

**Meeting Minutes from the  
DOYLESTOWN TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
September 25, 2017**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, September 25, 2017 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Thomas Kelso with members; George Lowenstein and Gregory Reppa. Others in attendance included Township Manager; Stephanie Mason, Board of Supervisor Liaison: Richard Colello and Township Planning Consultant; Judy Stern Goldstein.

**Review of Minutes:**

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the August 28, 2017 Doylestown Township Planning Commission meeting minutes were approved.

Motion carried 4 to 0.

**Public Comments:**

Pennvest Loan:

Ms. Mason referenced James Matticola of Gilmore & Associates September 15, 2017 letter and reported; the Township is coordinating a sewer project with Bucks County Water & Sewer Authority (BCWSA) for the Pebble Ridge \ Woodridge community and vicinity. As part of the project, the township is applying for a Pennvest loan to cover costs.

Ms. Mason requested Commission review. Upon review, Ms. Mason will submit a letter on behalf of the Planning Commission, signed by Township Planning Chair, Judy Hendrixson.

Mr. Kelso suggested to have a letter from the Planning Commission state their support of the Pebble Ridge \ Woodridge Public Sewer Connection project and determined it's consistent with Doylestown Township Comprehensive plan. However, the letter should not note the project is consistent with all County use. Ms. Mason agreed and suggested to state; consistent with only the township's use.

Mr. Kelso questioned; under the last paragraph of Gilmore & Associate's letter, what is the definition of rerouting. Ms. Mason responded; the section and form letter will not be included and the letter will be prepared as applicable for the Township.

651 N Shady Retreat Road – Final Land Development Plan

Ronald G. Monkres, II of Gilmore & Associates reported; applicant; Anthony Cino has no issues with most comments in the most recent review letters received from township consultants. However, Mr. Monkres clarified some issues noted under Code Enforcement Director; Sinclair Salisbury letter dated September 18, 2017 as

- 1) *For paragraph 1 and 2; the homeowner's association pertaining to Lot 5 & 6 and the mowed buffering between the neighborhood properties, the open space near Lot 5 will be maintained by*

*the homeowner's association. The maintenance will not be for the lawns, but for the existing trees and landscaping beds. Lot 6 will not be owned by the homeowner's association. The area will be dedicated to the Township for open space and is wooded, not lawn.*

- 2) *Lots 3 & 4 have tree protection zones and extends over Lot 5 towards the open space. The tree protection zone will be the responsibility of the homeowner's association and reviewed by the Township's Solicitor; Jeffrey P. Garton.*

Mr. Lowenstein questioned; if any feedback was received regarding Township dedication of Lot 6. Mr. Monkres answered; Mr. Garton indicated the township will be willing to take dedication of the open space.

Mr. Kelso questioned; if the tree protection is tied into the stormwater management plan for overall site. Mr. Monkres indicated yes and as part of the Planning & Development permit (PDS), and part of the nonstructural credit for preserving trees. It's also compliant with the two year storm volume, which is not directly related to water quality.

- 3) *Mr. Monkres indicated paragraph three and four of Mr. Salisbury's letter references light fixtures. The applicant will comply with comments and refer with the Mr. Canales and Ms. Stern Goldstein for guidance.*

Mr. Lowenstein questioned; if the drainage issue noted in the waivers have been resolved. Mr. Canales answered; the same seventeen waivers were approved as part of the Preliminary plan and a second approval is not required.

Mr. Kelso referenced the partial waiver request for the clear site triangle at the entrance regarding a large tree and questioned how large are the trees. Mr. Monkres answered; the evergreen trees along the right of way are 25 to 30 feet tall. Due to being situated on the opposite side of the road, they are not counted as part of the zoning site. The trees do not interfere with the line of sight of the existing driveway. However, existing shrubs block a portion of the view.

Upon Ms. Hendrixson opening the floor for public comments, no response was received.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommend the Doylestown Township Board of Supervisors approve the Final Land Development Plan pertaining to 651 N Shady Retreat Road with the understanding the applicant: Anthony Cino has agreed to address comments noted in Pennoni & Associates letter dated September 12, 2017. Further, the applicant will comply with comments as noted under Pennoni & Associates letter of September 18, 2017, Boucher & James, Inc of September 14, 2017, Pennoni & Associates of September 8, 2017 and Michael Baker International, Inc. of September 2, 2017. Additionally, Doylestown Township Fire Marshall; Rick Shea comments regarding moving the location of the fire hydrant, where further discussion will be scheduled with Mr. Shea to determine the final location and address the items as noted under Code Enforcement Director; Sinclair Salisbury letter of September 18, 2017.

MOTION CARRIED 4 to 0.

Callan Tract – Preliminary Land Development

Nicholas T. Rose, P.E. of Protract Engineering Inc. updated the Commission since last meeting in August of 2017. Applicant; David Callan met with residents during the September 12, 2017 on site meeting. Possibilities for storm water management was reviewed as per neighbor's suggestions. As a resolution, seepage beds can be added on both new lots. A water basin can be added for better water control of the well. Upon Mr. Canales suggestion; earth work with the berm will be completed along the area to the left side of the basin. This will enable another swarm of water to be caught that would otherwise flow towards the Warden Road. Mr. Callan agreed to all suggestions and work will be completed soon. In addition, more grading will be performed to raise a berm up the basin on the right side to prevent over flow.

Ms. Hendrixson noted; as per Mr. Callan's suggestion, the neighbors can also perform small improvements to alleviate water flowing into their properties. For example; adding berms, not mowing on a regular basis and additional plantings.

Mr. Reppa questioned; if additional grading to the left side of the site will result in having more vegetation removed. Mr. Rose indicated no and the existing trees will remain. The addition of the berm will assist flow into the basin.

On behalf of the applicant, Mr. Rose requested the following waivers ...

- 1) *Section § 153-24.A.(8) and 24.J - a private drive to be permitted, because of the low impact to add two homes. The request is to have a private driveway. As part, additional woods will be preserved. Ms. Stern Goldstein corrected; the waiver is for a private street not driveway.*

Ms. Hendrixson questioned; will a homeowner's association be established. Mr. Rose answered; as per Mr. Canales letter, Mr. Callan's lot will own the private road and create an agreement between the three lots will be required. Mr. Rose clarified; the request is to have a 20 foot wide private street to allow with for a truck turning location in lieu of a public street.

- 2) *Section §153-25.A.(1) – Due to an existing utility pole, the request is to have a bike path be within five feet from the edge of paving and three feet along a couple of sections.*

The bike path consultant submitted additional comments to tether certain sections, which were completed. This will enable future bike paths to be connected. The path will extend from the south end of the property towards the northside at ten (10) foot wide.

- 3) *Section § 153-26.B.(1) – Not to require curbing on Easton Road and set highways.*

Ms. Hendrixson opened the floor for Public Comments.

Resident: Patricia A. Claus of 51 Warden Road commented; the site meeting with Mr. Callan, Commission and township staff was productive and many issues were addressed.

Mr. Reppa questioned; if there is a deed restriction noted on the plan. Mr. Rose indicated yes, it was a requirement noted on the plan. Mr. Reppa questioned; should the Commission include a recommendation with regards to neighbors reporting contamination of their wells and have the area inspected by the Health Department. Mr. Colello answered; the Doylestown Township Municipal Authority (DTMA) is considering

the matter. There are plans to have water supplied across the street from the site, with the purchase of the Tabor Road.

Resident: Gary E. Nice of 2116 S Easton Road commented; he is not in favor of a water connection at the cost of the homeowners. Ms. Mason indicated; only sewer connection was at the cost of homeowners. Mr. Colello added; if the drinking water is contaminated, it will be at no cost to the homeowners to hook up to a public water connection. Mr. Nice reported; since construction began three years ago, the well water has been contaminated. Mr. Lowenstein responded; an evaluation of how the water flows underground will determine how a well is contaminated.

Mr. Kelso questioned; if the applicant is agreeing to all terms listed in the Pickering, Corts & Summerson's most recent review letter. On behalf of the applicant; David Callan, Mr. Rose indicated the applicant will comply with most comments and some items will need Board approval. Michael Baker International, Inc. review letter states, the path will have to go out of the property or a waiver is required. Mr. Rose indicated a waiver will be requested.

In the form of a motion by Mr. Kelso; seconded by Mr. Reppa the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve applicant; David Callan Preliminary\Final Land Development Plan regarding the Callan Tract with the understanding, the applicant will address all comments noted under the Pickering, Corts & Summerson, Boucher & James, Inc. and Michael Baker International, Inc. review letters. Further, the Planning Commission also recommends granting of the three waivers noted as requested by Nicholas T. Rose, P.E. of Protract Engineering Inc. from the Subdivision Land Ordinance (SALDO). In addition, the applicant has agreed to complete modifications to the Township Engineer's satisfaction to the existing basin.

MOTION CARRIED 4 to 0.

#### Comprehensive Plan – Continued Discussion

Mr. Kelso commented; upon reviewing all the goals and objectives, there are no necessary changes needed. Ms. Hendrixson indicated; prior to submitting a recommendation, certain efficiencies should be noted for the cluster developments. Mr. Lowenstein agreed with Mr. Kelso's comments and did not note any necessary changes.

Mr. Kelso noted; the population projections are pointed to leveling off and decline, but hard to project due to changing housing needs and economy. He suggested to study, not part of the comprehensive plan, the need of changing housing type. The demographics are pointing towards the aging population. In addition, providing more zoning options under age restrictive housing and smaller lots. Instead of the R4 Districts, Mr. Kelso recommended the Commission review opportunities to fit Doylestown Township differently.

Ms. Stern Goldstein offered to draft a Comprehensive Plan for Commission's review and requested to submit bullets points to address. Additionally, the maps will need to be updated. Mr. Kelso noted; the maps may be updated under another funded source to provide the Township a better bargaining position.

Ms. Stern Goldstein noted; the zoning and comprehensive plan are supposed to be generally consistent. With an update, all zoning is commercial, unless it's preferred to be changed to residential. Mr. Kelso disagreed. Ms. Stern Goldstein suggested to review the corridors in general.

Upon a discussion amongst the Commission regarding procedures on updating maps, Ms. Stern Goldstein indicated; the future land use map will be updated only. Mr. Kelso noted; issues with Delaware Valley University's property should be reviewed and add a section labeled "What is preserved", which comes off the zoning. Ms. Stern Goldstein offered to submit the land use map for Commission review.

Ms. Mason informed; a section along Route 611 and Turk Road towards Sauerman Road, which falls under the C1, VC and R1 Districts. As per Mr. Salisbury's recommendation, Ms. Mason requested Commission review. Mr. Kelso noted; the area will have non-conforming uses with changes to zoning and may expand by 50%. Ms. Stern Goldstein suggested to first study the Comprehensive Plan prior to revisiting zoning issues. A draft Comprehensive Plan and land use map will be forwarded to the Commission for review, prior to the November 27, 2017 Regular meeting.

Pending Projects:

Ms. Mason reported; the Grasso Group is scheduled to meet with the Board to request modifications be made to the stipulation agreement to provide a public water and sewer connection on site. The township is waiting on final documentation, where the land development plan may be submitted by January or February of 2018.

**Adjournment:** Hearing no further business, the September 25, 2017 Doylestown Township Planning Commission Regular meeting was adjourned at 7:59 pm.