



Board of Supervisors

Regular Meeting

Minutes

425 Wells Road
Doylestown, PA 18901

215-348-9915

<http://doylestownpa.org>

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Tuesday, September 20, 2022

7:00 PM

Community Meeting Room

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

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

7:00 PM REGULAR MEETING

Pledge to the flag

Public Hearings

Terrain at Delaware Valley University – Intermunicipal Transfer of Liquor License

Location: 2100 Lower State Road TP#09-007-038

Mr. Garton started the hearing by giving some background information regarding the Intermunicipal Transfer of Liquor License from Milford Township, Bucks County, Pennsylvania to Terrain location in Doylestown Township at Delaware Valley University. Notice of this hearing was advertised in the Daily Intelligencer on August 28, 2022 and again on September 4, 2022. The application as well as proof of publication are incorporated by reference into the record. Provisions of the Liquor Code 47PS-16 permits intermunicipal transfer of a restaurant liquor license providing the Board of Supervisors conducts a public hearing and determines that the transfer of the liquor license will not be detrimental to the welfare, health, peace, and morals of Doylestown Township.

Mr. Garton asked if there was anyone here that wished party status besides the applicant? There was no response.

Mr. Garton called on Mr. Francis X. O'Brien to proceed with the presentation.

Mr. O'Brien introduced himself stating that he is a lawyer representing Urban in this matter, just for the liquor license transfer. They would like to take a few minutes to explain why they need the liquor license to move into the Township. He called on his witness Jennifer Calliagas.

Ms. Calliagas was sworn in and identified herself as the North American Plan Director for Urban Outfitters, an International Lifestyle Brand.

Mr. O'Brien asked Ms. Calliagas to explain a little about the history of Urban. She went on to state that this will be a part of the Lifestyle Brand of Urban.

Ms. Calliagas stated that there would be a garden center, lifestyle center, home goods, garden inspired café, farm to table, local farmers, garden inspired cocktails. They will also have an event business, no more than 150-175 with a seasonal menu.

Ms. Calliagas explained the layout of the venue to the Board of Supervisors, showing graphics of the proposed outside event center and interior of the building. Greenhouse inspired design. The existing building and catering kitchen will be utilized. All music will be inside the building. She shared the farm to table menu. They are excited about what Delaware Valley University will be able to provide them.

Mr. O'Brian asked her to describe the business model & how the alcohol ties into what you proposed with the menu.

Ms. Calliagas stated that there will be full dinner service, our customers are expecting to have a cocktail with dinner, as well with events weddings, birthdays, bar/bat mitzvahs, anniversaries it will be a very integral part of the business.

Mr. O'Brien mentioned that it is located near a college does she see an issue?

Ms. Calliagas stated that their concept does not inherently mesh with the average college students' desires. We cater to the farm to table experience.

Mr. O'Brien asked if the business plan needs a liquor license to successfully operate this venue?

Ms. Calliagas stated yes, it is critical to their business to have the liquor license.

Mr. O'Brien stated that this completed the presentation.

Mr. Garton asked if he provide a copy of the exhibit to the stenographer? He stated yes.

Mr. Garton asked the Board if they had any questions? There were no questions.

Mr. Garton mentioned that he was preparing to do a resolution for the next meeting. If the Board is inclined to approve the transfer, would they be amenable to having Ms. Lyons sign the resolution, he would provide a copy to the Board beforehand.

MOTION to approve the transfer of liquor license – on motion of Ms. Manion, seconded by Ms. Herring the motion passed 5 – 0

MOTION to approve Ms. Lyons signing the resolution – on motion of Ms. Manion, seconded by Ms. Herring the motion passed 5 - 0

Stormwater Management Ordinance Amendment

Mr. Garton stated that the Board previously authorized the advertisement of the proposed ordinance which will amend the Stormwater Management Ordinance for the Township. This arose from recommendations from Mr. Torpey, that were required by the state. The appropriate notices have been sent to the Intelligencer and the Law Library. Now is the time to conduct your public hearing. Mr. Torpey is here to answer any questions you may have, if you remember we incorporated not only the required changes but the recommended changes as well. Within mind, it is time to conduct the public hearing.

Ms. Lyons asked if there were any question on the proposed Ordinance #407 Stormwater Management Amendment. No questions or comments.

MOTION to approve the Stormwater Management Amendment Ordinance #407 – on motion of Ms. Santacecilia, seconded by Mr. Wood the motion passed 5 - 0

Presentations

Recognition of the Retirement – Donald Lawson

Lt. Ziegler mentioned Ofc. Lawson's 26+ years of service to Doylestown Township Police Department. During his tenure Ofc. Lawson was assigned to the Central Bucks Special Response Team, Bucks County MERT Team, Central Bucks Letter Carrier Safety Task Force as well as many other duties and responsibilities. Ofc. Lawson also dedicated this time and experience as a department fire arms

instructor, taser instructor and the departments de-escalation instructor. During Ofc. Lawsons 26+ years with the department he has always been there to mentor the younger officers and was always willing to share his experience and knowledge when it was needed. With great respect and gratitude, the Doylestown Township Police Department wishes you a long and healthy retirement and we say thank you for your service and everything you have given to this department and the residents of Doylestown Township.

Ms. Lyons presented Ofc. Lawson with a plaque of recognition from Doylestown Township.

Fire Video

Mr. Steve Downs presented the Fire Video that was created in cooperation with Doylestown Township, Doylestown Borough, and the Telecommunication Advisory Board. He thanked the Board for having them at the meeting, he thanked everyone for their help with the video.

Mr. Downs talked about the community's lack of knowledge regarding the Fire Company. They are all volunteer and need more volunteers to keep the community safe. They serve Doylestown Township, Doylestown Borough, and New Britain Borough.

The video showed some of the members of the Doylestown Fire Company, who they are, community members, teachers, scientists, all walks of life.

Ms. Manion inquired a link for the video. Video can be found on the Township YouTube Channel.

Ms. Manion also inquired about the training – timewise. Approximately 200 hours of training is needed, but training never ends. Conditions always change.

Boards and Commissions Video Presentations

Park & Recreation

The video featured Kathy Brown, Chairman of the Park & Recreation Board. She spoke about what Park & Recreation Board had done in 2021 and goals for 2022. Support of the Park & Recreation Department needs of all the parks in the Township, standardizing park signs, fundraising, golf outing, summer concert series, beer garden, 1st Annual Decemberfest Event. They will continue to support the Park & Recreation Department. If you are interested in joining in a meeting, please feel free to come to a meeting the 2nd Tuesday of the month at 5:30pm.

Dog Park

The video featured Kathy Brown, Chairman of the Dog Park Advisory Board. She spoke about the Dog Park and their continued service to the members. Bark Bytes Newsletter, improvement for all the areas at the Dog Park, new equipment for the dogs to enjoy. Fido Float at Fanny Chapman Pool is an annual event and always a great day. Orientation is key, they are working on an online version to help more people to become members, as it is required. 2022 they will continue to communicate with members, online orientation, new equipment at the dog park. If you are interested in joining the Board, please feel free to come to a meeting – meetings are held the 1st Monday at 5:00pm in the Activity Center.

Telecommunications Advisory Board

Mr. Ed Ebenbach spoke about the Telecommunications Advisory Board (TAB) and the many projects they have completed this year. Videos of the Boards and Commissions Annual Reports, acoustics in the Community Meeting Room, revamped and refreshed the DTV Channel. Community partnerships with Doylestown Hospital interview series, the Bike/Hike Committee with informational trial videos and Doylestown Fire Company along with Doylestown Borough a video to aid in volunteer recruiting. In 2022 they intend to complete the Bike/Hike Trial videos, Board & Commission Reports, National Night Out, Doylestown Fire Co and Dog Park Orientation Video.

Parks Master Plan

Ms. Judy Stern Goldstein, Gilmore & Associates presented the Parks Master Plan. She acknowledged members of the Bike/Hike Committee, Dog Park Advisory Board, Environmental Advisory Council, Park & Recreation Board and Doylestown Township Staff for their help. Ms. Goldstein noted that the process started in 2021 with the Park Recreation Open Space Plan. Master Plans have been compiled for each park in Doylestown Township. Adjustments for each park may be made at any time when deemed necessary.

Ash Way Open Space – is a passive park at this time, in time it may become an active park, modifications may be made. Neighbors will need to be involved in any changes.

Bridge Point Park – streambank stabilization, handicap parking, picnic tables

Castle Valley Park – Access to the creek, making it safe and ADA accessible for parking

Central Park – many recommendations for the future of the park, additional pavilion, restroom facilities, Community Center, relocation of the sport courts, improvements to fields 4 & 5 possible artificial turf

Neamand Park – Island field access improvements

Sauerman Park – is in need of major upgrades

Triangle Park – nothing more than the two round-a-bouts that PennDOT is going to be working on

Turk Park – a lot of recommendations, including improvements to the Dog Park area, field realignment, outfield fences, dugouts, trails, restrooms, pavilions and one option for realigning baseball fields.

You have the full report and cost estimates.

Mr. Wood inquired for Bridgepoint and Castle Valley the report mentioned stream bank stabilization improvements. Do you know would that contribute to our goal for our MS4 plan?

Ms. Goldstein stated that it would help but she is not sure if that is one of the PRP areas. Most PRP areas are in different portions of the Township. It will help with water quality overall.

Ms. Santacecilia inquired if there was any consideration for solar charging stations or WIFI?

Ms. Goldstein yes solar charging stations were one of the things on the recommendations for each park, they are also looking at EV charging stations as well. On behalf of the project team, she thanked the Board for their time.

Ms. Mason inquired if Ms. Goldstein would recommend that the Board take official action and adopt the document?

Ms. Goldstein stated that she would request that, it will help you on future grant applications.

Ms. Lyons asked if the Board was ready to consider adopting this plan at this point?

MOTION to adopt the plan – on motion of Ms. Herring, seconded by Ms. Manion the motion passed

5 - 0

Public Comment Agenda Items Only

Mr. Mackhouse, Buckingham resident, asked regarding PennDOT Round-a-bout, he is from New Jersey, and they have a lot of circles that cause a lot of problems. It was explained to Mr. Mackhouse that this is a PennDOT project on a PennDOT road, the Board did make sure that the center of the round-a-bout is high enough, so cars do not drive over it.

Dan Loftus & John Chu, residents, commented that they appreciate all the Board does and that they appreciate the Park Master Plan. They are looking at a Micro Plan for basketball courts in the Township. They are excited about the new courts and Community Center; they think it will be great for the community. They are requesting a short-term plan for outdoor basketball courts. Active outdoor play for kids in the area, maybe portable hoops where the courts are now. Ms. Lyons suggested that Mr. Loftus and Mr. Chu speak to Ms. Sweeney, Director of Parks, and Recreation.

ANNOUNCEMENTS

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- B. The next Budget Works Sessions are scheduled for Tuesday, October 4, 2022 (if needed) at 3PM and October 18, 2022 at 5PM
- C. The Township Building will be closed Monday, October 10, 2022, in observance of Columbus Day.
- D. Boards and Commissions Video Presentations can be viewed on our YouTube Channel, go to www.doylestownpa.org and click on the YouTube Icon at the top right and side of the home page.
- E. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM and the 1st and 4th Tuesdays of the month 9AM – 2PM. Drop off site is located at the New Britain Rd. entrance of Central Park. Please visit our website for more information.
- F. Doylestown Twp. Parks & Recreation – Upcoming Event:
Sept. 24th – Fall Food Truck Fest & Craft Fair – Noon to 6PM – Central Park
For information on all P&R events go to www.doylestownrec.org
- G. 2022 Bucks County Hazardous Waste Collection Event
October 8th @ Strayer Middle School – Quakertown – 8:30am to 2:00pm Rain or Shine
No registration is required.

MINUTES APPROVAL: Regular Meeting – August 16, 2022

The minutes of the August 16, 2022, regular meeting we approved with the following changes. Mr. Wood pointed out that on page 9, first vote on the Parisi matter should be 2 -3 not 1-4.

MOTION to approve the August 16, 2022, minutes made by Ms. Herring seconded by Ms. Manion. The minutes were approved. 5 – 0

CORRESPONDENCES

Volunteer Resignation

Mr. Kevin Kane resigned from the Parks & Recreation Board.

MOTION to accept resignation of Mr. Kane from the Parks & Recreation Board – on motion of Ms. Manion, seconded by Ms. Herring the motion passes 5 - 0

REPORTS**Solicitor**

No Report

Police Chief

No Report

Township Engineer

No Report

Dir. of Operations**ARLE Grant Swamp & Easton Roads Traffic Signal**

Mr. Tomko indicated that back in 2020 the Board accepted a grant to replace the traffic signal at Swamp and Easton Roads. We are currently working on the project and moving through bid documents to put it out to bid. The project is being held up by the Buckingham WAWA. Therefore, we need a time extension. PennDOT has granted a six-month extension. We need to execute the agreement – two documents:

First Amendment, the Automated Red Light Enforcement Project Funding Agreement, Individual Projects and

Resolution authorizing the Board of Supervisors Chair to sign the amendment

MOTION to approve both First Amendment, the Automated Red Light Enforcement Project Funding Agreement, Individual Projects, and Resolution authorizing the Board of Supervisors Chairman to sign the amendment – on motion of Ms. Herring, seconded by Ms. Manion motion passed 5 - 0

2022 Tree Pruning & Takedown

We received three bids, annual program in the Parks and Roads Departments, Open Space, right-of-way through out the Township. The bids were open, and Jimmy's Tree and Landscape Contractors LLC were low bid. Base bid \$58,530.00 and he is asking the Board to accept the alternate at 7,500. The alternate is for clearing of easement that is maintained and owned by DTMA, I spoke with Mr. Hass, he agreed that DTMA will reimburse the Township for the \$7,500. It will go under out contract we will manage the contract. Mr. Tomko is asking the Board to approve the base bid plus the alternate 1 totaling \$66,030.00.

MOTION to approve the contract with Jimmy's Tree & Landscape Contractors LLC in the amount of \$66,030.00 – on motion of Ms. Manion, seconded by Ms. Herring the motion passed 5 – 0

Sandy Ridge Road Trail Repaving

Was put out to bid, three bids received, unfortunately they were well over our budgeted amount of \$25,000 in the trail maintenance line item. The base bid alone from Brey Brothers totaled \$80, 440. Right now, we feel we can do better. Recommend we reject these bids. As explained in memo that the money for next year be upped, we would do a combination of renting equipment, use public works crew, and buy materials out of materials contract to bring the cost down.

MOTION to reject bids received for Sandy Ridge Road Trail Repaving – on motion of Ms. Santacecilia, seconded by Mr. Wood the motion passed 5 - 0

Traffic Calming Equipment

Mr. Tomko reviewed the proposal for utilizing fund for traffic calming devices.

MOTION to approve the use of Traffic Calming Fuds to purchase 4 Shield 12 Speed Board, 2 Stattrak Data Collectors, associated equipment and 12 months Traffic Suite and TrafficCloud web service for total \$30,636.00 – on motion of Ms. Manion, seconded by Ms. Herring the motion passed 5 - 0

Township Manager

Proposed 2023 Board of Supervisors Meeting Dates

Ms. Mason reviewed the Proposed 2023 Board of Supervisors Meeting Dates. By consensus the Board of Supervisors agreed to the calendar.

Trash Hauling

Ms. Mason asked the Board for some direction regarding contracted trash hauling in the Township prior to taking next steps.

Ms. Lyons stated she is against contracted trash hauling in the Township and is concerned about the costs to the Township. She appreciates the letter from the resident however it is private subscription.

Ms. Santacecilia appreciates all the effort that went into it. She thinks having this as a reference when people call is going to be helpful to the staff.

Mr. Garton mentioned other municipalities that have a consortium for trash hauling experienced a nightmare when the trash hauler did not have enough drivers.

Ms. Herring mentioned the environmental aspect. It is important that we think about the environment. Even a single hauler does not work for all communities. Recommends the EAC reach out to other municipalities, Ways & Means to see if feasible. Hate to see this completely off the radar.

Ms. Crandell indicated that the Township has received information that we may be down to two trash haulers in the Township because another one might be not providing service in the near future. Also, Middletown Township has single hauler – everyday trash trucks come down the streets because of twice a week pick up. Single haulers work best in Boroughs not Township. Staff did the research speaking with other municipalities and there are difficulties associated with it.

After further discussion the Board of Supervisors by consensus determined now was not the time to pursue this matter.

Supervisors

Mr. Wood – Bike/Hike Committee - met this morning, two interesting items from the meeting TMA Bucks reached out, they are a trail friendly organization interested in do a Pop-Up Trail somewhere in the Township, some ideas were discussed. Both sides are very excited to work together. The County is going to be releasing trail map on their website that will allow you to see trails throughout the County.

Public Water and Sewer Advisory Board – the PWSAB along with Mr. Hass, DTMA have concerns with PFOA & PFAS in the news lately – wants to remind resident that on the Doylestown Township Website we have useful information, about what to look for, test for and where to go regarding private wells. If you are concerned, strongly recommend that you test.

Wants to thank the Board for supporting the resolution last month against AQUA purchase of BCWSA. AQUA has backed away from the purchase after we joined the consortium, several County and state elected officials came out against. Our municipality and neighboring municipalities, residents coming out against that was a huge benefit.

Ms. Manion – One comment regarding the Parks Master Plan, the entire Park Committee played an integral role. Ms. Goldstein went over it briefly but if you really look at it, it is really detailed down to the smallest thing. Would like to thank the whole Park & Rec Board.

Ms. Herring – EAC is hosting a regional summit in October, we are often times asked to run these summits. We were approved for a clean energy grant; a Penn State student will work with us to do an energy audit to make our community greener. The EAC is also hosting this Sunday a Bird Walk @ Fonthill from 8:30am – 10:30am. Please come join them there.

Sen. Santarsiero invited Ms. Lyons, Ms. Mason, and me to meet with him to discuss issue related to the Township, she wants to thank him for reaching out and listening to our concerns.

People struggling with paying mortgages, taxes there is a grant out there for you right now. PAHAF Grant, go to pahaf.org you can sign up for this grant. It offers relief if you are struggling with home costs.

Ms. Santacecilia – Thanked Ms. Mason for leading the way with the BCWSA issue. Thanked TAB for not only their own presentation but for the Fire Presentation as well, it was great to see. Thanked Mr. Wallace and Mr. Ebenbach for their Budget Planning, there is a lot on the table as we continue to sort it all out. And our next meeting is in October feel free to attend.

Ms. Lyons – Showed the 1996 Summer Concert Series flyer, 26 years ago, we had five concerts from June 22nd to August 22nd. This year's summer concert series held 16 concerts and undertook and end of season feedback survey. The highlights are as follows: 80% thought the series was excellent; 20% Very good; 100% thought the series was well organized; 90% thought extremely friendly; 10% Very friendly; 0 Unfriendly; 95% thought the length of the performances were just right; 89% have already recommended the series to others. Congratulation to the Performing Arts / Park and Rec for wonderful results. Park & Rec also raised \$32,200+ at the annual Golf Outing this year. Good Job!

Ms. Sweeney would like to thank the Board for their many years of support with the Concert Series. It's a huge undertaking and without your support along with sponsors and friends it would not happen. We averaged over 1,000 in attendance at each concert – Thank you.

NEW BUSINESS

KRT Property Holdings, Inc. (Barn Plaza) – Whole Foods – Waiver of Land Development

Location: 1745 S Easton Rd - TP# 09-014-037-003

Mr. Garton stated that they are proposing to bring Whole Foods to Doylestown Township. They are making some very minor adjustments to the shopping center. He believes that staff, engineers would recommend that the Board waive the Land Development conditioned upon them, execute the appropriate waiver of land development agreement.

MOTION to approve the waiver of land development – on motion of Ms. Manion, seconded by Ms. Herring the motion passed 5 - 0

Newman Property – Second Driveway Request

Location: 701 Spring Valley Drive – TP# 09-022-119

Mr. Newman owner, just put an addition on this his home and would like a second driveway so he can have an attached garage at his house.

Ms. Mason stated that there is an ordinance that states that a second driveway can only be approved by the Board of Supervisors.

Ms. Herring questioned if there was a safety concern? There is no concern.

Mr. Tomko questioned the arborvitae across the front of his property and sight distance. Mr. Newman will cut them back.

MOTION to approve the second driveway – on motion of Ms. Manion, seconded by Ms. Santacecilia the motion passed 5 - 0

Parisi Property – Unilateral Declaration of Restrictions and Covenants

Location: 15 Allen Drive – TP# 09-006-002

Mr. Garton reminded the Board about the discussion regarding the basketball hoop in the cul-du-sac in the Township right of way at the Parisi Property. The Unilateral Declaration of Restrictions and Covenants has been signed by both Mr. & Mrs. Parisi.

MOTION to approve the Unilateral Declaration of Restrictions and Covenants – on motion of Ms. Manion, seconded by Ms. Herring & Ms. Santacecilia the motion passed 5 - 0

GHD – Stormwater Work Proposal

Ms. Lyons questioned the cost and if it was consistent with prior years.

Mr. Tomko confirmed that is it due to field and lab work involved.

MOTION to approve GHD Stormwater Work Proposal – on motion of Ms. Herring seconded by Ms. Manion the motion passed 5 - 0

Easton Road Round-a-bout Maintenance Agreement

Ms. Lyons called for a motion regarding the maintenance agreement between Doylestown Township and PennDOT.

MOTION to approve Easton Road Round-a-bout Maintenance Agreement – on motion of Ms. Manion, seconded by Ms. Herring the motion passes 5 - 0

Amending 2022 Budget Resolution

Mr. Garton stated it is amending the budget to add additional dollars for the expanded road work.

MOTION to approve Resolution 2435 Amending the 2022 Budget – on motion of Ms. Herring, seconded by Ms. Manion the motion passed 5 - 0

2022 PECO Green Region Grant Application & Resolution

Ms. Lyons stated that the grant would be \$12,700 with a 6,350 match.

MOTION to approve 2022 PECO Green Region Grant & Resolution – on motion of Ms. Manion, seconded by Ms. Herring the motion passed 5 - 0

Zoning Hearing Board Applications

Yanni Property – 418 Pebble Hill Road – TP 09-009-078 - Request for a variance

Ms. Mason recommends leaving the matter to the Zoning Hearing Board.

Schmid/Garretson Property – 10 Bridle Dr – TP 09-041-053 - Accessory Family Apartment

Ms. Mason recommends leaving the matter to the Zoning Hearing Board.

Bills Lists September 20, 2022

MOTION to approve Bills List amount of \$751,354.25 - on motion of Ms. Manion, seconded by Ms. Herring the motion passed 5 – 0

Treasurers Report September 20, 2022

MOTION to approve Treasurers Report - on motion of Ms. Manion, seconded by Ms. Herring the motion passed 5 - 0

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No registration is required.


Public Comment – All Items

None

ADJOURNMENT

Being no further business, the meeting adjourned at 8:26pm.

Respectfully submitted,


Stephanie J. Mason
Township Secretary