignment of horizontal curves and curvature so as to allow a 45 foot radius to allow for the layout from the sketch plan. Four locations where the 45 foot centerline exist are in front of lots 16-17, lots 19-20, lots 51-55, and lots 72-75;
- k. From Section 153-25.A(2) and 153-25.A(3) related to sidewalks. Relief is requested to only provide sidewalks on one side of the road;
- l. From Section 153-25.C related to sidewalks and bike paths. Relief is requested to allow the proposed bike and hike path along Bristol to meander and to not propose a bike and hike path along Lower State Road as a bike path is not required along Bristol Road as per the township bike and hike map;
- m. From Section 153-26.A(3) related to curbs so as to not be required to curb or provide additional road widening on Lower State Road as it is a PennDOT road and the Bristol Road improvements to be based upon PennDOT requirements.
- n. From Section 153-26.B(1) related to curbs so as to provide Belgian block curbs with a 7' reveal.
- o. From Section 153-27.A related to location and design of driveways so as to not provide a 25 foot level area and to allow a grade of proposed driveways to exceed 4 percent in the first 20 feet behind the right-of-way, but driveways will not exceed 8 percent maximum slope allowed in 153-25.A(5);

- p. From Section 153-27.A(3) related to driveways for private residences as the request is to be permitted, in certain instances, to have driveways located closer than 40 feet to the right-of-way of an intersecting street;
- q. From Section 153-27.A(4) related to driveways so as to be permitted to have driveways closer than 5 feet from any shared internal property line;
- r. From Section 153-29.D.2 related to topsoil preservation so as to allow for topsoil to be removed from the site, if necessary, with a note that the township will have the right of first refusal to utilize the topsoil;
- s. From Section 153-30.A(1) related to block length so as to permitted to have block lengths less than 500 feet in a few locations in the project;
- t. From Section 153-31.A.2 related to easements so as to allow easements where needed on lots for access or placement of utilities to be roughly centered on the utility;
- u. From Section 153-34.B.3(b) related to street trees. Relief is requested to allow street trees to be located within the right-of-way between 12.5 and 16.5 feet from the edge of right-of-way;
- v. From Section 153-34.B.3(c) related to trees at intersections so as to be able to place street trees closer than 60 feet from the intersection as there are approximately 10 lots having trees located closer than 60 feet from the intersection;
- w. From Section 153-34.C.2 related to woodlands so as to allow the removal of an additional percentage within existing trees 25' – 48' caliper and existing trees over 48' caliper;
- x. From Section 153-35.A.3 related to snow fencing for the boundary of tree protection area as relief is requested to use compact filter sock in lieu of tree protection fencing in some areas;
- y. From Section 153-36.B related to street lights and Section 153-36.C related to lighting standards so as to allow lighting only to be required at intersections and proposed off-street parking areas which may not be at 200 feet spacing. Footcandle requirements might not be met for the entire residential area, residential street or sidewalks;
- z. From Section 153-38.D(5)(6)(10)(11) related to the detention and retention basin criteria. Relief is requested to allow less broad, deeper ponds with a flat bottom and no collecting swale and pursuant to Subsection D(16) to allow for a skimmer in lieu of a riser;
- aa. From Section 153-38.F(3)(c) so as to be able to use 15" diameter pipe at the crossing of the emergency access within PennDOT right-of-way to connect to the existing 15' pipe crossing Bristol Road at that location in lieu of 18';
- bb. From Section 153-38.F(3)(f) related to storm sewers so as to allow for the use of HDPE pipe in lieu of the listed combination storm sewer and underdrain. A 4' underdrain is proposed at all low points; and

cc. From Section 153-44.1 related to below grade structures to allow 2 tests per building cluster in lieu of 1 test for each dwelling unit.

4. Compliance with the Pennoni Associates, Inc., engineering report dated April 4, 2019.

5. Compliance with the Michael Baker International review letter dated April 25, 2019 except, however, notwithstanding the letter from Michael Baker International as well as a request from the Doylestown Township Planning Commission, the trail depicted as Trail H need not be constructed, but an easement shall be provided in favor of the Township for the location of Trail H. Furthermore, the applicant will construct Trail E and provide an easement in favor of the Township for the trail with the understanding that the construction cost of the trail will be divided equally such that the applicant shall receive a credit for one-half (1/2) of the value of the construction of Trail E against the obligation of the applicant to pay the fee in lieu of recreation, as noted hereafter;

6. Compliance with any and all conditions imposed by the Board of Supervisors in connection with the decision rendered with respect to the Application for Conditional Use Approval to cross riparian buffers with utility improvements.

7. Compliance with the decision and any conditions related thereto rendered by the Doylestown Township Zoning Hearing Board.

8. Applicant to resolve with Township Engineer and Township Manager regarding additional Best Management Practices (BMPs) to assist the township stormwater management program.

9. Applicant shall pay the sum of \$1880 per lot as a fee in lieu of Park and Recreation land as set forth in the Subdivision and Land Development Ordinance, except as modified by the provisions of Number 5.

10. Funding and execution of Development and Financial Security Agreements.

11. Receipt of all permits and approvals of any agency having jurisdiction over the project including, but not limited to, the Doylestown Township Municipal Authority, the Bucks County Water and Sewer Authority, PennDOT, Bucks County Conservation District, and Pennsylvania Department of Environmental Protection.

12. Applicant to pay any and all expenses incurred by the township in connection with the Application, including professional services.

13. Plans shall be ADA compliant.

14. Compliance with the Bucks County Planning Commission letter dated February 5, 2019, to the extent not resolved by other conditions noted in other reports.

15. Compliance with all requirements of the Tradesville Public Improvements Overlay District regulations

16. Applicants will construct Trails A, B, C, D, and E. Applicants will not construct Trail H, where the Township will provide credit for half of the cost to construct Trail E.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the Doylestown Walk Land Development - Preliminary Final Land Development plan with conditions as set forth by Township Solicitor; Jeffrey P. Garton.

MOTION was ADOPTED 5 to 0.

D. BC Women's Correctional Facility Planning Module

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve Resolution 202099A replace Resolution 2099A for Plan Revision for New Land Development and adopt an official sewage facilities plan and return to the Department of Environmental Protection (DEP) for review.

MOTION was ADOPTED 5 to 0.

E. Treasurer's Report – May 7, 2019

Ms. Manion made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve the May 7, 2019 Treasurer's Report.

MOTION was ADOPTED 5 to 0.

F. Bills List – May 7, 2019

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the May 7, 2019 Bill's List in the amount of \$1,149,723.47.

MOTION was ADOPTED 5 to 0.

VIII. ANNOUNCEMENTS

A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, June 4, 2019 at 5:00PM.

B. 2019 Thompson Performing Arts Series kicks off on June 19, 2019, with a concert by the Fabulous Greaseband (oldies) and a movie on June 20th – "E.T" Admission is FREE. Both events will be held at the Monument Bank Amphitheater in Central Park.

C. Doylestown Township Annual Golf Outing – June3, 2019 at Doylestown Country Club. Please contact the Administration offices or to register.

D. 2019 Discount Park and Movie Tickets are available! To purchase tickets please contact the Administration Office.

E. Kids Castle in Central Park is closed and will remain closed through mid-June for maintenance and upgrades to the castle.

F. Doylestown Township Administrative Offices will be closed on Tuesday, May 21, 2019 due to Primary Election Day and Monday, May 27, 2019 in observance of Memorial Day.

G. Home Run Derby – Thursday, May 16, 2019 – Turk Baseball Fields – Check in 4:30PM

IX. ADJOURNMENT

Hearing no further business, the May 7, 2019 Doylestown Township Board of Supervisors Regular meeting was adjourned at 8:22 pm.

Respectfully submitted by

Stephanie J. Mason
Secretary