

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

July 25, 2016

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, July 25, 2016 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included, Chairman; Judy Hendrixson, Vice Chairman; Thomas Kelso and member; Ed Harvey. Others in attendance included, Township and Planning Consultant; Judy Stern Goldstein.

Absent: Members; Edward Redfield and George Lowenstein, Board of Supervisor Liaison; Richard F. Colello.

Absent: Township Manager; Stephanie J. Mason. In her absence, Director of Code Enforcement; Sinclair Salisbury

Minutes:

In the form of a motion by Mr. Kelso; seconded by Mr. Harvey, the June 27, 2016 Doylestown Township Planning Commission Regular meeting minutes were approved with the following corrections as noted by Ms. Stern Goldstein.

Page Four; Under Hammerstein (Cole) \ Highland Farms Sketch Plan Update paragraph. Change first sentence to read, John VanLuvanee, Esquire of Eastburn & Gray, P.C. provided an overview of the Highland Farms sketch plans as a Touhill not two hill.

Motion Carried 3 to 0.

Comments: No comments

Sablosky Properties Lot Line Change – Final Minor Subdivision

Attorney; Michael E. Peters of Eastburn and Gray, P.S. addressed the Commission to provide an overview of the Sablosky Property Lot Line Final Minor subdivision at 705 and 717 Limekiln Road application. The subdivision is for two lots owned by Sean and Teresa Sablosky at 2.6 acres. One lot is the primary dwelling where the applicants reside. The second lot has a farm home currently rented. The proposal is the shift the lot line. A subdivision application has been submitted and recognized by the township as appropriate for a lot line change. The intent is to move an imaginary line from one end to another. As a result, one lot will consist of a lot line at 1.29 acres and the second at 1.33 acres.

The applicants agree to comply with township consultants review letters submitted by Pickering, Corts & Summerson dated July 13, 2016, Bucks County Planning Commission dated July 11, 2016, Boucher & James, Inc date July 14, 2016, Pennoni & Associates dated July 19, 2016, Michael Baker International dated July 20, 2016 and Doylestown Township Director of Code Enforcement; Sinclair Salisbury dated July 21, 2016. However, the applicants submitted waivers requests for a number of items.

Rob Cunningham, P.E. of Holmes Cunningham Engineering reported; the two properties located on Limekiln Road is located north of the intersection at Sandy Ridge Road. The property line that separates the two lot lines is closer to

the dwelling of 717 Limekiln Road, which is the main residence. The proposal is the shift the two lot lines providing minimum lot width at the frontage on the existing front set lot and creating a jog to maximize the lot area. They are currently no improvements proposed.

Mr. Peters reviewed the waiver requests as ...

1. *SALDO Section §153-24.B (2) is a requirement to dedicate the ultimate right of way line. The existing septic drain field for the Sablosky's residence is located what will eventually be the ultimate right of way line at Limekiln Road. The request is to protect the right to maintain and replace as needed. The applicants would like to keep the right of way as is. There is also no intent for Penn Dot to improve the section of the road. There is an ultimate right of way previously dedicated for the farm stead lot, which was part of the previous subdivision during the late 1990s.*
2. *SALDO Section §153-24.K is a requirement for the widening of a road along Limekiln. There are no improvements proposed nor any deficiencies noted on the roadway.*
3. *SALDO Section §153-25 is a requirement regarding the Bike and Hike Trail. There is no trail proposed at this time, due to no bike and hike available for connection. Additionally, the location of the drain field will make it difficult to construct. However, it's feasible to construct near the existing farm stead along the right of way.*

Mr. Kelso suggested an alternate to construct a trail providing a sufficient amount of easement. There is a plan to construct a trail connection in the future and the side of the street has the least amount of restrictions. Mr. Kelso then noted it's odd the sewage system is located within ten feet of the property line.

Mr. Kelso requested permission from Mr. Sablosky to provide a 20-foot easement to the township centered on the trail as noted in the Michael Baker International review letter dated July 20, 2016. Mr. Cunningham responded; the Commission can make a recommendation to have the applicants provide the easement and work with the township staff to determine what width is needed for a trail connection.

4. *SALDO Section §153-34.B is a requirement to provide certain landscaping. The waiver is due to no improvements are being proposed and to keep the landscaping as is.*
5. *SALDO Section §153-34.C and SALDO Section §153-20.C(10) is a requirement to note on the plan improvements or certain features, such as trees, water courses and septic systems. The waiver is requested because there are no improvements proposed and will be a financial burden for the home owner to acquire the information. However, all information will be provided if requested by the township.*
6. *SALDO Section §153-20.C(11) is a requirement to show location and species of individual trees. The wavier is requested, because no additional improvements are proposed. However, additional information will be provided as requested by the township engineer.*

Ms. Hendrixson questioned what is the structure for the septic system. Mr. Sablosky answered; the system is completely below grade as a seepage trench. The original system was installed during the 1940s, circa 1960s. It was also an addition to the original septic system, which just had a septic and cesspool.

Mr. Kelso questioned; where is the location of a septic system near the 200-year-old farmhouse. Mr. Sablosky answered; the property has a new septic system, which leads to a septic tank with a pump and goes back into a drainage field. Mr. Kelso added; a future septic area is noted at 6,000 square feet. Mr. Sablosky answered; the system is below grade. Mr. Cunningham added; the remaining square footage is an area of reserve from the original subdivision development plan. Mr. Cunningham then agreed to comply by showing details of the entire septic system on the current plan.

Mr. Kelso questioned; if both properties are served by public water. Mr. Sablosky indicated both properties do not carry public water. Ms. Hendrixson questioned what is the location of the wells. As Mr. Sablosky showed the location of the well for the main property, Mr. Andrew Horn indicated the farmhouse well is located off the upper front corner near Limekiln Road. Mr. Cunningham agreed to note the locations of the wells on the current plan.

Ms. Stern Goldstein questioned with the waiver request of the ultimate right of way dedication, the definition of lot is from the ultimate right of way. As a result, even if the right of way is not offered for dedication, the plans will need to show the lot line size for the record. The setback will not be needed for the existing non-conformity, but it will still need to be noted. Mr. Cunningham agreed. It will normally affect the impervious surface, but with adding to the lot it will keep the process clear and avoid any questions.

Mr. Kelso referenced the July 11, 2016 Bucks County Planning Commission review letter regarding the stipulation. He commented there is no concern, however the intent is beyond what is planned. Mr. Peters responded; upon speaking with Township Solicitor; Jeffrey P. Garton, it was agreed the stipulation will not apply and can supply a letter indicating the same, if needed. Mr. Kelso recommended to have the letter from Mr. Garton submitted to avoid third parties to become involved. Mr. Peters clarified the stipulation will allow the owners to bounce back from the original plan to become involved. However, agreed to have Mr. Garton submit a letter.

Resident; R. Andrew Horn of 701 Limekiln Road informed the commission of a utility right of way which runs along the new lot line being created. Mr. Cunningham clarified the property has an underground electrical line and no improvements are proposed in that area. However, agreed to show the line in the current plan. Mr. Sablosky added; it made sense to move the line and place two building zones together, instead of spreading out. Mr. Cunningham added; the electrical line was installed as part of the original subdivision plan and not recorded. The electrical line runs approximately where the new lot line is. Ms. Stern Goldstein questioned; if there is an area easement or easement of rights attached. Mr. Sablosky answered; the current utility easement and is general PECO recorded. The cable is near the new lot line and Mr. Cunningham offered to have the line marked out and field located.

Mr. Horn commented on the concern the line is along a setback area. Mr. Sablosky responded; the line is more protected with the new plan, where it can be built around. Ms. Stern Goldstein suggested to add a note that no fence lines can be built around the area to avoid disturbing a PECO main power line.

In the form of a motion by Mr. Kelso; seconded by Mr. Harvey the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve the Sablosky Properties located at 705 and 717 Limekiln Road Preliminary Final \ Lot Line change with the understanding the applicants; Sean and Teresa Sablosky agree to comply with the review letters of Pickering, Corts & Summerson dated July 13, 2016 and Boucher & James, Inc date July 14, 2016 to the extent the waivers requested by the applicant address some of the concerns. The applicant has agreed to show a detail location of the wells on two properties and the current septic system on the

attached parcel 9-4-63. Additionally, the applicants will show the existing utility line that runs approximately along the proposed relocated property line between the two lots.

Mr. Sablosky noted for the record; the farmhouse is a rental property. Many years ago an agreement of a \$1.00 per month rental charge was agreed, where currently the renter is delinquent.

Further, The Planning Commission is in agreement with the waivers listed on Holmes Cunningham Engineering July 25, 2016 letter with the exception of request #3 pertaining to SALDO Section §153-25. The commission requests the applicant review the potential for additional easement across the frontage of parcel 9-4-63-1-1 to allow for a potential multi-use trail or sidewalk across the front of the property.

MOTION CARRIED 3 to 0.

Adjournment:

Hearing no further business, the July 25, 2016 Doylestown Township Planning Commission Regular meeting was adjourned at 7:25 p.m.