

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 13, 2011**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Tuesday, December 13, 2011 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; George Lowenstein, Vice Chairman; Judy Hendrixson, Thomas Kelso, Edward Redfield and Kenneth L. Snyder. Also present: Board of Supervisor Liaison; Richard F. Colello, Township Manager; Stephanie J. Mason and Township Planning Consultant Ms. Judy Stern Goldstein.

Review of Minutes:

In a form of a motion by Mr. Kelso, seconded by Mr. Redfield the November 28, 2011 Planning Commission Regular Meeting minutes were approved.

Motion carried 5 to 0

Visitor Comments: None

Eastburn Tract – Preliminary Land Development Plan

Mr. Richard Zaveta of Zaveta Construction Company provided the commission with a power point presentation of the Eastburn Tract property and presented their finding from comments made at the November 28, 2011 Regular meeting.

Windover Lane – The road is in need of work. The paving migration is a product of sediment where the curbing has shifted.

Septic System – Upon a neighboring resident's request, an alternate septic site will be pulled away from one of the planned homes. The resident has been notified this system will be moved to accommodate his concerns.

Stone Farm Lanes - Originally a 12 feet driveway was proposed. As per the commission's request where the 12 feet driveways will be too tight, the applicants agreed to stabilize shoulders are better suited to widen at 16 feet. The plans will be adjusted to also show the roads be paved at 16 feet.

Turn around in the Road – A discreet and understated private community sign will be constructed to direct any vehicle to turn around away from the private community if they entered by mistake. The design of the sign will be presented to commission for approval at a later date. Mr. Clase clarified two pullover areas adjacent to one another will be added to the design. The pullover areas are at a total of 32 feet, with 8 feet of cart way on both sides of the road and 22 feet long. Ms. Hendrixson questioned if the roads will be paved. Mr. Clase answered; yes both roads will be paved.

Mr. Lowenstein questioned if the entrance will be tapered. Mr. Zaveta indicates a continuous taper will come from the existing Windover and funnel into the new 16 foot wide road. The applicants have also agreed to work with Township

Engineer; Mario Canales to work around existing trees and show minimal disturbance. The Homeowners' Association maintenance company will maintain the paving of the community's road and will oversee the seasonal maintenance, such as snow plowing.

Mr. Zaveta concluded by stating the commission's direction will be needed on how to rename roads and where to place signs.

Mr. Clase noted an issue with renaming the shared driveway with Windover upon a discussion with Township's Director of Code Enforcement; Salisbury Sinclair. Mr. Sinclair suggested providing new addresses to homes from the subsection down Windover Path. Mr. Clase then stated Township Manager; Stephanie Mason received a copy of the Emergency Services letter indicating the Eastburn Tract plans meet the requirements for access for a Doylestown Township Fire Truck to turnaround at the ends of both proposed streets.

Mr. Kelso commented he thought the residents did not want new addresses to be created. Mr. Zaveta indicated the statement is correct, however, he will comply with any the suggestions of the township. Ms. Stern Goldstein provided Mr. Salisbury's letter where it states the stub to be named Windover Lane leading to Woodbury Path. On behalf of the applicants; Eastburn Tract, Mr. Clase agreed to comply.

Short Road – Upon measurements taken along Short Road, it is proposed to increase the width from 9 feet to 12 feet, because of the trees. With widening, it will not be a simple job and will in tail more work to extend a width pull over. Mr. Clase has designed for a turnaround, where 12 feet will be responsible.

Mr. Zaveta explained Short Road's general condition is in need of patch work, frame back, but the hillside above is in excellent condition. Referencing Township Engineer; Mario Canales' December 8th letter where he suggests extensive road improvements be made. He reminded on August 19th the commission granted a waiver request to Section 153-24(b)2.A, where no improvements were to be made along Short Road. A commitment was made to walk the area of Short Road with the Township Engineer to only perform patch repairs and reasonable restorations to the edge of Short Road.

Ms. Mason informed the commission the Director of Operations; Richard John's memo takes a different approach where he suggest the cart way be widened along the property to meet with storm water regulations for clean streams. The commission and Board of Supervisors will take these comments into consideration when voting on the Final Land Development Plan. Mr. Kelso added he believes the biggest problem along Short Road is the edge. Ms. Stern Goldstein added the waiver was granted on August 19th for improvements along Short Road, however, item #6 of the approval letter states there will be a fee in lieu of the waiver. The letter also notes a dollar value of \$164,340 for those improvements, which may be available at a future date.

Owner of Eastburn Tract; Ron Eastburn indicated he is paying for all improvements and not making a profit. He is trying to accommodate with township's requests, such as creating a conservation easement. His expectation is to only donate the easement, but if additional money is needed to make large improvements, he will have no choice but to walk away from the project. He would like to have the plan move forward, but cannot afford to pay for costly improvements. Mr. Lowenstein responded; the commission's function is to make sure the plans provide safe conditions. He does not remember any pressure to reduce the number of lots and they understand the need to insure it's financially affordable. Mr. Lowenstein indicated this is an opportunity to repair the edge as per the requirements and doesn't see any reason

why certain items can't be adjusted to make the overall project safer within the budget. The commission's objective is to try and have reasonable improvements made for the community. Mr. Eastburn indicated the only area he thought needed improvement was the existing driveway leading up to Farm Lane.

Mr. Snyder questioned what repairs will be made to the roads, if damaged is created during construction. Mr. Zaveta answered; damage from construction will be historically from turning off Short Road. Mr. Eastburn then urged the repairs be made by on a as needed basis, rather than have escrow involved. Ms. Stern Goldstein indicated it would be a discussion for the Board of Supervisors to determine the fee in lieu of.

Mr. Kelso stated he is satisfied with the applicant's statement to stabilized the edge work where needed. He then noted another issue, where a connection will be created from one portion of the development to the other. Mr. Zaveta responded upon extensive discussion, a result hasn't been found where a connection will not disturb private property along the Eastburn residence, but will continue to find options.

In the form of a motion by Mr. Kelso; seconded by Mr. Redfield the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve the Preliminary / Final Land Development Plan of Sycamore Edge / Eastburn Tract with the understanding the applicants are widening Woodbury Path off Windover Lane to 16 feet, add pullover / turnaround area at the entrance off Windover Lane, creating a continuous paving from Windover Lane into the turnaround point of the development, applicants agreed to work with the township to stabilized the road edge when needed off Short Road, further the applicants will comply where is not modified from comments noted in letters from the November 16 & December 8, 2011 Pickering, Corts Summerson, Inc., November 16, 2011 Boucher & James, Inc, November 18, 2011 Pennoni & Associates, November 3, 2011 Bucks County Planning Commission, December 9, 2011 Doylestown Township Director of Code Enforcement; Sinclair G. Salisbury and memo of Doylestown Township Director of Operations; Richard John.

Motion was carried 5 to 0.

Adjournment: 7:49 p.m.