

**DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY**  
**Minutes of Meeting**  
**April 17, 2014**

A meeting of the Doylestown Township Municipal Authority was held at 4:00 p.m. on Thursday, April 17, 2014 in the Township Building with the following members in attendance: Ronald C. May, Chairman; Edward Harvey, Treasurer and Frank LaRosa, Assistant Secretary/Treasurer. Also present at the meeting was Alfred S. Ciottoni, Municipal Authority Engineer; Richard D. Magee, Jr., Authority Solicitor; Richard E. John, Executive Director and Rick Collelo, Board of Supervisors Liaison to the Doylestown Township Municipal Authority.

**ACTION ITEMS**

**MINUTES APPROVAL: March 20, 2014**

Upon a motion by Mr. LaRosa, seconded by Mr. Harvey and unanimously approved by the Authority, the Minutes of the March 20, 2014 meeting were approved as submitted.

**BILL'S LIST: April 17, 2014**

Mr. LaRosa made a motion to approve the April 17, 2014 Bills List for the General Fund Account in the amount of \$110,791.09; the Developers Escrow Fund in the amount of \$-0-; the Debt Service Reserve Fund in the amount of \$-0-; the Repair and Replacement Fund in the amount of \$22,893.05; the Capital Improvement Fund in the amount of \$-0- and the Prepaid Invoices in the amount of \$9,838.09. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

**TREASURER'S REPORT: April 17, 2014**

Mr. LaRosa made a motion to approve acceptance of the April 17, 2014 Treasurer's Report as submitted. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

**739 NORTH EASTON ROAD: Amendment to Deed of Easement**

Mr. Harvey made a motion for approval by the Authority to have their appropriate officers execute an "Amendment to the Deed of Easement" which more accurately describes the location of the thirty (30) foot in width permanent easement measuring fifteen (15) feet on either side of the as built water main as depicted on the attached Exhibit "A" and dated June 6, 2013 per a request dated 12/26/2013 by Fox Rothschild, LLP., on behalf of 739 North Easton, LP. Mr.

LaRosa seconded the motion and the motion was unanimously approved by the Authority.

**DOYLESTOWN GREENE: Agreement for Professional Services**

Mr. John reviewed the status of this project and stated that no action was presently needed on this topic since it was approved by the Authority in December 2013.

**OTHER ITEMS -**

**CASA BELLA WATER SERVICES:**

Upon preliminary review of the plans it was noted the developer had shown an extension of the Theodore Way public water main across the Sandy Ridge Road frontage of the proposed 4 lot subdivision, however, the proposed residences would be served by on site wells. Upon further discussion the Authority suggested the Executive Director send a letter to the planning commission advising them there was no plan for installation of public water in the proposed Casa Bella subdivision preliminary plans and that this seemed to be in violation of the Subdivision and Land Development Ordinance which recommends public water be installed in all new developments.

**PROJECT STATUS:**

Bailey's Square – Commercial center under construction with anticipated opening date spring 2014. Water main and fire hydrant relocation completed. Meter pit remains to be installed. Number of units and associated tap in fees is unknown at this time. Water use has been suggested to be 1,260 gallons per day.

Carriage Hill – Continues to build with over 256 units sold. Expect another 106 units to be sold in 2014 out of the approved 463 units. Tap in fees paid to date: \$484,088.00.

Cross Keys Project – Authority sent out a cost reimbursement letter to commercial property owners within the Cross Keys Water Service District seeking year 3 payments.

Doylestown Greene – Site improvements begun. Water Utility to be completed in April 2014.

Goetzberger Tract – Location is Lower State Road across from the CB YMCA. Development will consist of restoring the existing

residence, rehabbing the existing barn into a townhome and constructing four additional new townhomes with public water.

360 Old Dublin Pike – This will be a subdivision with the existing housing being restored, the barn being converted to a home and six single family homes being constructed. All will be serviced with public water.

Pavilion at Furlong – Mr. John reviewed a sketch plan submitted by the developer on March 11, 2014. The new plan consists of the following proposed units:

1. Retail Unit "A" multi-tenant (24,043 sq. ft.)
2. Retail Unit "B" multi-tenant (12,500 sq. ft.)
3. Free Standing Bank Building (3,060 sq. ft.)
4. Free Standing CVS Building (10,794 sq. ft.)
5. Free Standing Day Care Bldg. (10,272 sq. ft.)

Silver Maple Farms – Lower State Road at the Parkway) – Developer to construct the ten residential units in 2014.

**ANNOUNCEMENTS:** The next meeting of the Doylestown Township Municipal Authority will be held on Thursday, May 15, 2014 starting at 4 pm.

**ADJOURNMENT:** There being no further business to come before the Authority, Mr. Bach made a motion to adjourn the meeting at 4:29 pm. Mr. LaRosa seconded the motion and the motion was unanimously approved by the Authority.

Respectfully submitted,  
Richard E. John  
Executive Director



  
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5/15/14  
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Date