

**Meeting Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 12, 2018**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Wednesday, December 12, 2018 at Meeting/Activity Trailer, 425 Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members; George Lowenstein, Thomas Kelso and Jeremy Deppeler. 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. Reppa; seconded by Mr. Deppeler the November 26, 2018 Doylestown Township Planning Commission meeting minutes were approved with the following corrections ...

- a) Change references to Mr. Warner on pages six to Mr. Benner
- b) Page 1; Central Bucks Family YMCA - Under second sentence, correct Overtime to Over time.
- c) Page 2; Central Bucks Family YMCA - Correct spelling of forty.
- d) Page 5; Pavilion at Furlong Sketch Plan – Change first sentence to read the parking doesn't seem to provide adequate spaces for the number of units.

Motion carried 5 to 0.

Public Comments:

Doylestown Walk (Bray / Long / Schmidt) Preliminary | Final Land Development Plan

Attorney; Gregg I. Adelman of Kaplin Stewart Meloff Reiter & Stein presented the Commission with the Preliminary | Final Land Development plan as designed by applicant: Toll Brothers as 137 carriage home units on the Bray\Long\Schmidt property located at the intersection of Bristol and Lower State Roads. The main access is in the center of the property and an emergency access is located off Bristol Road. Disturbance area have been purposely constructed along the road to avoid environmental features. For stormwater, a large basin located at the northern portion of the property with other basins along the southeastern corners is proposed. The project will also include Best Management Practices and water quality measures in the stormwater design. The township has Total Mass Daily Load (TMDL) limitations in the area and requested the applicants design stormwater features to assist with cleaning the area.

Waivers will be requested and a need for relief in the form of a conditional use application to cross the riparian corridor district. The pump station will be constructed by Bucks County Water & Sewer Authority to service the proposed property. Crossing streams will be required for a sewage connection, as per Boucher & James, Inc. review letter. To move forward, the applicants are in the process of completing a conditional use application and will be submitted prior to the next Planning Commission meeting in January of 2019. A conditional use will also be requested for the riparian quarter district regulation concerning what can be disturbed in certain zones one and two. Upon reviewing basins that may encroach, an additional conditional use may be requested. First, an attempt to

either pull back or modify the basin will be made. Traffic circulation is another concern that will be discussed with the township's traffic consultants. The Fire Marshall review has yet been received. Upon receipt, the applicants will address any emergency service comments.

ESE Consultants Response Letter – December 7, 2018

Mr. Adelman provided the commission with ESE Consultants December 7, 2018 letter summarizing all responses made from each township consultant review letter received.

Mr. Lowenstein questioned; if the waiver requests have changed since October 2018. Mr. Adelman answered; yes and provided the Commission a list of updated and supplemental waiver requests.

Pickering Corts & Summerson Review letter of November 15, 2018:

Item 7; SALDO Section 153-37 and Section 153-37.C.(5) - no definitive responses can be provided regarding the fee in lieu for recreational land. The Board of Supervisors may wish to discuss the requirement and options directly with the applicant. In addition, further discussions may be needed with Township professionals and staff.

Item 10; SALDO Section 153-50 – The Board of Supervisors may wish to discuss the need for any offsite improvements with sewer and other improvements required from the applicants. The applicants will also be discussing extending water lines with the Doylestown Township Municipal Authority (DTMA).

Mr. Adelman noted; if he does not discuss a specific item, it will be defined as no issue and the applicant will comply with township consultants' comments.

Item 25; The water main and sanitary sewer extension is crossing Mill Creek and impacting the stream. General permits will be needed from the Department of Environmental Protection in order to complete the utility crossing.

Mr. Kelso questioned; if there is record of the township denying any request for sewer connection via a stream and commented the Commission should view the ordinance for revisions for utilities.

Item 26; Doylestown Township Floodplain Ordinance No. 374. The applicant will be requesting a variance for new construction. Upon preparing the plan for the water main and sewer extension, disturbance in the area was shown based upon how the pipes will be installed along the flood plain. Legally, modification can be completed as a direct bore that will be placed outside or under the flood plain. This will prevent disturbing the flood plain and no change.

Ms. Stern Goldstein noted; the Ordinance No. 374 is part of the zoning ordinance as a standalone flood plain ordinance.

Item 34; The applicant has met with DTMA to discuss how to extend the water lines to service the property. Bucks County Water & Sewer will be overseeing the sewer connection for the site. Discussions are ongoing, and an agreement will be in place prior to filing for conditional use and running lines.

Mr. Kelso questioned; **what is the intended routing of the water line.** Mr. Adelman answered; the water line will have two locations of disturbance and crossing the stream. Connection will be provided from Doylestown Knoll, where the line will run along the shoulder of Lower State Road. However, coordination is needed to determine the right of way and utilities. Mr. Kelso commented; if the line will be along the shoulder, Lower State Road will benefit in having a shoulder installed on the road. He suggested discussion a restoration deal with DTMA by paving two feet. Mr.

Adelman indicated he will review with the Authority. Ms. Mason informed; the Pennsylvania Department of Transportation (PennDOT) is preparing to replace a bridge near the pump station.

Item 35; Upon receiving a response from the Fire Marshall, the applicant will review and work through issues which may impact the circulation. However, no major impact is anticipated. Test completed resulted in a 50 foot ladder emergency vehicle able to turn around on the property.

Items 68 and 69; Section 148-31 – The applicants will meet with the township staff regarding stormwater and sediment load reduction requirements. As per the township request, consideration to implement additional water quality management to the stormwater BMP to assist with overall stormwater management system will be discussed.

Boucher & James, Inc. – November 20, 2018

Item 1C; ZO Section 175-103.15.A(l)(h) and ZO Section 175-30.1 – two access, main access and an additional emergency access will need to be signed off by the Fire Marshall.

Mr. Lowenstein questioned; who will be responsible for the emergency access during snow storms to ensure it will be passable. Mr. Adelman answered; a plan for snow piles are not confirmed. However, the pile most likely will be placed near the cul-de-sac. Other locations may be near the parking areas and will ensure signage will be posted. A homeowner's association will be implemented for street and snow maintenance.

Item 1D; ZO Section 175-103.16 – the amount was recorded and responded incorrectly. Corrections will be made and resubmitted.

Item 2A, B, C and D – a conditional use permit will be submitted concerning the riparian corridor conservation district and centralized sewer and water lines. A conditional use application has yet been determined for the basins. The basins are permitted, and the plans will show no impact to the corridor by adding a storm water facility. Ms. Stern Goldstein noted; the mitigation plans are to record the replanting and vegetation to the riparian corridor with appropriate planting. Mr. Adelman responded; the applicant will work with the township to identify areas and devise a layout plan. A concentration will be around the riparian corridor and the edge of the basins.

Item 4A; ZO Section 175-27.D(4) – the applicant will work with the township regarding the environmental protection standards and sewer water crossing to not cause an issue with the natural resource area protected under the zoning ordinance.

Page 15, for all landscaping comments, the applicants will comply by revising the plans, tables and quantity of numbers. Upon an onsite meeting held on December 5th, discrepancies noted on the review letters were addressed and plans were revised accordingly. Evergreens were added along the western property line and basin two for additional buffering.

Item F, G; SALDO Section 153-34-.B(3)(b) – a waiver is requested for requirement of the intersections, street trees shall be located no closer than 60 feet to the intersection of the street right of way. SALDO Section 153-34-.B(3)(c) – The street trees are located along the intersections and should be clear of trees from 60 feet in each for site distance. Ms. Stern Goldstein noted; the street trees should be located within three intersections and cul-de-sac. Mr. Adelman responded; the requirements were completed in all areas and noted under the revised plans.

Item J; a waiver will be requested to have a minimum separation distance of 10 feet between underground utilities and proposed trees. Ms. Stern Goldstein questioned; what utilities the applicant is requesting a 5 feet distance. Jeff Madden of EST Consultants answered; underground utilities include cable, electric and gas located along the shoulder.

Page 19 and 20 – the applicant will request a waiver to eliminate invasive species for trees over 40 caliber inches. The applicant is requesting to remove several trees and replace with the correct caliber inch as per the ordinance's formula. All numbers have been updated and will be resubmitted.

Page 21 – the applicant will request a waiver for street lights under item 6, SALDO Section 153-36.B(3)(c) to have lighting installed along the intersections and parking areas. Ms. Stern Goldstein commented in her support of the request.

Pennoni Associates – November 20, 2018

Comment 2; signal modifications are being reviewed at the intersection of Lower State Road and Wells Road.

Comment 3; The applicant has no issue with the request of the overall dedication area be increase from 30 feet from center line to 35 feet from centerline on Bristol Road. The plan will be changed to accommodate the request. Ms. Stern Goldstein questioned; if the base site area will be impacted. Mr. Madden answered; the base site area will have to be tripled.

Comment 8, 9; discussions regarding the property demonstrating safe and efficient internal circulation will continue to ensure overall satisfaction with emergency vehicles.

Mr. Lowenstein questioned; what the projective regulations with parking on the street is. Mr. Adelman answered; parking will not be permitted on the streets. Off street parking will be provided throughout the site in addition to driveways. Spacing will include two spots on each residential driveway and in the garage. Information on additional parking will be supplied later. Mr. Reppa questioned; if the spaces are equally distributed throughout the site. Mr. Adelman indicated yes and pointed the areas on the plans. Mr. Reppa questioned; if there is a possibility to widen the road and can a vehicle complete parallel parking. Mr. Madden answered; with so many curb cuts, not many are available. Mr. Adelman suggested; the totals to be viewed when radius is provided.

Page 26; the applicant will work with the township engineer to review and confirm traffic impact assessment, generation numbers and underline data to ensure it's acceptable for the township.

Michael Baker International, LLC – November 19, 2018

Comment 3; The application will need to review supplying a bike & hike trail along the entire frontage of Bristol Road, including across Mill Creek. Currently, the trail ends before a bridge and covert. The covert is narrow and may not have enough space to extend a trail. A practical solution is to have the trail extend along the bridge at the two foot wide shoulder. Ms. Hendrixson suggested to have the trail constructed as a loop along the creek. Mr. Kelso added; a sketch plan with the original development was prepared. It's understood a trail will be difficult across the Bristol Road bridge. He suggested to discuss options with the Bike & Hike Committee. However, the open space is to be owned by the homeowners' association. Mr. Adelman responded; the ownership is generally applied but not confirmed.

Mr. Kelso recommended; to have three classes of open space for the development as public open space, where the township will take responsibility for. The second as stormwater management where an easement will be placed with a well-defined agreement attached. The third class will be listed as a homeowners' association (HOA) for open space as internal. Mr. Adelman responded; the applicant does not have issues with the recommendations and most of the open spaces will be left in its natural state.

Commission \ Public Comment

Mr. Kelso commented; the parking plan is acceptable. However, there is a conflict with parking in the sidewalks where the sidewalks are jogged around the parking. The issue is the sidewalks are up against the curb and the overhang, specifically near the mailbox will not work. Mr. Kelso suggested to widen the sidewalk. When a car or truck pulls up to the sidewalk, approximately two feet of the vehicle will be sitting on the sidewalk. Mr. Adelman agreed to view the plans and adjust accordingly.

Mr. Kelso suggested a deceleration lane be considered near Bristol Road to accommodate school buses pulling over. Should the applicant need assistance, the Central Bucks School District can provide recommendations. Ms. Mason added; a bus stop landing can also be considered. Ms. Stern Goldstein recommended; consideration be made in widening the standing area as well. Mr. Adelman agreed.

Mr. Kelso referenced the access to the open space notation on Bucks County Planning Commission review letter and commented; the open spaces in the back of the property does not have access. Mr. Lowenstein noted; a trail will solve many of the issues. Mr. Adelman informed; the applicant did not receive the Bucks County Planning Commission letter and will investigate the matter.

Mr. Kelso suggested; to consider the Bucks County Planning Commission comment regarding Tradesview and the existing home to be demolished as further discussion.

Resident; Christopher Dohner Gradin of 3435 Bristol Road questioned; who has the responsibility in conducting surveys of the square footage of the streets for snow removal. Mr. Adelman answered; there is no requirement for studies to be conducted. Ms. Hendrixson added; the roads will be considered private and the decision is the applicants or the homeowner's association. Mr. Gradin questioned; who will oversee traffic studies. Mr. Adelman answered; both the township and Penn Dot will review traffic patterns and studies to provide comments. Ms. Stern Goldstein added; the township's Traffic Engineer has submitted a review letter, where the applicant will address comments.

Mr. Adelman explained; both the township and PennDOT have their own traffic requirements, which the applicants is required to abide by. Ms. Stern Goldstein added; Warrington Township will be involved with any modifications to the existing traffic signal off Lower State Road. Mr. Adelman informed; no traffic signal will be requested at the main entrance of the site.

Mr. Gradin questioned; if consideration in widening the intersection at Bristol Road is made. Mr. Adelman answered; no consideration has been made due to not enough area. In addition, the property made not warrant or mitigate the requirement for an increased intersection.

Mr. Gradin questioned; if the traffic study will consider the school schedule. Ms. Hendrixson indicated yes, which will include summer and during the school year under peak and off peak hours.

Requested Waivers

The applicants are requesting a total of twenty five waivers. Mr. Adelman highlighted the most immediate as ...

Section 148-14.C.5 – for infiltration best management practices, the site is very limited, and the water is unable to absorb into the ground. Relief is requested to require infiltration volume through the slow release basin on the site.

Section 153-24.B. – Currently there is a twelve foot for Road C as per the alley. A relief is requested to create a sixteen foot widen road to assist the one way traffic flow through. Ms. Hendrixson questioned; if the proposed widening will work for emergency vehicles. Mr. Madden indicated yes. However, the applicant still needs to meet with the Fire Marshall and consultants to confirm.

Section 153-24.B, Subsection B.(2)(a) – Currently, Bristol Road has a required 24 foot cart way. A relief will be requested to keep the existing Bristol Road and Lower State Road at 22 or 23 feet wide and not to propose the 8 foot wide trail or 4 foot shoulder. Mr. Adelman added; the collector roads should also include 8 foot wide trails or 4 foot wide shoulders. Some of the scenarios include no trail or shoulder proposed along Lower State Road.

Ms. Stern Goldstein requested clarification on the waiver request for Section 153-24.E.(3) concerning Triangles. Mr. Madden responded; the applicants are proposing to allow for clear sight triangles at 25 feet. The intersections on the connector roads will be stop controlled. With the lots specified and from the right of way intersections behind the sidewalk, measurements to the beginning of the driveway is at the right of way were completed. This will prevent site lines through a car and where the line was stopped, as per the calculations of the site distance between two points. The applicants are proposing a two way stop, but open to adjust upon township direction.

Ms. Stern Goldstein noted a safety concern without a full stop condition without full visibility. Mr. Deppeler suggested the applicant request a waiver to decrease the speed of the area for assistance. Mr. Adelman indicated stop control would be a safer alternative. However, there may be an issue on if a stop control coming into the site will be appropriate. He suggested a T, three way stop with signage for incoming traffic. The applicants will review as part of an overall interior circulation issue. Mr. Madden added; the area is considered an intersection of a right of way where an additional 13 foot from the intersection of a right of way to the curb. Mr. Reppa suggested; a site distance where a stop is behind a right of way line and a direct line of site based upon speed be considered.

Section 153-25.A.(3) – a relief will be requested to provide a sidewalk on one side of the road.

Section 153-25.C – a plan will need to be devised as soon as possible regarding a bike and hike path before moving forward. Ms. Hendrixson suggested the applicants attend a Bike & Hike Committee meeting on either December 18th or January 15th at 8:00am. Mr. Adelman agreed.

Section 153-27.A. – The driveways behind the sidewalk are approximately 20 to 22 feet and without the side walk to the curb towards the homes are approximately 29 feet. Relief is requested to have the driveways permitted to exceed the maximum of 8 percent slope allowed. To accommodate the township engineer request not to have all the driveways exceed 8%, each driveway was broken down through the different thresholds with a maximum of 8%. This will assist with popping the house out of the ground to borrow away. Additionally, it will also assist with the staggering between the homes for the roofline to achieve a variation in spokes, grading and proper drainage. The homes range from 2 to 8% with only 20% of the homes above 7% maximum, plus range.

Mr. Kelso questioned; what does the cross section look like with the sidewalk. Mr. Madden answered; the cross section is a 25 foot wide road. From the curb to the right of way is 13 foot on each side. Going back from the right of way, it's two feet section of grass from the right of way, a four foot sidewalk with an additional 7 foot. However, between the curb and the sidewalk only. Upon reviewing the plan, Mr. Kelso commented; the plan may not work and suggested it become more flexible. Mr. Adelman responded; he will review the cross section with and without a grade. Ms. Stern Goldstein suggested to also view how the vehicles are entering the garage with thresholds at 8%.

Section 153-38.D – Mr. Madden explained several waivers will be requested for the required storm water regarding the basins. The resident development requires shallow, broad basins and be provided a maximum flow of 4 to 1. Also, a minimum grade from top to bottom of the area at 2%. For subsection d.(5) a request is for the shallow broad basins to be provided. Specifically, basin two has the slow media, which will be proposed as a flat bottom basin for infiltration through the two foot median, then a perforated pipe. The pipe will expel the water out the basin. Basin 1 is smaller with a forebay and the remaining basin area at a flat slope will combine to more effectively slow down the release of storm water. The design is a 4 to 1 outside slope and inside has a 3 to 1 slope.

Ms. Stern Goldstein requested to locate the retaining walls on the map. Upon noting the map, Mr. Madden explained; the retaining wall will be located outside the basin and along the property line. The second retaining wall is located on the west side of the forebay and has some influence with the water. However, there is some slopes below the retaining wall for the majority of basin and to be in graded as part of the basin. Most retaining walls will be approximately four feet with one at approximately eight feet with fences. The whole interior of the basin will be 3 to 1 down.

Resident; Christopher Dohner Gradin of 3435 Bristol Road questioned; if a new pump station will be constructed for development or will the existing one be enlarged. Mr. Adelman answered; the existing pump station can accommodate the new and existing developments. Mr. Gradin questioned; if additional sewer lines will be running through the development from Bristol Road to tie onto developments on the western side. Mr. Kelso answered; there have been discussion regarding making the sewer accessible to properties down Bristol Road. Ms. Mason added; the applicants previously agreed to prepare an area for future connections. Mr. Adelman noted two man holes on the opposite side of the road. Ms. Mason clarified; future connections will require an easement from the next property owner. Mr. Adelman explained; an easement was placed goes out to the property line and is available for future connections and will be dedicated to the Authority. Mr. Gradin questioned; how sewer lines can be connected onto his property. Ms. Mason answered; once a need is determined, the Authority will need to obtain an easement from Mr. Gradin to prepare connection and address during a future sewer project. Mr. Gradin questioned; if road widening is proposed to allow traffic to turn in or will turning lanes be off Bristol Road. Mr. Adelman answered; no turning lanes will be proposed based upon the trip traffic analysis. However, should a lane be required, it will be along the frontage of the property.

Ms. Hendrixson recommended the applicants meet with the Bike & Hike Committee prior to attending the January 2019, Planning Commission meeting.

Continued Discussion – Clean up Ordinance

In the form of a motion by Mr. Lowenstein; seconded by Mr. Reppa the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve changes to the Zoning Ordinance as detailed on Jeffrey P. Garton, Esquire of Begley, Carlin and Mandio, LLP letter dated November 26, 2018 and including

Director of Code Enforcement; Sinclair Salisbury comments to change Section H11 B1 as from one acre to 40,000 square feet.

Motion Carried 5 to 0.

Ms. Stern Goldstein noted to remove the referenced to signage under the Subdivision Land Development ordinance that conflicts with the Zoning Ordinance. The Board previously authorized advertisement and returning to the Commission for a formal recommendation prior to the January 15, 2019 hearing. Mr. Kelso questioned; if comments were received from Bucks County Planning Commission. Ms. Mason indicated no comments have been received to date.

In the form of a motion by Mr. Reppa; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve the Proposed Amendments to the Subdivision Land Development Plan Ordinance as presented in Jeffrey P. Garton, Esquire of Begley, Carlin and Mandio, LLP letter dated November 26, 2018.

Motion Carried 5 to 0.

Ms. Stern Goldstein reported; the Environmental Advisory Committee (EAC) submitted their recommendations of changes to the Landscape Ordinance. The changes are not for adoption but submit a recommendation to the Board for advertisement. The recommended changes are to expand the native plant list to remove plantings no longer appropriate or considered invasive.

Mr. Kelso commented; with commercial properties, applying some landscape regulations in terms of tree preservation has been a problem and created bad designs. He questioned; if there is anything the Commission should view in relation with the landscape regulations, such as plantings under power lines.

Ms. Stern Goldstein suggested the Commission have continued discussions on the matter. Ms. Mason suggested to either table the recommendation and have Ms. Stern Goldstein determine how to incorporate Mr. Kelso's suggestion prior to the next regular meeting in January.

Mr. Kelso added; parking perimeter buffers between commercial properties is another issue. Ms. Stern Goldstein offered to try and create a more performance standard driven instead of recipe driven ordinance for more flexibility. The Commission agreed. Mr. Kelso requested to include how the requirements are applied internally.

The Commission agreed by consensus to table the recommendation to advertise changes recommended by the Environmental Advisory Committee onto the township's Landscape Ordinance.

Mr. Reppa commented on his concerns with Grasso Group proposed Independent Senior Living center as neighbors, traffic, lighting and reducing density. He then questioned the intent of the applicant. Ms. Mason answered; the applicant will schedule a presentation of the plan to the Board of Supervisors in January. Should the Board find the plan appealing, the applicant will then move forward with architecture and engineering plans. During the process, the applicant is required to meet with the Commission for recommendation.

Adjournment

Hearing no further business, the December 12, 2018 Doylestown Township Planning Commission meeting adjourned at 8:54pm.