

**Meeting Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 28, 2019**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, January 28, 2019 in the Meeting/Activity Trailer at 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 Ted Feldstein. Others in attendance included Township Manager; Stephanie Mason, Board of Supervisor Liaison: Richard Colello and Township Planning Consultant; Judy Stern Goldstein.

Reorganization:

In the form of a motion by Mr. Lowenstein; seconded by Mr. Kelso to have Ms. Judy Hendrixson appointed as Chairperson and Mr. Gregory Reppa appointed as Vice-Chairman of the Doylestown Township Planning Commission for the year 2019.

Hearing no further nominations, Ms. Hendrixson and Mr. Reppa was elected Chairperson and Vice Chairman by a 5 to 0 vote.

Public Comments:

Review of Minutes:

In the form of a motion by Mr. Reppa; seconded by Mr. Kelso the December 12, 2018 Doylestown Township Planning Commission meeting minutes were approved with the following corrections ...

- a) Page 2, under Pickering, Corts & Summerson review of November 15, 2018; Change sentence to read Mr. Kelso questioned what the intended routing of the water line is.
- b) Page 8, under Continued Discussion for Clean up Ordinance; Change sentence to read; Ms. Stern Goldstein noted to remove the referenced to signage under the Subdivision Land Development ordinance that conflicts with the Zoning Ordinance.

Motion carried 5 to 0.

Public Comments:

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

Mr. Kelso informed; since the applicant's December 2018 presentation, the Bike and Hike Committee conducted a presentation on ideas for internal trials for the proposed Doylestown Walk Development plan. Attorney; Gregg I. Adelman of Kaplin Stewart Meloff Reiter & Stein acknowledged receipt and will discuss.

He informed; a conditional use application was recently filed regarding the riparian buffer zoning encroachments dealing with the sewer and water lines. Upon a conditional use review, Boucher & James, Inc. requested a narrative of the goals and objective are for the riparian encroachment. Ms. Stern Goldstein clarified; the request to receive the

goals and objective for a management plan to include plantings and vegetation with mitigation efforts specific to each of the zones. Mr. Adelman indicated the applicants will comply.

Boucher & James, Inc second request was to provide additional specifications for tree protection. The applicants will add specifications of any encroaching area to the plan as indicated in their January 23, 2019 review letter.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve applicant; Doylestown Walk (Bray / Long / Schmidt) Conditional Use application with the understanding the applicants has agreed to address the two issues noted under the January 23, 2019 Boucher & James, Inc. review letter.

Motion Carried 5 to 0.

Mr. Adelman reported on several changes made since meeting with the Commission in December as revising the plan and resubmitting responses under the ESE Consultants January 11, 2019 letter. The applicants attended the Bike and Hike Committee meeting to discuss providing trails around the property and internal properties towards Bristol Road. As a result, a proposal was submitted to provide a path beginning at Basin 1, along the top of a berm before tying back into road system on the eastern portion of the site. There is a proposed trail along the southern property line along Bristol Road and on the western property toward units 21 before connecting onto a dead end. A future township trail is shown on the plans along the remainder of the parcel budding the Neshaminy Creek and Mill Creek. A composition will be provided as an envision of what the township may plan. Upon Ms. Hendrixson's question, Mr. Jeff Madden of ESE Consultants Engineers indicated the trails are proposed as ten feet wide along Bristol Road and frontage. Eight feet wide trails are proposed along the sides of the property not to disturb the vegetated buffer.

Mr. Kelso referenced Michael Baker International, LLC January 25, 2019 review letter indicating two areas of concern as along the left side of the north edge of the property. Mr. Kelso commented; there is too much going on with the property and suggested use the emergency access road. It's a good location and allowing the opportunity for a future cross walk in to Warrington Township, across the road from the entrance towards an adjoining development. Also, have the sidewalks of the property go between lots 24 and 25 to provide access. Another issue is with the access for maintenance into the open space. The access located on the right side, near lot 68 and pipeline doesn't have anything shown on the other side. Mr. Adelman noted; the four pack area with a side entrance is extremely buffered. Ms. Stern Goldstein indicated; when installing plant material for the buffer before placing a trail, it may be encroaching on the trail after the first year and will compete for the same space.

Mr. Kelso suggested to possible step down the area to a sidewalk. However, there it may be difficult to gain access. Upon a brief discussion regarding options to resolve the buffer encroachment, Mr. Kelso then suggested to review the opportunity to reshape the lot by reviewing lot 24. Mr. Adelman responded; the area is currently shaped to accommodate a patio or a deck on the back. However, the suggestion to neck down the trail may be the best option. Mr. Kelso noted another option as to review the island of open space. Ms. Hendrixson commented; the goal is to have the emergency access paved to a trail. Mr. Kelso clarified; the three issues to review are the buffer, swale and the two side entrance homes tied up against the property line. Mr. Adelman added; the applicants will also view the adjacent property for buffering.

Ms. Hendrixson questioned the status of a school bus waiting area. Mr. Madden answered; the item has yet been viewed. Mr. Adelman corrected; a waiting area was added off the sidewalk area connecting to the trail with a circular

feature. The design of the area will be improved. Mr. Kelso questioned; if discussions with the school district have been made. Mr. Adelman indicated no.

Michael Baker International – January 25, 2019

Mr. Kelso questioned the status of the trail along the basins. Mr. Adelman answered; a plan still needs to be configured to drop the basin on the location. The toe of the slope of the basin berm along the proposed limit of disturbance to allow for better trail geometry and provide more space for a wide trail. Going along the toe of the slope will have disturbance and steep slopes. A trade off will need to be determined for the feel. Ms. Stern Goldstein suggested to make sure the issue is clarified before the next Board of Supervisors hearing for conditional use. Currently, the proposition is to go along the top of the berm and graded at ten percent slope from Bristol Road into the top of the berm to have an access with a sidewalk from the site with an extended portion further north. As per Michael Baker's suggestion, the proposed slope is in Zone two and very close to Zone one depending on the location and disturbance needed for grading. There are steep slopes behind Lots 70 and 69 right after tying into the basin. Placing an eight foot walkway will hinder touching the steep slopes. Mr. Adelman requested direction on Mr. Baker's suggestion to provide better trail geometry in terms of lining up. Ms. Hendrixson responded; lining up with the right of way into the sewer line instead of between the homes. Mr. Adelman indicated; the access point will be pushed out into areas of disturbance. The area is currently tight in space and side entries will be exposed. Upon a brief discussion, Mr. Adelman indicated tying into the locations will be viewed further.

Ms. Hendrixson questioned the status on utilizing gravel instead of woodchip on a future trail. Mr. Adelman answered; with being a future pathway, the decision will be up to the township. With the impervious causing storm water issues, it's best to keep as natural as possible and suggest wood chips be considered. Ms. Stern Goldstein added; it also may be an ADA issue.

Mr. Reppa questioned; what portion of the open space will be dedicated to the township. Mr. Adelman answered; the applicants are open to dedicate as much open space as the township requests on the exterior. The open space management plan depicted the natural area as the lawn area internal to the site, stormwater management facilities and the existing woodlands to not be disturbed. Mr. Kelso noted; the township is thinking about taking everything over except for the internal HOA and the basin areas. Mr. Adelman agreed.

Mr. Adelman reported; upon reviewing the township consultants review letters, most comments have been resolved and no major issues were noted. The applicants will be requesting a fee in lieu for recreation for portions of trails that will be open to the public. The applicants will work with the Board of Supervisors to devise an acceptable figure. A zoning application was filed regarding a variance request regarding the flood plain ordinance. Additional information will be supplied regarding parking spaces.

Mr. Kelso noted; the space between the curb and the sidewalk appears to have been reduced. Mr. Adelman responded; the sidewalk was relocated two feet from the back of the curb instead of closer to the edge of the right of way. There was no major impact to the grading but provides more space near the driveway.

Mr. Kelso noted; with the space between the sidewalk and the curb along the parking areas, it appears the sidewalk is still paved up against the curb. All sidewalks are five foot wide and paved up to the back of the Belgian block. Mr. Kelso commented on an issue with paving to the Belgian block is the area will become uneven. Mr. Adelman indicated there was no issue and four feet was added to the sidewalks. He then noted; as a response to the

engineer's comment letters, the only issue is stormwater management. However, the applicants will address all issues and there are no major concerns.

Mr. Colello requested clarification on Item #18 of the ESE Consultants January 11, 2019 response letter regarding Record Plan Note 11 regarding right of way and cart ways will remain private and not dedicated to Doylestown Township. Mr. Adelman responded; the section only pertains to internal right of ways and cart ways. The dedication does not include Bristol Road and the plans will be clarified.

Mr. Colello referenced item 69 and questioned if a discussion with the township regarding additional stormwater Best Management Practices (BMP) was conducted. Mr. Adelman indicated no discussion has been scheduled to date. However, a meeting will be scheduled with the township's newly appointment Engineer to introduce themselves and discuss the BMPs. Additionally, the comment noted as item 36 in the Engineer's letter and will work with the township to come up with BMP to assist with the MS4 application. Ms. Mason added; she had also had a discussion with Director of Operations; Dave Tomko to have the township take over the open space for credits. Ms. Stern Goldstein noted; some of the riparian plantings is part of the requirement for conditional use and might count as forestation, if they can be planted along a stream bank.

Boucher & James, Inc – January 24, 2019

Section 4; Environmental Protection Standards – Mr. Adelman reported; the applicants will be tunneling under the stream so not to disturb the area. As per Boucher & James' response, additional information regarding the structure will be provided. Upon a conversation with the Doylestown Township Municipal Authority (DTMA), they are open to have an open cut performed. However, the applicant would prefer to complete a Jack and Bore method. More conversations are scheduled to provide a concrete plan and other options than an open trench. Ms. Stern Goldstein suggested to have all plans confirmed before applying for the conditional use. The system will be considered a variance under the water way. The flood plain will be a separate matter where a zoning variance will be required.

Section 5; Landscape and Buffer Yard Requirements – Waivers will be requested, and a new waiver may be requested for Section 5b under SALDO Section 153-34.B(1) to have street trees no closer to 60 feet to the intersection of the street right of way. Ms. Stern Goldstein noted; the issue was addressed at the last presentation. However, some trees remain in the area. Mr. Madden responded; some trees were measured from the curb line and not the right a way line, where an additional 10 to 12 foot distance needs to be made up. Some of the trees can be relocated or request a waiver for a 50 foot distance. Ms. Stern Goldstein indicated a waiver may be needed and suggested to be sensitive to the relocation area.

Section 5c; SALDO Section 153-34.B(2)(a) - Ms. Stern Goldstein questioned the status of placement of trees near a utility line. Mr. Madden answered; the trees will be placed in the general vicinity within ten feet distance from the utilities. Ms. Stern Goldstein recommended; placement as a ten foot separation and if any placement is closer, to first receive authorization letters for the landscaping planning from various authorities.

Section 5f; SALDO Section 153-34.B(3)(b) – Mr. Adelman questioned if a waiver will be required for street trees to be planted outside of the right of way line. Ms. Stern Goldstein indicated yes for the construction function.

Pennoni Associates, Inc – January 23, 2019

Item 4 – Mr. Kelso questioned the status of the widening of Road C to allow a better vehicle circulation. Ms. Adelman responded; the applicants will meet with Pennoni Associates to discuss the matter. Truck turning templates

were submitted. There are numerous lines where the edge of the truck goes over the curb area and the wheel base stays within the road.

Item 5 – Mr. Kelso commented he may not agree with the comment stop bars and crosswalks are generally shown at the end of the curb returns. He suggested the request is have them push more into the radius. Mr. Madden indicated the crosswalks were located further back on the stop bar. The last revision the crosswalk was placed in front of the stop bar. The stop bar remained at the same vicinity near the curb return. Pennoni's request is to push both the crosswalks and stop bar forward into the radius instead of the return of the radius. This will make a longer crossing area for pedestrians. Mr. Kelso agreed and added; the truncated warning section will face towards the center of the intersection, which is awkward. Mr. Adelman will discuss the importance of accommodating the pedestrians.

Public Comment:

Mr. Colello suggested to submit creative street names as soon as possible to provide the Police Chief enough time for research.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve Doylestown Walk (Bray / Long / Schmidt) Preliminary | Final Land Development Plan with the understanding the applicants will continue to work on the trail access into the open space along the North and South ends of the development. The applicants will work with Pennoni Associates to resolve Item #5 concerning crosswalks internal to the development as noted under the January 23, 2019 letter. Further, work with the Township regarding additional Best Management Practices (BMP) to assist in benefiting the township's stormwater management program. In general, the applicant agreed to address any concerns noted in review letters received from Boucher & James, Inc dated January 24, 2019, Pennoni Associates dated January 23, 2018, and Michael Baker International dated January 25, 2019.

MOTION Carried 5 to 0.

Tabor Property Sketch Plan

Owner of the Tabor Property; Mr. Rick Lyons provided an overview of the proposed plans as an agreement of sale with Westrum Development Company to purchase land and build 150,000 square foot assisted living facility.

The facilities will consist of a 60,000 square foot office area under an assisted living, independent living and memory care. The site is along 18 acres, zoned in the C3 District with three existing stone buildings. The existing Manor House was restored and currently being utilized as a Montessori School. The Strecker building is currently occupied by RealtyOne Real Estate Group. The Miller Haven building was converted for three tenants as Wood Services, Green Street Commercial Real Estate and a snack company. The three building combined are approximately 30,000 square feet. Other renovations include, removing the existing pump house and using the existing metal building as storage. However, once the proposed plan moves forward the metal building will also be removed. Public water was added and in the process of a public sewer connection.

Upon negotiations with an adjacent neighbor; David Callan, Mr. Lyons will provide public sewer in exchange for a parcel of land that will qualify for a woodland calculation towards the sketch plan.

The proposed plan includes a 30,000 square foot to bring a side of the property to 60,000 square feet. The property consists of three 10,000 square foot buildings with a goal to meet all township requirements. As per a conversation with the township, the first building is proposed to be an activities center. There are no plans to date for the second and third buildings. One of the 10,000 square feet building is an addition to the Miller Haven home due to current impervious surface.

Current issues include an individual tree and forest. The forest issues will be satisfied as part of the negotiations with Mr. Callan. The tree issues will be resolved during the planning process. The assisted living facility is currently in the sketch plan process as a combination of assisted living, independent living and memory assistance to meet demands of the area.

Ms. Hendrixson questioned; if the proposed building meets all requirements for assisted living facility. Mr. Lyons indicated yes.

Mr. Kelso questioned; in terms of zoning on the property, will a variance be required. Mr. Lyons answered; an ordinance adjustment similar to what was granted for The Solana Doylestown will be requested. Ms. Stern Goldstein added; the permit district C3 does not permit a C17 use. The sketch plan proposed is a C17 use. The C17 use was modified for Solana. However, the C3 District needs to be revised to permit the C17 use as part of the C3 District and listed as a zoning text amendment.

Mr. Kelso questioned; if the portion of land received from Mr. Callan zoned under the C3 District. Mr. Lyons answered; the land is zoned R1 and a lot line change and the site will not be developed. The property will only be used for natural resource calculations. Additionally, an easement will be placed over the woods and the zoning will be addressed further.

Mr. Reppa questioned a previous subdivision plan development. Ms. Mason responded; Mr. Callan received approvals and does not affect the Tabor Tract Sketch plan.

Chairman and CEO of Westrum Development Company; John Westrum provided the Commission with a brief history of his company and experience designing senior living facilities.

As an overview of the proposed senior living plans, Mr. Westrum explained; the existing zoning permits the use with a necessary text amendment. The maximum height will be at 45 feet as a restored building with a peaked roof. The building complies with requirements based upon the midpoint outside and height requirement. Building coverage and impervious surface are also satisfactory. Parking will be limited due to most senior residents having less need for motor vehicles. Parking needs will be mainly for staff at approximately 40 full time positions during shift hours.

The units will be rental models with no entrance fees. Amenities include meals, housekeeping, social area and local transportation. An investment of approximately \$35 million will be placed into the building. The property will include, on site leasing, on site medical services, activity center, free shuttle service, theater, pub, gym, salon and game room. All services will be in the center of a H designed building. The design provides the three care services as assisted living, independent living and memory care with their own wings and appropriate amenities.

Units consists of all-inclusive apartments offered are a studio, one and two bedroom apartments. Memory care units are smaller, and each will be provided with a nurse call system for a higher level of care. Monthly rental costs are determined by care and is all inclusive. Monthly rental for a studio and up to a two bedroom will be between

\$2,800.00 to \$4,600.00. Monthly rent for Personal Care is between \$4,600.00 to \$6,100.00. Monthly rental cost for Memory Care will be between \$5,700.00 and \$7,200.00.

The conceptual plans are to renovate the existing buildings and share a common line with the condo. A new main entrance will be constructed across from the office building. Parking will be for prospect and guests located in front of the building. Sub-building parking located on a slope will accommodate approximately 50 additional spaces for residents and protection from harsh weather. The three story building will have deliveries accepted in the back. A traffic signal will be lined up between entrances. Stormwater management has yet been determined. However, disturbance of trees is anticipated, and the goal is to design a horticultural garden on the access property for walkability.

Property taxes currently costs \$36,000 and once the building is constructed, there will be no impact on schools, traffic will be minimal, and all services will be conducted privately. One services that will be required is emergency, such as ambulance. Mr. Westrum concluded by inviting the Commission to tour the facility.

Mr. Kelso referenced the retaining wall on the north side and questioned; if the wall will drop off on the north side. Mr. Lyons answered; the building is cut into the hill and holding the grading at the top. The facility is down low. The large building must be flat due to American Disabilities Act (ADA) requirements. The highest point of the retaining wall is 12 feet high and 11 feet total to the highest spot.

Mr. Kelso questioned; how the plan fits into the phasing of the Tabor Tract development. Mr. Lyons answered; the phasing will be completed with stone along the outside of the building. As for logistics, one of the 10,000 square foot building was moved, and parking will be created for the office side. An addition was created to one of the building that will be shrouded out along the back side of the three buildings. Mr. Kelso questioned; if the parking on the north side and the road on the south side is going to be connected. Mr. Lyons indicated yes with the addition of traffic circles.

Ms. Stern Goldstein questioned; the driveway near the condo line is the driveway being built as part of the office complex. Mr. Lyons answered; the details will be clarified as the plan moves forward.

Mr. Kelso commented; a meaningful, internal pathway for pedestrians should be considered. He suggested to devise a workable plan before the next meeting with the Commission. The plan is what the township is looking for Easton Road and will look good and maintain visibility.

Mr. Reppa requested more information on the proposed community center. Mr. Lyons answered; upon a conversation with Doylestown Township Park and Recreation Board member; John Bray to build an activity building, plans were submitted to the Committee who are currently viewing other alternatives. However, the use is beneficial and works with the site.

Public Comments:

Resident; Terrance Moore of 546 New Britain Road questioned; how many residents will reside in the facility. Mr. Westrum answered; the building will house approximately 155 rooms with mostly one person in each room and ten percent dual occupancy. There are 65 surface parking and 64 sub-parking available. The parking will mainly accommodate guests and approximately 40 full time employees. This will provide 70 additional parking spaces. Mr. Lyons added; for events, parking along the office property will be available.

Resident: Gary Nice of 2116 Easton Road had several questions to include; if public water and sewer connection will What the perspective completion date is. Mr. Westrum answered; once the plan is approved, it's estimated the project will be completed within eighteen months. Mr. Nice referenced the field to the right of his property adjacent to the project, which is currently zoned commercial and questioned if it can be considered permanent open space for the township. Mr. Gary Funk of Penn's Grant Realty answered; the current plan shows massive replanting and will not change. A unilateral declaration restriction noting the area as forested and no redevelopment is possible. If the bike and hike path will begin with a 100 foot set back. Ms. Hendrixson answered; the bike & hike path will be situated along the road and more discussion is required regarding the setback. Ms. Mason added; the road continues through a right of way and Mr. Callan's property has the trail. Eventually, the newly constructed Wawa convenience store will also have a proposed trail. If the existing Sycamore trees will be removed. Mr. Lyons indicated the street tree will remain and wasn't rendered on the plan. Will a proposed turning lane be considered? Mr. Funk answered; most likely the turning lane will be constructed and no discussion with Septa has been completed regarding moving the bus stop. However, public transportation will be encouraged.

Resident: Mr. Moore questioned; what the total size of the purchased property is. Mr. Lyons answered; the purchased land is approximately 1 ¼ acres and the need will be determined by the engineers and calculations. He then questioned if the building height can be shaved off. Mr. Westrum answered; the top of the building will be covered by the retaining wall and a hill. Ms. Stern Goldstein clarified; the building is specifically two stories, because one story is down along an 11 foot cut.

Mr. Reppa requested clarification on the tree issues. Mr. Lyons answered; the existing trees removed will have to be replaced based upon the subdivision land development ordinance (SALDO), which can be accomplished. The second issue is regarding taking 50% of the forest, which can be accomplish with the purchase of a portion of Mr. Callan's property under the zoning ordinance.

Continued Discussion – 90 Day

Ms. Hendrixson reported; the Planning Commission annual report to the Board of Supervisors is scheduled for April 2, 2019. She suggested to create a visual presentation, such as a slide show.

The Commission will be continuing working on updating the Code and sections of the Comprehensive plan. Ms. Mason indicated; the Grasso Group is scheduled to attend the February regular meeting.

Ms. Hendrixson questioned; if a work session should be schedule in addition to the regular meeting to further discuss the Code and Comprehensive plan. Upon Mr. Lowenstein's suggestion, the Commission agreed to have Ms. Mason email potential dates to schedule a work session. Ms. Hendrixson requested to have more than one meeting be scheduled.

Adjournment

Hearing no further business, the January 28, 2018 Doylestown Township Planning Commission Reorganizational meeting was adjourned at 9:27pm.