

**Meeting Minutes from the  
DOYLESTOWN TOWNSHIP PLANNING COMMISSION  
Regular Meeting**

March 26, 2018

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, March 26, 2018 at Lenape Valley Middle School building, 313 West State Street, 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. Kelso; seconded by Mr. Deppeler the February 26, 2018 Doylestown Township Planning Commission meeting minutes were approved.

Motion carried 5 to 0.

**Public Comments:**

Bray / Long / Schmidt Tract – Proposed Zoning Amendment / Conditional Use:

Ms. Stern Goldstein reported; the applicants for the Bray-Long-Schmidt tract submitted two requests for the Commission's consideration. The first is a zoning tax amendment and second, a conditional use. The conditional use is based upon a use permitted from the new tax amendment. There are certain requirements for the conditional use, which are a Planning Commission meeting and hearing in accordance with the Pennsylvania Municipal Planning Authority. However, the conditional use cannot be approved until the tax amendment is authorized. Tonight's meeting will be considered an informational session, where no decisions or recommendations will be made. A question and answer segment will follow the presentation.

Attorney for applicant; Toll Brothers, Gregg I. Adelman of Kaplin Stewart Meloff Reiter & Stein, P.C. reported; the land development application will be a two-step process. The first will be concentrating on the zoning change request. The zoning use request will be part of the R1A zoning district as single family, semi-attached dwellings. The site will consist of a townhome or carriage house use. Requirements for zoning will be reviewed by the Planning Commission and has been reviewed by township staff to provide comments.

The applicant submitted a conceptual plan and will follow the conditional use process for a zoning amendment. If approval for a zoning amendment is received, the site will be located at the rear of the property along the Neshaminy Creek. The properties are comprised of 137 townhomes, clustered on approximately 53 acres. There is an outbound area along the Neshaminy Creek that will not be encroached and the units will be situated away from the natural features.

A single access off Bristol Road is proposed and an emergency access will be provided for only emergency situations, such as a fire. The buildings will be in groups of four or three clustered along the roadway network, which is internal to the property. Existing buffering will remain with added enhanced buffering will be proposed during the land development process.

During the planning process, Tolls Brothers became aware of the sanitary sewage situation and began discussion with the township regarding a proposed pump station. By constructing the proposed development, costs of the sewage connections may decrease by approximately \$15,000 for each affected homeowner. With adding additional units and a pump station, individual costs will be spread to include the 137 townhomes.

Upon referencing PowerPoint slides showcasing the proposed conceptual plan, Mr. Adelman noted; the site will also be keeping up with developments in Warrington with density and further towards Doylestown. However, while driving down Lower State Road, the area along the corridor will remain the same. Some enhancements will be made at the corner of Bristol and Lower State Roads. This will provide buffering along the frontage and sides of the proposed property.

Other improvements include, an extension to the existing bike and hike trail through existing vegetation with little disturbance. Road frontage improvements along the property is also scheduled and governed by Doylestown Township. Overall, the proposed site development use will mitigate the external impact of the property. Traffic analysis is needed and will be part of the conditional use and land development process. Currently the plan is a rendition of a proposed zoning amendment to the R1A District to provide the B16 use under single family. The amendment will require setbacks and yard requirements.

Mr. Kelso had several questions to include, in the ordinance proposed, is there a definition for significant? Mr. Adelman indicated no and is a generalized term. The previous plan submitted had a non-paved nature typed trail proposed along the Neshaminy River. Mr. Adelman answered; the area will not be disturbed. What are the proposed improvements anticipated along Bristol Road? Mr. Adelman answered; improvements will include landscaping and some road frontage improvements required by the ordinance. Were the previous plans submitted to PennDOT? Mr. Adelman indicated no.

Mr. Reppa had several questions to include, what is the density for the existing units that will be allowed under the current ordinance? Mr. Adelman indicated 41 units as proposed on the previous plan. What is the plan for the existing building? Mr. Adelman answered; the building will be demolished. Is there any historic structure on site? Mr. Adelman indicated no. However, a formal process to begin a search has yet been completed. At this point, the applicant has no knowledge of any historical or architectural structures on the site. What percentage of the site is wetlands, and does it follow the pattern of the streams or does it extend beyond? Ms. Emily Stewart of DSC explained; there are some wetlands along the Neshaminy Creek. Most of the wetlands fall within the 100 foot plain. There is also a riparian buffer, which is required beyond the stream and all will be preserved.

Mr. Kelso questioned; is the proposed entrance on the same area as the original site? Mr. Adelman indicated yes. Is the entrance within 300 feet from Timber Lane? Ms. Stern Goldstein requested clarification if the previous plan was submitted in 2015. Mr. Adelman agreed.

Ms. Hendrixson opened the floor for Public Comment \ Questions:

Resident: Robert Taylor of 1463 Lower State Road questioned if the land from Lower State Road towards the Neshaminy Creek will remain untouched. Mr. Adelman answered; the land will be preserve other than demolishing the existing structure. Are there future plans to place homes in the same area or will it remain wetlands? Mr. Adelman answered; the land will be permanently preserved. However, some road frontage improvements may be required. Mr. Deppeler noted; the pump house structure will be constructed in the area. Mr. Adelman agreed and will be placed on a separate lot.

Mr. Kelso noted; the area may be owned by the Homeowners Association (HOA) due to the township taking over several open spaces, especially along the streams. Finalization of all ownership will be decided during the land development process. Mr. Adelman added; any maintenance plan will have the area remain natural, where only debris and the existing structure will be removed.

Resident: Peggy West of Bristol Road in Warrington questioned; what the plan for traffic control is. Mr. Adelman answered; a full traffic analysis has yet been completed and is scheduled during the conditional use process. The study will be based upon peak driving patterns and how many cars will be generated by the project. Peak hours will be identified as morning, afternoon and evening.

Resident: Colleen Mullen of 133 Old New Road in Warrington requested the traffic plan be fully explained. Such as what type of study or plan may be in place. Mr. Adelman answered; upon a study from PennDOT, a highway occupancy permit will be awarded. The requirements may have traffic signal requirements in place or an available right of way off Bristol Road. Normally, signal calculations will be in place or possible road widening with an either a deceleration or acceleration lane. All decision is based upon how each project generates traffic and will be provided during the conditional use process.

Ms. Mullen questioned; how the Toll Brothers became involved with the Pebble Ridge \ Woodbridge public sewer connection project. Mr. Adelman answered; as the sewer project was developing, the applicant began a discussion with providing a pump station to assist. As discussions progressed, the applicants suggested to further offset costs by changing the site to a clustered setting with separation. The site will provide increased density and keep within the surrounding area. Along with the two major arterial intersections, the proposed plan provides an appropriate use for the location if keeping away from the environmental core. It also makes sense from a planning and sewer cost prospective.

Mr. Adelman noted; the project also addresses market economy and demand, where the units will be sold quickly so to contribute to the per unit cost of each affected resident tying into the sewer connection project. Ms. Mullen asked if the proposed \$15,000 savings for each homeowner part of the proposed project. Ms. Adelman answered; the savings is based upon 137 additional units as proposed under the Bray-Long-Schmidt proposed conceptual plan. Ms. Mason added; there are other factors involved related to the project, which need further evaluation before any saving can occur.

Resident: Mr. John Borowy of 15 Neshaminy Dell Drive questioned; if the applicants are aware of the retention basin located on the property and will it be rerouted. Mr. Adelman answered; there are several retention basins on the property but have yet been fully designed. The basin will be close to the lower points towards the creek basin. Ms. Stewart pointed out the location on the map provided. Mr. Adelman added; all storm water requirements and best management practices will be followed.

Resident: Joyce \_\_\_\_\_ questioned will Route 611 be part of the traffic study. Mr. Adelman indicated; Route 611 will be beyond the scope of the traffic study for the proposed site.

A resident at 435 Bristol Road questioned; how the proposed plan will affect the property line near his home located on the left hand side of the proposed project. Mr. Adelman answered; a 50-foot buffer is proposed to include landscape with trees.

A resident at Bristol Road questioned; how the water is being supplied. Mr. Adelman answered; the water will be supplied by a source extended from Lower State Road. The resident then commented on the kind offer of assisting the affected residents reduce their costs with the sewer connection project.

A resident questioned when will the Bray-Long-Schmidt project begin and will it coincide with the sewer connection project. Mr. Adelman answered; there are preliminary steps which need to occur. One of the steps is the zoning approval process, which may take a long time. After the zoning process, the applicants will then meet with the Planning Commission to receive comments before meeting with the Board of Supervisors. Once meeting with the Board, a public hearing will need to be presented before adoption of the plan. Other steps include, receiving permits and approvals. Once the land approval process is completed, the township will then oversee the billing process and calculate costs before any significant discount is received by residents.

A resident questioned; if the Pebble Ridge \ Woodridge community receiving a water connection or both water and sewer. Mr. Kelso answered; the residents will be receiving only a public sewer connection. Ms. Mason added; at this moment the residents are receiving a public sewer connection. However, discussions have begun to receive a water connection as well with the Doylestown Township Municipal Authority. The DTMA will be sending surveys to residents to determine an interest in a public water connection. Depending on the results, a connection process will move forward.

A resident questioned; if the public sewer connection project moves forward with the proposed Bray-Long-Schmidt project, how far above Bristol Road will there be a connection. Mr. Adelman was unsure of the connection but stated it may potentially be extended to the road. Mr. Kelso clarified: the connection will be determined during the land development process. Typically, improvements along the length of the property is studied.

Resident: **Susan Haucrasky** of 47 Buck Road in Warrington indicated upon a decision from the township to reissue a letter for consideration of the proposed public water connection, she never received a notice that was supposedly sent approximately nine months prior. Ms. Mason responded; the DTMA is currently working on sending out the notices.

A resident questioned if the sewer project is dependent upon the Toll Brothers project and will the resident's pricing to connect onto public sewer be re-evaluated to show reduction. Ms. Mason answered; the resident's cost to have a sewer connection from the street has already been provided at \$34,000 for each property. Resident's costs will not be dependent on the Toll Brother's proposed project. When billing begins for the sewer connection in approximately late 2020, the township will have a better idea of where the Toll Brother's project and how it relates to costs. Upon an evaluation, resident's costs may be adjusted.

Ms. Hendrixson concluded by thanking everyone who attended and explained the land development is a long and ongoing process. She then encouraged everyone to continue their involvement. Upon Ms. Mason's suggestion, the Commission agreed to schedule a work session with the applicants on Tuesday, April 10, 2018 at 5:00pm. The meeting location will be at the Township's temporary facilities. Mr. Adelman requested to receive the Commission's comments in advance to prepare for the work session.

#### Warrington Township Comprehensive Plan – Continued Discussion:

Warrington Township Chairperson of the Board of Supervisors; Shirley Yannich was present to answer any questions.

Mr. Reppa requested clarification of the quarry expansions. Ms. Yannich answered; one area for the expansion will be at 1,125 feet along Bristol Road. It will also be 425 deep and 15 acres marked off for open space for the township.

The quarry has two sites in Warrington as Route 611 and Eureka Road. For the site off Route 611, applicant; Mr. Morrissey requested for a zoning change to expand the quarry and move the quarry line. In exchange, he offered the township 15 acres of open space off Bristol Road. Warrington Township has not reviewed either request in the supervisor level. The request was only authorized for advertisement.

Mr. Lowenstein commented on a possible three different versions of the amendment and noted the applicants owned the land to the west of the quarry and toward Bristol Road. The applicants offered the portion close to Bristol Road to the Township. However, the area to the west is where the expansion is requested. Ms. Yannich clarified; the frontage along Kelly Road will be given to the Township. The last heir to the Morrissey family has plans for the existing home with two acres remaining.

A plan previously submitted five years prior, a request to extend the quarry line up to the 15 acres was submitted. At the time, the Board of Supervisors created a planning report and determined it was worth investigating and informed the applicant. It was then recommended Mr. Morrissey apply with the Commonwealth. The application took several years to process. To date, the status of the application is unknown. There is a 200-foot buffer and is not dependent on where the lines are extended along Kelly Road.

Mr. Kelso questioned if any part of the land aligns with Doylestown Township. Ms. Yannich answered; alignment is noted along Kelly Road. She also noted; once Warrington Township adopted their amended Comprehensive plan in January 2018, the application from Mr. Morrissey was received. The Warrington Planning Commission reviewed the 2006 version of the Comprehensive plan and determined there was no issue with Mr. Morrissey's request, but the township did not implement with an ordinance. The County was hired to prepare the current plan, which moved a substantial portion of information into an appendix and concentrated under the RA District with one unit and three acres with the Route 611 corridor. The Eureka portion has not been developed to date and no request to extend the quarry line has been submitted. However, the Teva property also owned by Mr. Morrissey requests to expand the commercial district by another 20 acres. Additionally, to move the plan residential development.

Mr. Kelso commented; the Bike and Hike Committee have ongoing discussion on how to the extend the bike and hike trails. The quarry application provides an opportunity to connect Doylestown Township's community to the Route 202 trails and further. Ms. Yannich responded; the Warrington Township Planner informed the Bike & Hike committee that everything is a go with Mr. Morrissey. As a result, connections are available from Route 202 to Pickertown and Street Road. Additionally, there is an open space plan the township is hoping to adopt in May of 2018. The zoning map will now showcase in white private and public open space highlighting connections to the trails.

Recently, the Warrington Board of Supervisors authorized the County to create a proposal, which will include paths. The trails will be along Route 202 as  $\frac{3}{4}$  of properties and  $\frac{1}{3}$  of a property will be given to the township. The trails will run from Upper State Road toward New Britain Township. Mr. Kelso suggested having a small trail be connected from the stretch between School House and Detwiler Roads. Ms. Yannich agreed and will send an email to begin the process.

Ms. Mason requested to have the Planning Commission recommend having the Doylestown Township Board of Supervisor approve two Warrington Township Comprehensive plans at their Tuesday, April 17<sup>th</sup> meeting. Mr. Lowenstein commented; the recommendation may be premature due to possible rezoning needed. Ms. Mason clarified; the two comprehensive plans will be joining the Eureka Stone quarry and the listed parcels. Ms. Stern Goldstein noted a map is provided for each one. The Eureka quarry is adding more to the commercial area. The quarry along Route 611 is requesting to expand the quarry line and changing a 15 acre from quarry to open space. A third request is to change a portion from LI to quarry. Ms. Yannich noted; the change is to remove the office space.

Resident: Mr. John Borowy of 15 Neshaminy Dell Drive questioned if Warrington Township is interested in purchasing the property. Ms. Yannich answered; Warrington Township is unable to afford the maintenance at this time. If purchased, it may have been considered a storage place for the Park & Recreation department.

Mr. Kelso suggested before sending a recommendation to the Board, the Commission thank Warrington Township for submitting the proposals and would like to continue a relationship in exploring improvements to the Bristol Road corridor through the developments in each municipality. To alleviate traffic issues north and south of the roads, the relationship between municipalities can also work with Penn Dot to make improvements.

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 accept Warrington Township proposal and the only comments noted is to continue working with Warrington Township on improvements in the Bristol Road corridor to provide a greater opportunity to make other improvements.

Motion Carried 5 to 0.

Continued Discussion:

Mr. Kelso commented on his concern with the Toll Brothers' proposal. Historically, once a proposal is submitted, Toll Brothers immediately begin to subtract from the plan. He noted the proposal did not include the trail and road improvements along Bristol Road. Mr. Kelso is not in favor of the ordinance, because it doesn't provide the township with anything.

Mr. Reppa commented on his concern Toll Brothers may drop the property and leave many disappointed residents if a contribution is not provided towards the public sewer connection project. Ms. Mason indicated; Toll Brothers are required to pay a recapture fee.

Ms. Stern Goldstein commented; the plan alluded traffic will be reviewed during the conditional use submittal. The conditional use has been submitted and technically should have included a traffic study. Ms. Hendrixson confirmed the Commission has not reviewed a traffic study. Ms. Stern Goldstein noted the materials received by the Commission for tonight's presentation included a conditional use application and zoning amendment and no traffic study was noted.

Mr. Kelso questioned if the conditional use application was denied. Ms. Stern Goldstein answered; the applicant requested to run each concurrently, so the zoning amendment will be approved. This will assist in both the conditional use and land development applications approvals to follow. However, if the zoning amendment changes, the proposed conditional use may not be issued.

Ms. Mason indicated an overlay use was being considered. Mr. Kelso responded; the advantage of an overlay use, only specific projects with specific formulas are utilized. The applicants submitted a basic formula.

Upon reviewing the Toll Brothers proposal and uses that may be considered, Ms. Hendrixson indicated concerns should be included during the April 10<sup>th</sup> workshop discussion. Mr. Kelso questioned if anything was placed in writing. Ms. Mason indicated no. Only some numbers were provided and presently with the Township's attorney. Mr. Kelso suggested to place the Bristol Road improvement request as a project with calculations.

**Adjournment:** Hearing no further business, the March 26, 2018 Doylestown Township Planning Commission Meeting was adjourned at 8:29 pm.