



Board of Supervisors

Regular Meeting

Minutes

425 Wells Road
Doylestown, PA 18901
215-348-9915
<http://doylestownpa.org>

Follow us on social media!    

Tuesday, November 21, 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; Andrea Susten, Assistant Township Manager; Chief Dean Logan; 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. Stated that before tonight's meeting they had an Executive Session to discuss a lawsuit, for which no action was taken and personnel matter, which was disposed of.

Presentation

CRASE (Civilian Response to Active Shooter Events)

Chief Logan informed the Board that in October Sgt. Stitch received instructor certification to conduct active shooter training to citizens and businesses. Sgt. Stitch has been a member of the Central Bucks Special Response Team since 2016, he has assisted with conducting active shooter training for law enforcement personnel. With the completion of the instructor certification, he hopes to expand the active shooter training to the community.

Sgt. Stitch stated that schools and businesses have expressed an interest in being better prepared. He stated that previously the training was only for law enforcement. He provided basic information on the training itself and the registration process. Registration will be through Crime Watch or his email jstitch@doylestownpa.org. This will be a free class, two hours Dates have not yet been set, dates for the training will be set at a later date.

Park & Recreation Board – Special Presentation

Blythe Kelly, Chairman of the Park & Recreation Board, thanked Ms. Manion on behalf of the Park & Recreation Board for her time, support and guidance and her leadership in the Township and her service to our community. She wished her much success in her future endeavors.

Public Comments Agenda Items Only

No Comments

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, December 19, 2023 at 7:00 PM.

- B. The Doylestown Township Municipal Building will be closed Thursday, November 23 & Friday, November 24, 2023 for the Thanksgiving Holiday.
- C. Reminder that November is Veteran's and Military Families Month
- D. Capital Campaign Raffle is continuing - \$100 per ticket/only 150 tickets will be sold. 3 Great Prizes: E-Bike, Flyers Tickets and 6 day/5-night stay at a Florida Resort 3 miles from Disney. Drawing will be held at the Board of Supervisors Meeting on December 19th. Stop by the Township Building to purchase your tickets – limited number remains.
- E. Doylestown Township is a drop off spot for Bucks County Housing Group's Food/Supply Collection. Donations can be dropped off at the Township Building Monday – Friday 8:30am to 4:30pm. Collections will take place from 11/20/23 until 1/10/24.
- F. Civilian Response to Active Shooter Events (CRASE) – Free Training Contact jstich@doylestownpa.org for more information.
- G. 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.

MINUTES APPROVAL:

Budget Work Session – October 17, 2023 – On motion of Ms. Herring, seconded by Mr. Wood the motion carried 5 – 0.

Regular Meeting – October 17, 2023 – On motion of Ms. Herring, seconded by Mr. Wood the motion carried 5 – 0.

CORRESPONDENCES**Board & Commission Resignation:**

Ms. Lyons announced that Jeannine Mitchell, Environmental Advisory Council is resigning her position on the council.

On motion of Ms. Herring, seconded by Ms. Santacecilia, the Board accepted her resignation with regrets. Motion carried 5 – 0. After the motion Ms. Herring stated that Ms. Mitchell is a true community hero and she thanked her for her exceptional contributions. As a Master Gardner and Master Watershed Steward, she transformed the surrounding area with a Native Plant Demonstration Garden, sustainable landscaping, preserving local ecosystems, as former chair of our EAC she elevated environmental initiatives in our community, from Bird Walks to numerous other projects she has demonstrated her commitment to a greener more sustainable future. It is not a surprise that Ms. Mitchell received the 2023 Doylestown Township Unsung Hero award. Jeannine Mitchell is an inspiration, and our community is better for her tireless dedication and environmental stewardship.

Solicitor

Nothing at this time.

Township Engineer

Nothing at this time.

Chief Logan

Nothing at this time.

Dir. of Operations**2023 Road Program Part 2 – Change Order #1**

Mr. Torpey stated that we can add Ridge View Lane to the current Road Program and get it in by the end of the year. To complete the remediation needed the change order will be in the amount of \$57,128.00. He asked for a motion to approve Change Order #1 to include Ridge View Lane the 2023 Road Program Part 2.

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

2023 Tree Pruning and Takedown – Change Order #1

Mr. Tomko stated that three additional hazardous trees were identified in our open space that need to be removed to avoid potential issues to adjacent property owners. He is requesting the Board accept the addition to Joseph McIlvaine Tree and Lawn contract in the amount of \$7,950.00.

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

Bike & Hike Trail Maintenance – Paving – Change Order #1

Mr. Torpey stated that this change order is for trail maintenance, they discovered a very wet area along Iron Hill Rd, additional stone and geotextile fabric was needed to make sure it will be good for the next 20 years. This change order is for a drainpipe, additional reinforcement, additional stone, and labor. He is asking the Board of Supervisors to approve this change order #1 for the 2023 Bike & Hike Trail Maintenance – Paving project in the amount of \$16,950.00.

Ms. Santacecilia inquired if there is a way to identify these issues before trails are put in place & will the path be width be changed?

Mr. Torpey stated that this area is in a low-lying flood zone, we knew it was going to be wet, but it wasn't until they removed the asphalt and new stone was put down, they discovered a lot of ground water. Unfortunately, we often don't know until work starts that it is known. This path will be the same width.

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

2023 – 2024 Sodium Chloride (Road Salt) – COSTARS Contract Participation

Mr. Tomko stated that we participate in the state contract to purchase Sodium chloride, we were notified by the state that Cargill, Inc. will be serving this area, and has received an extension to their contract from the state. The cost per ton is \$73.89. We are required to purchase 60% of our identified tonnage and up to 140% of the contract amount we stated we will purchase. He is asking the Board to acknowledge that we are going to participate in purchasing from COSTARS road salt for 2023 – 2024

Ms. Lyons acknowledged this on behalf of the Board of Supervisors.

2023- 2024 Snow Removal Equipment w/Operator

Mr. Tomko stated that the 2023- 2024 Snow Removal Equipment w/Operator was publicly advertised, we typically contract with multiple companies to provide additional support for our winter maintenance. Due to the mild winter last year, we did not need to engage any of our additional contractors. We want to be prepared. Bid opening was 11/14/23, four contractors responded with bids:

- A. T.S. Hess & Sons Excavating, Inc. – 1 vehicle, hourly rate of \$130.00 per vehicle
- B. B & E Karts, LLC – 3 vehicles, hourly rate of \$155.00 per vehicle
- C. Effluent Retrieval, Inc., - 5 vehicles, hourly rate of \$170.00 per vehicle
- D. James & Family Enterprises, LLC – 2 vehicles, hourly rate of \$285.00 per vehicle

He asked the Board to accept all the pricing, it will be used on an as needed basis. They will be on call and Mr. Garr, our Road Superintendent handles contacting them in the event they are needed.

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

Public Works Building – Garage Door Proposal

Mr. Tomko stated that work is being done on the Public Works Building, proposals were solicited to replace an existing garage door, the space is not completed, the new door will keep it dry in the winter for the vehicles. Two proposals were received, he is asking the Board to approve McBrothers Overhead Doors, Doylestown, PA estimate for the Public Works Building Garage door installation in the amount of \$19,500.00.

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

Equipment for Auction

Mr. Tomko stated that we have equipment to go to auction on Municibid. His memo listed various items from soccer goals to office equipment. He is asking the Boards approval it lists these items to auction.

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

Township Manager

Nothing to report.

Supervisors

Ms. Santacelia – Thanked the Veterans Advisory Committee, Chris Suessenguth, Representative Brennan, and Congressman Fitzpatrick for the Veterans Day Event. The bell ringing was very moving, thank you for bringing the Wreaths across America to Doylestown Cemetery. She wanted to particularly thank Living Hope Church for singing at the event. She believes there are about 1,000 veterans in Doylestown. Thank you.

Ms. Herring – Stated that there were a couple of wonderful events. Last week 15 third graders from Girl Scout Troop 2372, came to the Township to earn one of their badges. They were treated to presentations by Stephanie Mason, a wonderful example of what women can do in municipal government, they also heard from Representative Brennan, School Board Director-

Elect Susan Gibson, and herself. They learned about municipal and state government, the judiciary and what we do for our communities. The incredible tour of the Police Department by Sgt. Stitch, the kids were excited to tour the offices, holding rooms and got to check out the vehicles. Sgt. Stitch made this incredibly memorable for them and she thanks him very much. She particularly wanted to thank Ms. Mason and Sgt. Stitch for being there for the Girl Scout Troop, it was a late day for them and their day off, she really appreciated them going the extra mile.

The Veterans Day Event was earlier that morning, there was singing, presentations, speeches and various events including the bell ringing honoring all who served. She wanted to thank everybody who helped put it together and was involved.

Mr. Wood – Stated that the Bike & Hike Committee are working on the continuation of the New Britain Road Extension of the trail system. The Shady Retreat Trail will be going out to bid, looking toward the spring. He spoke with the Committee regarding Trail Maintenance, they also raised concerns about identifying problem areas. One thing to keep in mind is our trail system is over 30 years old, we have learned a lot about trail design and what works with trees and drainage, there is always room for improvement. The Committee is looking forward to working with Mr. Tomko and getting some community feedback from those who use the trails.

Our Public Water & Sewer Advisory Board discussed the ACT 537 Plan Update that was submitted to this Board and going through the public comment process, we are recording all the comments which will be added to the public documents that will go to the PA DEP, all comments are welcome. He wanted to emphasize that this is a plan, a road map for the Township, we are required by state law to have it. We are not planning to put sewers in your neighborhood tomorrow, discussions on what it might look like in 5 or 10 years from now is what the plan is about. This is the initial step. When and if it is time for a sewer project the neighborhood will be involved, this Board and the community will be involved, it is a long process.

Ms. Manion – Stated that she had her last meeting with Park & Rec, there are lots of great things coming up in December. Decemberfest will include a bunch of awesome activities, get on the website so you can see all that is going on. She wanted to express her gratitude to Park & Rec, she has spent 12 years on this Board, serving as liaison to Park & Rec and serving as liaison for the entire 12 years for Kids Castle. This committee is incredible dedicated, this past year was their most challenging being tasked with giving insight, opinion, and research on the best for our Park & Rec system, they handled it with grace, factual information, attended every Board meeting, they showed up. She is really going to miss them; she will still be an active part. Blythe really stepped up as her first year as chair, not easy, but she did a fantastic job. There is so much opportunity, especially with the new Community Center, all of the incredible things we will be able to do, the Park & Rec Board is already talking about the opportunities and what's to come.

Ms. Lyons mentioned that Santa will be in the Park is Saturday December 9th from 1pm to 4pm at the Pavilion, everyone is welcome. Definitely bring your kids.

UNFINISHED BUSINESS**Turk Road Traffic Calming – Police Department Studies**

Mr. Tomko stated that as a follow up to the October Board of Supervisors meeting, the Doylestown Township Police Department conducted two additional studies. One was the multi-way stop control at all the intersections along Turk Road. The analysis was conducted and none of the intersections met the Multi-way Stop analysis. Currently all side streets have stop signs.

The other was looking at ACT 31 of 2018 Commercial Motor Vehicle Restrictions. Those studies were conducted by our police department directed by Sgt. Jones, they collected the data and did the analysis, the information was provided to Mr. Johnston at Pennoni, Township Traffic Engineer, he reviewed the studies and commented. Pennoni conducted an additional Turk Road supplemental truck restriction study, looking at turning movements of sizes of vehicles. Mr. Johnston looked at all the information and said that vehicles turning from Bristol Rd onto Turk Rd and existing from Turk Rd and turning on to Bristol Rd. There are no turning lanes, and the lanes are very narrow. It is recommended by both Mr. Johnston and Sgt. Jones that Turk Rd be properly posted to restrict commercial motor vehicles over 30' in length.

The Local Traffic Advisory Committee reviewed and discussed these studies at a public meeting on November 13th at 7pm. The Committee accepted the recommendations of the Police Department that we do not warrant Multi-way Stops along Turk Rd as well as accepted the recommendation that we restrict trucks 30' or grater in length and post the road properly as indicated by the Township Traffic Engineer.

Reviews received from the Warrington Township Manager and Warrington Traffic Engineer that they support and agree with the conclusions. We are still waiting for endorsement by the Warrington Township Police Department.

The Traffic Calming Policy that the Board adopted in 2018 was also reviewed. Mr. Johnston prepared a table comparison of all the policies of municipalities in Bucks and Montgomery counties. It was determined that the 70% approval process to do a traffic calming study is on the high side. The Local Traffic Advisory Committee's recommendation to the Board is to revise that policy and reduce it to 50%. There is a draft policy with the revisions in your packet. The LTAC is recommending that the policy be revised accordingly, and if accepted with today's date be our new policy moving forward.

On motion of Ms. Herring, seconded by Ms. Manion the Revised Traffic Calming Policy passed 5 – 0.

Mr. Wood inquired about the 30' truck restriction, what does that look like, up to a moving truck, delivery truck? Mr. Tomko stated that the best way to describe would be a single unit delivery truck, cab trailer combination, delivery type vehicle. The caveat would be except for local deliveries. Multi-way Stops are not a traffic calming tool.

Mr. Wood also clarified that the truck signs on Turk Rd., we are waiting for feedback from Warrington? Mr. Tomko stated that we want Warrington Police Department's endorsement, they will have to enforce it. Then we would hold a LTAC meeting, and we would then make a recommendation and document, then it would become record. We would purchase the signs and then work with PennDOT on posting the signs on Almshouse & Bristol Roads as well.

Ms. Herring inquired about the legality and enforceability of lowering the speed limit to 25mph, especially in front of and approaching the park. Is the legality and enforceability why we can't just make it as 25mph? Mr. Garton stated that PennDOT has requirements imposed on municipal entities as to what speed limits you're allowed to impose by ordinance. Unfortunately, you may feel the need to reduce the speed limit but if you don't follow the PennDOT direction you can't enforce it if someone raises the issue.

Ms. Santacecilia inquired about the safety issue and lowering the speed limit to 25mph. Doylestown Township will ticket someone at 11 miles over and Warrington is 9 miles over. Chief Logan stated that both are 10 miles over. If local police departments were permitted to use radar, then it would be 5 miles over.

Chief Logan stated that Title 75 of the vehicle code allows us to post certain Township owned roads at 25mph, you get into difficulty when you try to follow the Publication 212 which stipulates how speed limits are set. We can post it, but we are never going to get compliance. That's the reason we're modifying the Traffic Calming Policy tonight, to get enforcement, education, training and then modification to the roadways, that's the process.

NEW BUSINESS

Public Hearing

Amending the Provisions of Chapter 175, Article XVII, LI Limited Industrial District Additional Permitted Use

Mr. Garton opened the public hearing by stating that in September the Board heard a presentation from an applicant requesting the consideration of amending the zoning ordinance to provide for additional use within the LI Limited Industrial District, the Board authorized the preparation advertisement of that ordinance. He sent a copy to the Doylestown Township Planning Commission and Bucks County Planning Commission for comments. The notice was duly advertised in the Intelligencer on 10/31/23 and 11/7/23. A copy of the ordinance was posted with the Bucks County Law Library. It is now the appropriate time for you to conduct a public hearing on the ordinance. The applicant's council is here to present and discuss the proposed ordinance.

Ms. Kellie McGowan, attorney for the applicant, Arcadia Development and Penrose, is here requesting you consider what is a senior affordable residential proposal for Doylestown Township, with a focus on the veteran community.

Ms. McGowan gave a presentation on the project that started three years ago, that started as a 220-unit luxury apartment proposal, which is what we are used to in the surrounding areas. Discussions were had with both Doylestown Township and Doylestown Borough Planning Commissions and staff. There have been three different proposals throughout the past three

years. Responses were its too dense, too much impact, enough luxury housing and not satisfying community needs. At least 15 meetings were with Township and Borough staff, Supervisors and planning commissions were held. Interest in affordable housing and this particular property on the Broad Street Corridor, LI Zoning District in Doylestown Township which borders a Doylestown Borough LI District. The conclusion is that the Borough is not looking to change their industrial zoning on that side of Broad St. The focus is affordable residential for seniors and veterans in Doylestown Township. She spoke of the cost of housing in the area and the lack of affordability. Senior housing is at a minimum in the area, 152 units 2.5 – 3 years wait. There is a need for affordable housing in Central Bucks County. This ordinance will provide a use in the LI Zoning District, contains a mix of uses light industrial, office and residential. Does not impact industrial zoning, creates new senior housing option as a use in LI District. This particular property is walkable to amenities and senior services. There will be strict age & income criteria. The ordinance is in compliance with HUD regulations. We are proposing a zoning ordinance amendment to meet community needs. Any plan would go through the Townships normal process of land development, subject to subdivision ordinance, storm water ordinance, etc.

The Bucks County Planning Commission has reviewed the ordinance, she noted a couple of items from their letter dated 11/1/23. They noted the Township Comprehensive Plan, since 1989 the plan identified an aging population and an affordability need. To date the affordability need has not been addressed. They also noted that the Township three LI Districts are adjacent or close to municipal boundaries. They also had technical comments, they have been through those, there is nothing that would make a change to this ordinance to what is being considered. They made note to senior housing, pursuant to HUD regulations. She asked the Board if they had any questions.

Ms. Manion stated that she did not have specific questions, she has reviewed documents especially the Bucks County Planning Commission memo. She believes that this is an important step that the Township should be taking. Aging community, median home prices, we talk about supporting veterans. We have seen the success of this type of housing, the need is there. She made a motion to approve the ordinance pending the technical requirements form Bucks County Planning Commission are satisfied.

Mr. Garton stated that if we get to that point Ms. McGowan will identify those comments within the Bucks County Planning Commission report that would be appropriate for adjustments.

Ms. Santacecilia mentioned that we talk about veterans, but in the ordinance does it list veterans? Can we put veterans in the ordinance? As for density it's only 20% affordable housing, how is that controlled?

Ms. McGowan stated that we cannot put that in the ordinance, you can market the properties to veterans, you can't target a population in a Zoning Ordinance. In the ordinance the affordability is a sliding scale, there is a density bonus for the higher you get in terms of percentage of affordability.

Ms. Herring stated that she is sensitive to the fact that we need affordable senior housing, and the project is desperately needed in the Township. She is concerned about the other LI Districts in the Township and changing the ordinance would allow for the same types of building. She feels that the Planning Commission should look at this. She values our relationship with Doylestown Borough, we should have their input as well. Ms. Herring made a motion to table the motion until the Planning Commission can look at it again.

Ms. Manion stated that we did approve a change to the Grasso building in the LI District for senior housing. Regardless of the ordinance change, everything must be looked at on a case-by-case basis. Ms. Herring inquired if that was a change in the LI District ordinance as well?

Ms. Mason stated that it was a stipulated agreement that opens that door to the LI Zoning with senior housing, they have preliminary plan approval at this time. Ms. Manion stated that this is usage not planning, there are so many other steps.

Ms. Mason stated that the Planning Commission does state in their minutes that they have wanted affordable housing in the ordinance, they like the concept, but they feel the ordinance needs modifications. Ms. Lyons inquired if Ms. McGowan knew what those modifications were. Ms. McGowan that from the Planning Commission draft minutes buffering adjoining LI and other non-residential uses, density, allowing the alleys and streets to abut property lines. There's a reason it is difficult to do affordable housing projects, they are never in the right place. They are presenting, while it is in the LI District, what they believe to be highly suitable for this type of density, bringing this type of senior affordable housing into Doylestown Township.

Ms. Lyons stated that she understands all the concerns, but they will be ironed out in the Land Development process. If we are committed to affordable housing in Doylestown Township and this is an area to have it happen, she thinks that's what we should be doing. This is a great place to have it. She knows that the borough has concerns and she respects that, but this always happens when you have a municipal lines development. She feels it is all land development concerns. Are we going to allow this use in this district at this location?

Mr. Andrew Griffin, attorney for Doylestown Borough, and John Davis, Manger Doylestown borough asked the Board to table consideration to allow the Borough the opportunity with the Township as to whether this is the most feasible location. There are substantive issues changing the dimensional standards within the LI District, setbacks, parking, front yard requirements, side yard setbacks, rear yard setbacks, shows no requirement for buffer yards, proposed height maximum limitation, woodlands disturbance, driveways, alleys and private streets, density, and maximum number of units per acre, impervious surface, changing the dimensional standards with this ordinance and no Zoning Hearing Board input. We ask that this be tabled and revised.

Ms. Manion inquired if the Borough is in favor of affordable senior housing marketed for veterans, she feels that is an important question outside of the technical items.

Mr. Griffin stated that nobody is against the idea of senior affordable housing.

Ms. Lyons inquired were there no meetings with Ms. McGowan. Meetings were held with the Borough, however after a positive start to the process the Borough stated that they were no

longer interested in changing their C1 Zoning Ordinance to allow for this purpose, therefore, they changed their focus to only the Township portion of the property.

Ms. McGowan noted there were not serious concerns raised in the Bucks County Planning Commission review letter. Second, as Mr. Griffin confirmed, there is no reasonable ability to develop affordable housing in Doylestown Township Zoning Ordinance currently. This is the whole point of the amendment. This is a far different area of the Township, far different district than residential districts, a very specific reason the use and accompanying requirements are sent forth in the manner that they are. She wanted to add that there are other members of this community that would appreciate an opportunity to speak, she requested that public comments be taken.

After continued discussion Ms. Lyons opened the floor up to public comments.

Pete Scott, Commanding Officer of the Albert Atkinson, Jr Post 210 of the American Legion of Doylestown. He stated that in their building they have the VFW, Marine Corp League, Disabled Veterans, and the Vietnam Veterans. He stated that affordable is very important. They had an increase of \$5 in their yearly dues last year and lost 12 members, because they could not afford the dues. The proposed site for this project is important because of the ability for residents to walk, mobility issues as well as affordability are important, there is no joy in being stuck in your home. The members are very interested in this project and want to know more about it.

David Moore, resident for 26 years, as a senior and a Vietnam Veteran, this project piqued his interest not only as a veteran but as a business owner. There is a housing shortage especially among Vietnam veterans, please don't forget them.

Aaron Zappe, Director of Veteran Affairs for the Housing Alliance of Pennsylvania. They are a statewide organization that advocates for policies to increase affordable housing in the Commonwealth. The housing crisis has had an outsized impact on senior citizens, this same conversation is taking place all over Pennsylvania, we need affordable housing, we all support but there is always maybe not here, maybe not now, there is always going to be some concern, it's never ideal, it's never going to be perfect, issues that need to be ironed out. The State Legislature is taking note both the Senate and House are looking at zoning reform, land use policies the issue is statewide. Thank you for considering and taking leadership to address this issue, to allow our seniors and veterans a place to age in dignity.

Chris Suessenguth, Chairman Veterans Advisory Council, he is happy that the Board is looking to have affordable housing for our residents and veterans if we work together to work through these concerns, we will be able to have these benefits.

Judy Stern Goldstein, Gilmore & Associates Doylestown Township Planner talked about how the change would affect the other two LI Districts in the Township. There is a walkability component, the ability for residents to be able to walk to services. This property is along Broad Street with walkability to shopping, health care, etc. Looking at the other areas in the LI District, one is on Weldon Road near Central Bucks School District, which is significantly developed and does not meet the walkability component. The third area is the Grasso Tract which has already

become approved for senior housing (not senior affordable housing) and there is not walkability to other goods and services and would not qualify. This has already been approved by stipulation and Preliminary Land Development. She believes the Bucks County Planning Commission letter can be addressed. The ordinance has merit and deserves consideration. She understands and respects the concerns of the Borough, traffic is an issue, lack of additional industry for the Borough. She doesn't feel sending it back to the Planning Commission would resolve those issues. This one use would not necessarily be permitted in the other LI areas in the Township.

Bob Campbell, Resident on Wells Road, Navy Veteran, is in favor of affordable housing and of doing what we can for veterans. He owns property in the Borough as well. He encourages the project to be done; you can walk everywhere. Please find a way to make it work.

Jason Duckworth, Arcadia wanted to answer questions about the tax credit application, when zoning is in place additional points, the next deadline for filling for this type of affordable housing tax credit is in January 2024. He made a couple of comments regarding the Borough's concerns. He has collaborated with them over the last five years and is a part of this Broad Street Corridor. The Martin, 59 Luxury Apartments rent over \$5,000 per month, building 10 luxury elevator townhouse buildings where the price will exceed \$1.2 million, before those two projects the Intelligencer Property and Lantern Hill were industrial conversions, in total the Borough has approved 450 luxury units. This will be the first opportunity for affordable housing along the Broad Street Corridor. Your action is not the end of the process, it creates an opportunity for us to apply for tax credits and start the land development process with both the Township and the Borough. Access to affordable senior housing is through the Borough, utilities through the Borough. The goal is to do something that will be a credit to us all, to create something to be proud of. This location is appropriate for this site, there will be 24 units with low traffic impact. We encourage you to act on this to bring this type of housing to the community where it is needed.

Ms. Lyons inquired about Mr. Duckworth's response to the Borough that he needs to meet with them to fix the problems they have with this. Mr. Duckworth stated that they were told in no uncertain terms that the Borough did not support any residential development along the west side of Broad Street. There are already residential developments on the west side of Broad Street, homes that have been divided into apartments. They left the meeting agreeing to disagree.

Ms. Lyons asked Mr. Davis to speak to this, he stated that they do not support residential on the Borough tract where the current Tilly building sits the original plan was for luxury housing. They feel that it should be redeveloped as commercial. Ms. Lyons asked Mr. Davis if he still thinks this is not appropriate for the Borough site. He stated that they want their say in the development of the Township site. They are preparing a planning analysis.

After continued discussion by the Board regarding the concerns raised by the Borough, the fact that the Borough changed zoning to allow luxury homes. This is usage vs. planning, changing the usage so we can go forward and start the process. There is a lot of NIMBY, this project is not up for discussion, it is the minutia, the Planning Commission is not opposed, very good location.

Ms. Lyons stated that the next Planning Commission meeting is December 18th, let them look at this again, and we will meet on December 19th.

Steve Mazzola, Chairman of Bucks County Housing Corp., said that there is 150 affordable housing units all occupied with a waiting list all in Bristol. There is a 2 – 3 year wait list. This should be a welcome thing and is very needed.

Greg Richardson, Traffic Planning & Design has been hired by the developer to look at early traffic projections for this land use. LI District could allow heavy truck use, this particular use is the least impactful in terms of traffic. Traffic studies will be done for this project.

Mr. Garton stated that the motion should be made to table consideration of the ordinance to the meeting on December 19, 2023.

Ms. Manion asked if there was a second to her motion earlier to approve the additional use to the LI Limited Industrial District, pending the technical requirements form Bucks County Planning Commission are satisfied, Ms. Lyons seconded the motion because every member of the Board has expressed the need for affordable senior housing, we have a location for it , this ordinance would allow the location be on property in the Township along the Broad Street Corridor, she knows we have to work in conjunction with the Borough parcel and she hopes this will come to be. Since we are all in agreement that we need affordable senior housing, this ordinance will allow that, she believes the rest of it will work itself out. The Planning Commission will meet on December 18th, she invited the Borough to be there, she does not understand why this shouldn't work.

The motion failed 2 – 3.

Mr. Garton stated that there should be a motion to table until December 19th.

On motion of Mr. Wood, seconded by Ms. Herring to table until December 19th motion carried 5 – 0.

Ms. Lyons stated that the idea is to make this happen, she again invited the Borough to the Planning Commission meeting on December 18th and hopefully we can get this done on December 19th.

Chalfont New Britain Joint Sewer Authority – Land Development Waiver Request

Mr. Garton stated that Chalfont New Britain Joint Sewer Authority would like to put an additional facility at their location on Upper State Road, the staff has reviewed it, we recommend that you grant the waiver of Land Development subject to executing a land development waiver agreement.

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

Resolutions

Ashbridge at Furlong – Planning Module

Ms. Mason stated that this the Planning Module for Ashbridge at Furlong, this is a requirement as they're going through reviews with DEP.

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

Application PECO Green Region Open Space Program

Ms. Susten stated that this is the application for the PECO Green Region Grant, we have applied to have 120 native plants and shrubs installed in Harts Woods. This grant is awarded in amounts up to \$10,000 and may be used to fund 50% of the project. Heidi Shiver, Vice Chair of the EAC supplied the recommended plant list, totaling \$454. This resolution reflects the 50% to be funded by the Township if we are awarded the grant.

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

Community Recreation Center and Park Improvements Project

Community Recreation Center Inspection Service

Ms. Lyons stated that MKSD has a recommendation to award the low bidder Barry Islett & Associates for the necessary inspections.

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

Contract

Hough Associates – Recycling

Ms. Lyons called for a motion to approve the three-year agreement authorizing Hough Associates to collect residential/commercial recycling data and prepare the Pennsylvania Department of Environmental Protection Section 904 Recycling Grant Application.

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

EAC Climate Action Plan – Places of Worship

Ms. Mason stated that two members of the EAC are here tonight. At an earlier meeting of the Board, they presented and sent letters to various businesses in the Township about the Climate Action Plan, and they've had some positive response. They now suggest that we reach out to Places of Worship in the Township as well.

Ms. Lyons suggested that we add that it's not only residents, but we are also asking our commercial and retail partners.

Ms. Santacecilia inquired as to the response rate from the first letters that were sent? Mr. Sawyer from the EAC stated that they have already have five meeting various businesses. Owners of shopping centers, office buildings, Doylestown Country Club and Delaware Valley University. We have had a huge and positive response rate to our letter that was sent out commercially. We also did a presentation at Delaware Valley University, part of their One Health Series, there is a link on the Township website to that presentation. This is going extremely well, the outreach to religious institutions is part of the outreach to the community. There is money available to non-profits.

Ms. Santacecilia inquired if this opens us up to anything if we're reaching out to religious organizations? Mr. Garton stated that they are residents of the community.

A majority of the Board agreed to send the letter.

2024 Preliminary Budget

Ms. Lyons inquired if everyone was okay with the Preliminary Budget.

Ms. Mason presented the power point of the Budget in Brief. She stated that they will all receive this for their December meeting showing highlights as well as the length of time that has been spent since April with the Board and the Finance Committee and staff to put the budget together. The major improvements, the balance budget, the reserves, there is a tax increase for both Debt Service and for Roads and Bridges. Growth in our Capital spending for our Park improvements project, trails, and stormwater. We continue to have strong reserves; AA1 Rated Community and we are providing the necessary service to our community. She inquired if there were any questions from the Board.

Mr. Garton stated that a motion to authorize the advertisement of the proposed budget for possible final action at the December meeting of the Board appropriate.

Ms. Santacecilia stated that she appreciates all the work of the Finance Committee. She wanted to remind people that the majority of the Rec Center project is going to be financed by taxes vs. the trails where we can get grants. She appreciates the chart showing the fundraising, but she thinks we need to be mindful that there is a fair balance.

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

Zoning Hearing Board

Goldman – 860 Pebble Hill Road – TP 09-026-099 – Special Exception and Variance – consensus is to send the application to the Zoning Hearing Board without opposition by the Township.

Brixmore Property Group – 1745 S Easton Road – Barn Plaza – TP 09-014-037-002 & 09-014-037-003 – consensus is to send application to the Zoning Hearing Board without opposition by the Township.

Kieser – 7 Greenway Drive – 7 Greenway Drive – TP 09-004-083-004 Request a Variance – consensus is to send application to the Zoning Hearing Board without opposition by the Township.

Treasurers Report – on motion of Ms. Herring, seconded by Ms. Manion the Treasurers Report for November 21, 2023 was approved 5 – 0.

Bills List – November 21, 2023 the Bills List in the amount of \$2,243,650.47 on motion of Ms. Herring, seconded by Ms. Manion was approved 5 – 0.

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, December 19, 2023 at 7:00 PM.
- B. The Doylestown Township Municipal Building will be closed Thursday, November 23 & Friday, November 24, 2023 for the Thanksgiving Holiday.
- C. Reminder that November is Veteran's and Military Families Month
- D. Capital Campaign Raffle is continuing - \$100 per ticket/only 150 tickets will be sold. 3 Great Prizes: E-Bike, Flyers Tickets and 6 day/5-night stay at a Florida Resort 3 miles from Disney. Drawing will be held at the Board of Supervisors Meeting on December 19th. Stop by the Township Building to purchase your tickets – limited number remains.
- E. Doylestown Township is a drop off spot for Bucks County Housing Group's Food/Supply Collection. Donations can be dropped off at the Township Building Monday – Friday 8:30am to 4:30pm. Collections will take place from 11/20/23 until 1/10/24.
- F. Civilian Response to Active Shooter Events (CRASE) – Free Training Contact jstich@doylestownpa.org for more information.
- G. 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.

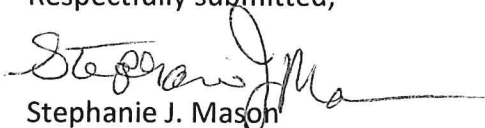
Public Comment – All Items

None

ADJOURNMENT

Ms. Lyons adjourned the meeting at 9:26pm.

Respectfully submitted,


Stephanie J. Mason
Secretary