



Board of Supervisors

Regular Meeting

Minutes

425 Wells Road
Doylestown, PA 18901

215-348-9915

<http://doylestownpa.org>

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Tuesday, September 19, 2023

7:00 PM

Community Meeting Room

Members of the Board of Supervisors in attendance: Barbara N. Lyons, Chairman; Jennifer Herring, Vice Chairman; Ryan Manion; Nancy Santacecilia and Dan Wood.

Township Staff in attendance: Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Stacy E. Crandell, Assistant Township Manager; Lt. Charles Zeigler; Sean Torpey, Township Engineer and Jeffrey Garton, Township Solicitor.

7:00 PM REGULAR MEETING

Pledge to the flag

Ms. Lyons welcomed everyone to the meeting and noted that prior to this meeting the Board met in Executive Session discussing personnel matters and before that we had a Budget Work Session.

Ms. Lyons stated that one item will be moved up the agenda. Item B on page 4 of the agenda Bucks County Court of Common Pleas – DUI Central Court, the County is looking for comments.

Ms. Lyons asked for a motion to table this item, there is not enough information nor is it appropriate for this municipality to comment on this, we have missed the deadline for comment, they may extend it. If and when that happens, we might consider it again, but not likely. On motion of Ms. Herring, seconded by Mr. Wood the motion carried 5 – 0.

Ms. Lyons asked Judge Gary Gambardella if he would like to say anything, he stated that if the Board would like to hear from either himself or Judge Douple they would be happy to come forward and give their point of view, all 18 judges in Bucks County unanimously voted against this. Ms. Lyons stated that they will not make any decision regarding this unless they hear from the judges first.

Presentations

2023 Doylestown Township Golf Outing Hole in One Award Presentation - Ms. Lyons called Mr. Bob Cavalieri & Maureen Anderson to the podium.

Ms. Lyons stated that at the Doylestown Township Golf Outing on August 21st at the Doylestown Township Country Club. Mr. Bob Cavalieri successfully shot a hole-in-one on the 13th hole, the excitement was heard and witnessed by players at adjacent holes. This is the first hole-in-one achieved in the 30-year history of the event. While this wasn't one of the major prize holes (automobile/\$10K), two bonus prizes were included at hole 13. A custom made "PXG Driver and a 6-day/5 night stay at a 4-bedroom villa at Emerald Island resort in Florida, 10 minutes from Disney World (provided by Golf Outing Promotions) which we're presenting tonight. Congratulations Bob!

Bucks County Water & Sewer Authority – 537 Sewage Facilities Plan – Proposed Update

Ms. Mason stated that Mr. Steve Hartman from Carroll Engineers is here to present and Mr. Joe VanHouten, Chairman of our Public Water & Sewer Advisory Board is in the audience as well. As the Board recalls earlier this year we saw a brief presentation on proposed update, what it

would entail. Our Public Water & Sewer Advisory Board continued to work on the update with Bucks County Water & Sewer Authority and Mr. Hartman, tonight we have the final presentation in draft form, Mr. Hartman will walk us through the process.

Mr. Hartman provided a general outline. Doylestown Township requested Bucks County Water & Sewer Authority to prepare this update to the 537 Plan to address present and future sewage disposal needs for the Township. This is a legal requirement per the PA Sewage Facilities Act of 1965. The 537 Update evaluates the sanitary sewer needs for the Township both existing and future needs to ensure adequate conveyance and treatment is in place. The last time the plan was updated was September 1999. This updated focuses on the need to have public sewer for existing dwellings with on-lot systems, especially those are experiencing issues and those that are failing. Mr. Hartman stated that the Township has areas that are in the 5-year, 10-year and beyond plan. He went over the steps that need to be followed for the Approval of the ACT 537 Plan Update. If all goes to plan, we would be able to submit this update to DEP by the end of 2023 with possible approval in spring of 2024.

He is asking the Boards support to move forward with the next phase, advertising the public notice, asking for comments, and getting the plan off to the planning commissions and health department for approval.

Ms. Lyons asked if anyone on the Board or in the audience had any questions, hearing none she called for a motion to move this matter forward. On motion of Ms. Manion, seconded by Mr. Wood the motion carried 5 – 0.

Township Audit

Mr. Jeff Weiss of Zelenkofske Axelrod LLC, started by thanking Ms. Mason, Mr. Wallace, and the Finance staff for helping the audit go smoothly. The Township has a healthy fund balance related to the General Fund. Refinancing of a 2017 note saved interest payments and the 2018 note which is the Bucks County Water & Sewer note that they will be taking over once the project is completed. Police Pension and Non-Uniformed Pension plans saw a liability most of which is related to the market being bad in 2022. Dropping the rate assumptions for both plans from 7.25 to 6.75 increased liabilities but that is normal, dropping the expected earnings rate on investments due to the market. Post-employment other than pensions approximately \$240,000 not significant to the Township. The budget comparison shows the change of fund balance in the general fund beat the budget of almost \$1.5 million which is a good thing, revenues were up about \$1.3 million, and expenditures were under budget by about \$115,000. We had no findings, no issues, no internal control matters, we issue an unmodified opinion on the audit.

Ms. Lyons asked if there were any questions from the Board or audience. There were no questions. Ms. Lyons thanked Mr. Weiss for coming.

Public Comments Agenda Items Only

Mr. Cox, Pine View Drive started to talk about the Community Recreation Center and Park Improvements, Ms. Lyons asked Mr. Cox to bring this matter to the October 3rd meeting when this item is on the agenda.

Ms. Henningsen, West Sandy Ridge Road sent a letter in May regarding Backyard Chickens, the Board at that time sent the matter to the Planning Commission. The Planning Commission did some research and concluded that the ordinance remain as is. Ms. Henningsen stated that the research was not done in the surrounding area but Chester County where properties are much larger. The requirement in Doylestown Township is 5 chickens to an acre of land, which is not enough if you are using eggs to feed a family of four. Doylestown Borough does not have any regulations regarding backyard chickens except if animal cruelty is an issue. Philadelphia allows backyard chickens with no restrictions. She asks that the Board see what can be done to help the resident of the Township who wish to supplement the food for their families by having backyard chickens. She is willing to meet with any member of the board if they wish.

There was discussion by the board stating that the original ordinance was more restrictive than the current ordinance, when they loosened the restrictions, it was a test to see how it goes. There are many people on both sides of the issue. They have had complaints about roosters. They must find a balance where people can live comfortably in the Township. Perhaps a conversation with the EAC may be in order. Ms. Henningsen stated that she is not looking for one-sided zoning, but we all have to agree that the world is a different place than it was five years ago. COVID changed everything, people started looking into self-sustainability with gardening and backyard animals. She stated that it takes a lot to have a sustainable flock, for her property she could have six, it would be impossible for her to get any eggs.

Ms. Lyons stated that at the last meeting the Board sent this to the Planning Commission, they made the recommendation to not change the ordinance. We are going to have the Planning Commission work with the EAC to see if we can come up with expansion of the current ordinance that works with the neighbors that surround the lives of the chickens. We will take another look. Ms. Herring stated that she is the liaison for both the EAC and Planning Commission, she invited Ms. Henningsen to email her.

Ms. Lyons stated that for everyone's information we have moved and dealt with item 5B regarding the Zoning Ordinance Backyard Chickens, so we not discuss this matter further today.

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, October 17, 2023 at 7:00 PM.
- B. The Doylestown Township Board of Supervisors and the Finance Committee will hold a Budget Work Session on Tuesday, October 3, 2023 (Time to be Determined) & Tuesday, October 17, 2023 at 5PM.
- C. The Doylestown Township Municipal Building will be closed Monday, October 9, 2023 in observance of Columbus / Indigenous Peoples Day.
- D. Keep up to date with Township News / Events – sign up for E-news at www.doylestownpa.org.
E-News is sent out every Friday at 4:00PM.

Ms. Lyons added that there will be a Food Truck Fest this Saturday, September 23rd from Noon to 6:00PM in Central Park.

MINUTES APPROVAL:

Budget Work Session – July 18, 2023 – On motion of Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

Regular Meeting – August 15, 2023 – On motion of Ms. Herring, seconded by Mr. Wood the motion carried 5 – 0.

Special Meeting – August 30, 2023 – On motion of Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

CORRESPONDENCES

Doylestown Rotary Special Event Permit Fee Waiver Request

Ms. Lyons stated that the Doylestown Rotary Young Professionals charity event asking for concert fee waivers, their request totals approximately \$760 is there a motion to approve the fee waiver, they do not approach the \$1,000 limit, it is within our policy to do so. On motion of Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

Solicitor

Nothing at this time.

Township Engineer

Nothing at this time.

Lt. Zeigler

None

Dir. of Operations

Administration Service Counter Transaction Window – Request to Solicit Phone Bids

Mr. Tomko stated that he is asking the Board to solicit phone bids for the Admin Service Counter Transaction window. We received a recommendation from Delaware Valley Health Trust as a risk control item that we replace the glass in the service counter for the admin and code departments in the lobby. This has gone out to bid twice first bid was April, zero bids, second bid was August, zero bids. Because of this we are asking the Board to allow us to solicit phone bids for this project, this is a capital project in the budget, we have approximately \$10,000 grant from the Delaware Valley Health Trust for this project as well. He is asking for the Boards approval to solicit phone bids.

On motion of Ms. Manion, seconded by Ms. Herring the motion carried 5 – 0.

2023 Tree Pruning and Takedown Rebid – Award Recommendation

Mr. Tomko stated that we had to rebid the project because the low bidder from the first round withdrew his bid for the projects. We advertised the project accordingly, on Penn Bid, the bids were opened September 12th, six bids were received. The breakdown is a bid for Open Space, Trail and Roadway right-of-way work. The total is \$113,800 additionally we work with DTMA to bid work in one of their easements as an alternate item, that bid came in at \$25,000. DTMA will reimburse the Township for the \$25,000 or pay the invoice directly.

We are asking the Board to award to **Joseph McIlvaine Tree and Lawn** for total base bid total of \$113,800.00 and Alternate #1 \$25,000.00, totaling \$138,800.00, with reimbursement by DTMA for \$25,000.00.

On motion of Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

Bike & Hike Trail Maintenance – Paving – Award Recommendation

Mr. Torpey stated that on September 12, 2023 we received four bids for the Bike & Hike Trail Maintenance Paving Contract of the four submitted bids T. Schiefer Contractors, Inc our of Doylestown was the lowest qualified bidder.

We would like to ask the Board of Supervisors to award the 2023 Bike and Hike Trail Maintenance – Paving contract to **T. Schiefer Contractors, Inc. Doylestown, PA** for a base bid of \$76,475.00, an alternate bid #1 of \$31,960.00, and an alternate bid #2 \$2,400.00, for a total bid of \$110,835.00.

Ms. Santacecilia inquired if the areas selected for paving were identified by the Township. Will the paths be widened or just corrected and paved? Mr. Tomko replied that yes, this has been a capital project for about a year or two in the budget. The path is going to be rebuilt in place, the access at Ridgeview Lane will be widened like an ADA ramp to give our vehicles access to do plowing or other maintenance.

On motion of Ms. Manion, seconded by Ms. Herring the motion carried 5 – 0.

Township Manager

The Budget Work Session on October 3, 2023 was advertised but a time was not set, this meeting is not always needed. This year we do need this Budget Work Session, in addition she is requesting a Special Board of Supervisors meeting on the same day to review the bids that we recently received relating to the Community Recreation Center & Park Improvements. She is requesting times for both the Special Meeting and the Budget Work Session. It was the consensus of the Board to hold the Special Meeting at 4:30pm and the Budget Work Session at 5:30pm. The Board reserves the right to attend to any other business that may occur at the Special meeting.

On motion of Ms. Herring, seconded by Ms. Manion the motion carried 5 – 0.

Recognize Stacy Crandell, Assistant Township Manager

Ms. Mason wanted to take a moment and recognize Ms. Crandell, she has been appointed manager of Souderton Borough, she is on the fourth manager in the history of the borough. Ms. Mason wanted to thank Ms. Crandell for all her contributions to the Township, she has done amazing things and we are all going to miss her. We know she will be a wonderful manager of Souderton Borough and we wish her many, many years of success.

Supervisors

Dan Wood – stated that the Bike/Hike Committee will be happy to hear that some of the trails are going to be repaved. They are continuing to move along on future projects. With the approval to move along with the 537 Plan our Public Water & Sewer Advisory Board will resume meeting regularly, they have been waiting for the approval.

He went on to say the 32 years ago in 1991, Doylestown Township made a \$3.7 million investment into the future of our community by purchasing 155 ½ acres of farmland from a developer. That Board spent an additional \$3.4 million to turn it into a park for our community, built parking lots, basketball & tennis courts, athletic fields, walking trails pavilions this became Central Park. Adjusting for inflation they spent a little over \$16 million to build that park. By all accounts they made a massive investment in our community, I am sure there were many varied decisions about this from the residents at the time just

like we have many voices and opinions today. I think most would agree that the Board made the right choice to invest in Doylestown's future. I imagine that things weren't clear-cut when this was discussed in 1991.

Many of the developments around Central Park were farmland and hundreds of new families have moved into Doylestown Township after Central Park was purchased, it wouldn't surprise him that park played some role in their decision to move here. He recalled fond memories and countless hours of time spent with family & friends at Central Park over the 30 years of its existence. Events like Octoberfest, Relay for Life, the opening of Kids Castle, sledding down snow-covered hills, fireworks, seeing old classmates, teachers, neighbors, coaches, parents of friends, waiting for his brother & sister to finish camps at the old clamshell trailer & running around the park afterwards. He is enjoying watching his son and his friends experience some of the same things he enjoyed as a child and making lasting memories. He would be remiss to not mention the thousands upon thousands of hours our volunteers and Township staff have poured into this park to make it a special place and to change it to grow with the needs of our community over the years.

Almost 30 years later we have a chance to make a new investment in Central Park and our community. Despite some characterizations this project more than just a building for Parks & Recreation, its renovating our courts for decades of future games of tennis, basketball, pickleball and whatever new sport might come along. Its putting much needed bathrooms by Kids Castle and to have facilities close to our summer concert series and festivals, it's about improving infrastructure for electricity and security. The building itself is more than just a generic building with a gym. It will be a place for children and adults to learn new activities, hobbies, it's a place for our senior citizens to come and participate in activities that they might not have access to otherwise, it's a place for families to rent for celebrations in Central Park & Kids Castle, it's a place where we can hold educational seminars with experts to help our residents learn new skills or see what opportunities may be available through various program and of course there's a gym that is open to more than just league sports and provides indoor space for activities of types and all ages. We have ideas on how we can use this facility tomorrow, but in 30 years residents will be having events there that we could not even imagine today. A new generation of residents will get to experience the benefits of this community investment, just like mine did.

He is not dismissing the cost of the project on its impact on our taxes, he is aware of that in fact he is proud of his record voting to keep costs down, several times he was in the minority on these votes were not because he did not see the value of these projects but because of an effort to balance the cost of the project. Even though there are additional parts to the project he doesn't personally agree with he sees this project as a worthwhile investment for community with the needs of our residence at the forefront. This has been in the work for several years. Public discussions, meetings with committees, correspondence with residents, outreach to our community partners, ample public debate on this Board have shaped this to reflect Doylestown's vision for the future.

Thinking back 30 years to that \$16 million in today's money that the Township chose to invest in Central Park and the massive boon that has been for Doylestown and the entire region. Just like investing money in our roads this is an investment in the spirit of our Township and what we want our Doylestown Community to have access to in the future.

Ms. Herring – stated that she had a wonderful conversation with one of our volunteer firefighters, he mentioned Act 91 it looks to offer our firefighters some tax relief as compensation for all the hard work and risk that they put themselves through serving our communities. We talked about what we as a Township can do to help our volunteer firefighters, we put together a wonderful award-winning video for recruitment. She is sure that there is more that we can do. She wanted to ask her fellow Board

members and the community to think about it and see what else we can do to recognize our volunteer firefighters. If you see a volunteer firefighter, please thank them, and let them know their work is appreciated.

Ms. Lyons stated that you don't have to be a firefighter to help, there are other ways of helping the fire departments. Auxiliary, accountant many other possible ways to help.

Ms. Santacecilia – Thanked Mr. Wood for his statements about Central Park she thinks everyone in the room would agree that Central Park is really an amazing place. She remembers when Kids Castle was built and when it was updated, no one would disagree that it has created a lot of incredible memories. She stated that she has been the one on the Board that has questioned where we are going with the improvements, when she came on the Board, she was 100% in support of the project. She is not in support of spending 70% or 100% of our operating budget. We need to be mindful and come to smart business decisions about what we can afford, we need to be smart, communicate and listen. She will reserve all comments until they get all the budget information. She feels there are still things that need to be resolved, we must be realistic with sustainability, covid and our current budget situation. She also thanked Lt. Zeigler for his excellent presentation at the Budget Work Session.

Ms. Manion – Thanked Mr. Wood for his comments. She wanted to bring up a general comment about communications with the Township Staff. Recently incessant emails are becoming a burden on our Township Staff by some of the Board members, to the point of interfering with their daily work. Answering questions that we already have the information. We need to find a process; she is open to suggestions on how best to handle emails. All communications should flow through the Township Manager from the Board members. If we have questions, we should be going to Ms. Mason but, this is to say Ms. Mason should not be overburdened with emails. Perhaps once a week shoot an email to Ms. Mason with questions we may have, we must come to some conclusion, because it is becoming a problem.

After further discussion Ms. Lyons suggested everyone think about it and come back with some suggestions at the next meeting to come up with a solution.

Ms. Lyons – stated that October is Domestic Violence Awareness Month on October 1st at 7PM, there will be a showing at the County Theater of a movie called "Hide", the producer and one of the stars of the show is a Township resident, Ben Samuels. This has been in the works for a few years, tickets are available online at County Theater. There is a trailer on the County Theater website.

Ms. Lyons congratulated Gerhards who had ribbon cutting for their new showroom. Gerhards is the appliance company with many locations, one of which is in the Barn Plaza Shopping Center. Take a look, it is an amazing store right now.

Ms. Lyons wanted to congratulate the staff, especially Ken Wallace for the excellent presentation last week to Moody's Investment Services, we had to go through an interview to get a rating for the \$7 million General Obligation Bond we intend undertake if and when the vote is favorable for the Community Recreation Center & Park Improvements on October 3rd. Moody's has assigned to us an AA1 Rating, which is the highest rating a Township with this median income can get. Thank you very much Ken, Ed Ebenbach, Brenda Bray, Chair Finance Committee, Stephanie Mason, and myself were there. Thank you, Ken, for all your hard work, excellence in getting the budget every year. Congratulations Doylestown Township.

UNFINISHED BUSINESS

General Fund Balance Policy

Mr. Wallace mentioned that at the last Budget Workshop he proposed formalizing the Fund Balance Policy for the Township. Our current General Fund Balance is currently \$6.4 million representing 57% of the operating expenditures. We have always used the 10% minimum critical fund balance for the Township, he is proposing increasing it to 15% to 20%. The fund balance is a measurement of activity, we are moving from 10% to 15% of operating expenditures, using this year as an example it would be moving it from \$1.2 million to \$1.6 million. The Fund Balance Policy would be formalized, we would have a minimum critical fund balance, because of our strong reserves and fund balances is because we have a double A1 rating. He is asking from direction from the Board of Supervisors.

Ms. Santacecilia questioned where the funds would be moved from to the General Fund Balance, she is concerned about holding back more money, she does not want to see taxes go up.

Mr. Wallace stated that they're not moving out of any fund, this does not have anything to do with taxes, it is the Townships preparation in case of a "what-if event, a catastrophic event, weather event" we would have the proper reserves in place to take care of that event. If you look at our forecast going out three years, we are already at 18% as far as our Fund Balance percentage is concerned. If the Board does not want to move it from 10% to 15% and keep it a 10%, we are going to formalize it as a policy. As a member of the GFOA he is always reading about Fund Balances and reserves, what is the proper reserve. The best practice fund balance is 16.7% with the approval of the Board.

Ms. Herring stated that the policy also give flexibility in case we do have to change that, this will not stay in perpetuity, we can modify it if there is a need.

Ms. Santacecilia asked what comes out of that unrestricted fund, you referenced a weather event.

Ms. Mason stated that we have experienced two tornadoes in the Township in 2020 & 2021, we have experienced hurricanes. We were very fortunate, bout other communities experienced devastation. Obviously, there is insurance but before insurance there will be things that we will have to do to respond to that emergency, we want to be prepared.

On motion of Ms. Manion, seconded by seconded by Ms. Herring the motion carried 4 – 1 with Ms. Santacecilia voting Nay.

Ms. Lyons stated that Mr. Wallace will monitor this annually and report to the Board any changes or requirements that may be needed.

Zoning Ordinance Backyard Chickens – Planning Commission Recommendations

This matter was addressed earlier in the meeting.

NEW BUSINESS**Land Development**Bucks County Crisis Center – Doylestown Hospital – Sketch Plan

Located: 595 W. State Road – TP#09-009-032-003 & 09-009-033

Mr. Garton stated to the Board that there is no action to be taken tonight, this is just information to provide to the Board and the public about this project.

Ms. McGowan, Project Attorney for the Bucks County Crisis Center. She stated that Margie McKeivitt, COO County of Bucks, Sharon Curran, CEO of Lenape Valley Foundation, Chris

Thompson COO of Lenape Valley Foundation and Jerry Gorsky, Gorsky Engineering, Project Manager.

She stated that they filed a sketch plan, to provide your staff and Planning Commission with an opportunity to look at the project to give feedback with respect to project. They wanted to come before the Board prior to filing preliminary plans to give an update. The plans show that the Crisis Center will be approximately 22,000sq.ft. on the campus of Doylestown Hospital. It will be located next to the existing Lenape Valley Foundation building. This building will provide mental health crisis services that are currently being offered in the Doylestown Hospital Emergency Room and in emergency rooms in hospitals through out Bucks County. Crisis Centers can provide those mental health services in a better, safer more efficient manner, making the process better for those who live in the County.

Reviews have been received from the Township Engineer, Traffic Engineer, and Planning Consultant. Out of those reviews couple of highlight she would like the board to be aware of as we work through the plan, Bike/Hike Trail we have had previous conversations regarding this trail which is currently located on the access road. One recommendation is to look at a separation of the Bike/Hike Trail & vehicle traffic, they are working on this. They would like to come back before preliminary plans and sit down with staff and members of the Bike/Hike Committee. The parking situation there is a connection between these parking areas and the Crisis Center business hours tend to be off use hours, currently Lenape Valley Foundation is operating primarily during regular business hours. The Safety and Security plan, proposed to have a Sally Port and a full security system is in process and will be solidifying the plan in connection with filing of the preliminary plans.

Ms. Lyons inquired if there were any questions from the Board or audience.

Ms. McGowan stated that Bucks County would like to have a round table discussion later, with all the stakeholders to answer any question and provide some more detail about services that will be provided and the benefit to Bucks County. Ms. Lyons offered the Township Building for this discussion.

280 North Broad Street – Proposed Ordinance and Sketch Plan

Located: 280 North Broad Street – TP#09-009-046

Mr. Garton stated to the Board that there is no action to be taken tonight, this is just information to provide to the Board and the public about this project.

Ms. McGowan presented an update on the project, with respect to the property but with a proposed text amendment to the LI Limited Industrial Zoning district in this area. She had a power point presentation regarding 280 N Broad Street to show the layout and design of the plan. They would like to talk to the Township about a joint project between Penrose and Arcadia with a focus on a senior affordable product. Currently there is not senior affordable housing use within the Zoning Ordinance. The text amendment would add a senior affordable use to the Doylestown Township Zoning Ordinance. Affordable housing for senior households in Doylestown over the age of 55 is over and veterans is needed. Grundy Hall, Almshouse Road and 611 has a 2.5 – 3 years wait time for the 152 units.

280 N. Broad Street would have senior affordable housing units must meet HUD criteria, seniors 62 and over. Affordability via deed restriction. Multigenerational, mixed income, townhouse units, affordable apartments, central driveway, 10-minute walk to area amenities This area is unique due services in both the Township and Borough the "Walk Score" is 82, 10-minute walk to area amenities.

The next step would be for Mr. Garton to take the comments of the Board and put that into an Ordinance for the LI Zoning District to advertise for a more formal discussion of what the ordinance would look like.

Ms. Herring inquired on how we are looking at the volume of traffic? Traffic is a concern on the Broad Street Corridor. She also inquired about the infrastructure for Electrical Vehicles, especially for people who live in apartments, where they would charge their vehicles? Is this something being considered?

Ms. McGowan indicated that they have run traffic numbers, senior affordable is not a high traffic generating use, there are apartments in this facility generally you have 50% of occupants have cars. We are showing parking that would provide just under one parking space per unit. Going through a land development those numbers are going to be important, traffic engineer will have to look at what that looks like for the area. Ms. McGowan stated that Electric Vehicle charging would certainly be considered.

Ms. Santacecilia inquired if the Borough has approved the Townhomes that are up front?

Ms. McGowan stated that there is no development proposed in the Borough. There have been multiple conversations about this property, there has been a joint meeting of the Planning Commissions in 2020 and have been to each Planning Commission. At this time that Borough parcel is zoned CI, also industrial, the borough has not shown an inclination to change the zoning or do anything in their CI district. There is no residential development in the Borough parcel.

Mr. Garton stated that the Board has to authorize himself to prepare an ordinance an advertise it in accordance with the MPC to have a public hearing.

Ms. Lyons asked if there were any other questions.

On motion of Ms. Manion, seconded by Ms. Herring the motion carried 5 – 0.

Bucks County Court of Common Pleas – DUI Central Court

This item was TABLED at the beginning of the meeting.

Resolution

Doylestown Township Remote Access to Public - Draft Resolution

Ms. Lyons stated that she is not in favor of this, she thinks it is important for residents to know that if they need to come to a meeting or attend a committee meeting, they are welcome. It is important that a resident through our website or other form of communication know it is

available to them. She does not favor a policy of micromanaging our staff they already know what to do and how to do it.

There was discussion among the Board that all meetings are already available to residents but perhaps placing information on the website with the procedures a resident should follow to attend a meeting via zoom. The time frame to request a link 36, 48, 72 hours prior to meeting was discussed, the staff should not have to drop everything to set up a link the day of a meeting. The difficulty coordinating hybrid meetings, some meetings will not be accessible to a Zoom link, Chairs of committees will have to be mindful of those attending meetings via Zoom. Most feel this should be a policy not a resolution. The staff is perfectly capable of handling requests for Zoom links.

Ms. Lyons asked for a motion to table the Draft Resolution. On motion of Ms. Manion, seconded by Ms. Herring the motion carried 4 – 1 with Ms. Santacecilia voting nay.

Zoning Hearing Board

Talke – 31 Sheridan Rd – TP 09-019-147 – Requesting Variance – sent to the Zoning Hearing Board without opposition by the Township.

Zorn – 218 Windsor Way – TP 09-059-035 – Requesting Variance – sent to the Zoning Hearing Board without opposition by the Township.

Zalewski – 700 Pebble Hill Rd – TP 09-034-031 – Requesting Variance – sent to the Zoning Hearing Board without opposition by the Township.

Treasurers Report – September 19, 2023 on motion of Ms. Manion, seconded by Ms. Herring the Treasurers Report for September 19, 2023 was approved 5 – 0.

Bills List – September 19, 2023 in the amount of \$694,300.36 on motion of Ms. Manion seconded by Ms. Herring the Bills List for September 19, 2023 was approved 5 – 0.

Mr. Garton asked to be excused from the meeting, Ms. Lyons granted his request.

ANNOUNCEMENTS

- A. The Board of Supervisors will hold a Special Meeting on Tuesday, October 3, 2023 at 4:30pm followed by a Budget Work Session with the Finance Committee at 5:30pm.
- B. The next regular meeting of the Board of Supervisors will be held on Tuesday, October 17, 2023 at 7:00 PM.
- C. The Doylestown Township Board of Supervisors and the Finance Committee will hold a Budget Work Session Tuesday, October 17, 2023 at 5PM.
- D. The Doylestown Township Municipal Building will be closed Monday, October 9, 2023 in observance of Columbus / Indigenous Peoples Day.
- E. Keep up to date with Township News / Events – sign up for E-news at www.doylestownpa.org.

E-News is sent out every Friday at 4:00PM.

Ms. Lyons added that there will be a Food Truck Fest this Saturday, September 23rd from Noon to 6:00PM in Central Park.

Public Comment – All Items

Fred Greco – Doylestown Athletic Association (DAA), he agreed with a lot of what Mr. Wood said earlier in the meeting. Central Park is a special place for him and lots of other families hold lots of memories. DAA values their relationship with Doylestown Township, he appreciates and respects that partnership. He wants to go on record saying that space is limited, they will certainly entertain, evaluate, and see what opportunities arise for DAA to use the Community Recreation Center when it hopefully comes available. He wants to say that DAA thanks the Township and wants to see this happen. The Board thanked Mr. Greco for his comments.

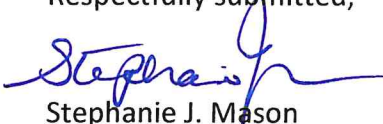
Peder Cox – both land development that were presented tonight sound intriguing and positive, he would have like to be able to ask some questions. She spoke about lower income housing, senior citizen, and veteran population, will there be a representative from the VA for the veterans, will there be a nurse or someone on site for the senior citizens?

Ms. Lyons stated that Mr. Cox could have asked a question, however, both items will be back on the BOS agenda in the future, so he will have plenty of opportunities to ask the questions. Mr. Wood suggested he write a letter to our Planning Commission as they review these items as well.

ADJOURNMENT

Ms. Lyons adjourned the meeting at 8:47pm

Respectfully submitted,


Stephanie J. Mason
Secretary