

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 23, 2013**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, September 23, 2013 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included Chairman; Judy Hendrixson, Vice Chairman; Kenneth L. Snyder with members Thomas Kelso, Edward Redfield and George Lowenstein. Other in attendance included Township Manager; Stephanie J. Mason and Board of Supervisor Liaison; Richard F. Colello.

Absent: Township Planning Consultant; Ms. Judy Stern Goldstein. In Ms. Stern Goldstein's absence, Ms. Karen Morgan Mallo was present.

Review of Minutes:

In the form of a motion by Mr. Lowenstein; seconded by Mr. Snyder the August 24, 2013 Doylestown Township Planning Commission Regular meeting minutes were approved with the following corrections...

Page 3; Street Hierarchy Section – first paragraph should read “Upon reviewing the revised Amendment to the Subdivision Land Development and Zoning Ordinances”

- 1) Should read “On the chart of the SALDO, add an X to the Route 202 Parkway section under bike lanes”

Under the Street Hierarchy motion, add and Zoning Ordinance after SALDO

Motion carried 5 to 0.

Public/Commission Comments: No Comment

Delaware Valley College – Life Science Building \ Revised Final Land Development Plan

Tom Hanna of Gilmore & Associates presented the commission with applicants'; Delaware Valley College's revised final land development plan to add additional parking spaces behind the newly built Life Science Building. He reported construction of the Life Science building is anticipated to be completed on or around December 2013. The original plan noted a driveway for service vehicles. Upon discussion, permit process has begun to demolish the old Farm Market building in order to create 26 additional parking spaces instead. The original plan was also updated to show all calculations with several corrections made based upon reviews received from Pennoni & Associates, Pickering, Corts & Summerson, Michael Baker Jr., Inc. and Boucher & James, Inc. Mr. Hanna concluded by informing the commission applicants will comply with all comments indicated on review letters noted above.

As per the Pennoni & Associates review letter of September 4, 2013, Mr. Hanna then provided the commission with copies of the applicant's turning template to show turning rates for service and motor vehicles. The template notes modifications showing the turning diagrams and striking of the concrete sidewalk that will connect a bike & hike path over to the driveway as a means to delineate the back service area without physical barriers. A small triangle paving

section was also added. The intent of the provision is to comply with all review letters so the applicants may present the revised land development plans to the Board of Supervisors at their October 1, 2013 regular meeting.

Ms. Morgan Mallo requested the turning rate template along with the revised plans be submitted to Boucher & James and Pennoni & Associates for review. Mr. Hanna agreed to submit all materials to the township for distribution.

Mrs. Hendrixson requested confirmation if applicants will comply with all comments presented in the review letters. Delaware Valley College representative; Steve Cantrell indicated the request for addition parking spaces is to provide added space for college events shifted towards the new Life Science Building. It will also provide parking behind the building once the gates are lifted.

Gilmore & Associates along with Doylestown Borough are currently working on a preliminary design of the bike path that will lead through the township. Mr. Cantrell is awaiting estimated costs of the finish design. Currently there is an issue with the traffic light at Iron Hill Road. Mr. Hanna added the Master Plan, currently being created by Mr. Cantrell can also be changed to show the potential entrance feature of the bike path. He continued Doylestown Borough would like the path to continue in front of DVC student center up to the traffic light off Iron Hill Road. Mr. Cantrell added the goal is to complete the path all at once. The challenge is to receive all permits in a short period of time and requested assistance from the Borough.

Mr. Kelso indicated the traffic light is not a concern with the current foot traffic. Mr. Cantrell answered the area is becoming dangerous and suggested moving the light up further. He is hopeful the master plan will address all issues by January of 2014.

A discussion ensued amongst the applicants, commission and Ms. Mason regarding options on how to develop the master plan to address all issues.

Ms. Mason suggested presenting the master plan to the public once adopted by the Board of Supervisors. She explained it would be helpful for the township to have a copy on file. Mr. Cantrell agreed.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Board of Supervisors approve applicants; Delaware Valley College Amended Land Development Plan to construct 26 additional parking spaces and a bike & hike path. Further the applicants have agreed to comply with review comments noted in letters from Pickering, Corts & Summerson dated September 4, 2013, Boucher & James, Inc. dated September 11, 2013, Michael Baker Jr., Inc. dated September 12, 2013 and Pennoni & Associated dated September 12, 2013.

Motioned carried 5 to 0.

Items for Discussion

Mr. Kelso questioned the status of the approval of House Bill No. 515 and questioned does it change township procedures. Ms. Mason explained as part of township policy since the 1980s, any residents located adjacent to projects are notified. Mr. Kelso noted the House Bill does not clarify adjacent properties and may affect township procedures.

Ms. Hendrixson requested status of a scheduled meeting with Bucks County Planning Commission Executive Director; Linda Bush. Ms. Mason reported she has not received a response to date, but will follow up with a phone call.

Ms. Hendrixson then requested status of a proposed meeting with Edison Quarry. Ms. Kelso clarified since his discussion with Edison Quarry owner; Joseph Buccarelli nothing has changed. He added the township began with a half of dozen property owners and now are down to three or four within the key portion along the west side of Route 611. He suggested to Mr. Buccarelli of possibly consolidating the properties. Mr. Buccarelli seemed interested in speaking with the township regarding the use of the quarry long term after it's decommission.

Mr. Kelso then stated upon his recent meeting with Bucks County of which they proposed to turn Quarry Road into a one way road with a bike trail. He believes it would be a great long term plan, but as long as the quarry is in operation all quarry traffic will be directed the wrong way. Upon realizing the proposed plan would not work, Bucks County then suggested to extend the path down along Route 611 near Tabor House towards the village, in which Mr. Kelso believes the township should consider.

Adjournment: 7:36 p.m.