

**ACT 537 SEWAGE FACILITIES
PLAN UPDATE
FOR
DOYLESTOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

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PREPARED FOR:

**DOYLESTOWN TOWNSHIP
425 WELLS ROAD
DOYLESTOWN, PA 18901-2717**

PREPARED BY:

**CARROLL ENGINEERING CORPORATION
949 EASTON ROAD
WARRINGTON, PA 18976**

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TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
EXECUTIVE SUMMARY	iv
1.0 PREVIOUS PLANNING	1-1
1.1 Sewage Facilities Planning	1-1
1.2 Municipal and County Planning	1-2
2.0 INTRODUCTION	2-1
3.0 PHYSICAL AND DEMOGRAPHIC CONDITIONS	3-1
3.1 Physical Conditions	3-1
3.2 Demographic Conditions	3-1
4.0 EXISTING WASTEWATER FACILITIES	4-1
4.1 Wastewater Treatment Facilities	4-1
4.2 Wastewater Collection Conveyance Systems	4-4
4.3 On-Lot Disposal Systems	4-7
5.0 FUTURE GROWTH AND DEVELOPMENT	5-1
5.1 Existing Development	5-1
5.2 Land Use	5-1
5.3 Zoning	5-2
5.4 Proposed Development	5-2
5.5 Organic Loading	5-7
6.0 SEWAGE DISPOSAL ALTERNATIVES	6-1
6.1 Expand Kings Plaza Sewage Treatment Plant	6-1
6.2 Harvey Avenue WWTP/Green Street WWTP Interconnection	6-1
6.3 Expand Green Street WWTP	6-1
6.4 Expand Harvey Avenue WWTP	6-2
6.5 Expand Chalfont-New Britain WWTP	6-2
6.6 Sanitary Sewer Extensions	6-2
6.7 OLDS Management Plan	6-6
6.8 No Action	6-7
6.9 Alternative Analysis	6-7
6.10 Selected Alternatives	6-8

TABLE OF CONTENTS
continued

<u>SECTION</u>		<u>PAGE</u>
7.0	IMPLEMENTATION	7-1
7.1	Implementation Steps	7-1
7.2	Implementation Schedule	7-1
7.3	Consistency of Selected Alternatives	7-2
8.0	INSTITUTIONAL EVALUATION	8-1
8.1	Institutional Responsibility and Authority	8-1

LIST OF TABLES

<u>TABLE NO.</u>		<u>PAGE</u>
1-1	Green Street/Kings Plaza Service Area - Planning Module Summary	1-3
1-2	Harvey Avenue/Chalfont-New Britain Service Area - Planning Module Summary	1-4
3-1	Demographic History of Doylestown Township	3-2
3-2	Population Projections for Doylestown Township	3-3
4-1	Single Family Sewage Treatment Plants	4-9
5-1	Green Street/Kings Plaza Service Areas - Projected EDUs	5-9
5-2	Harvey Avenue/Chalfont-New Britain Service Areas - Projected EDUs	5-10
5-3	Green Street/Kings Plaza Service Areas - Projected Wastewater Flows	5-11
5-4	Harvey Avenue/Chalfont-New Britain Service Areas - Projected Wastewater Flows	5-12
5-5	Kings Plaza STP - Organic Load	5-13
5-6	Green Street WWTP - Organic Load	5-14
6-1	Opinion of Probable Costs - Tedwill Sanitary Sewer	6-11
6-2	Opinion of Probable Costs - Pine Valley Road/Shady Grove Circle/Buttwood Lane Sanitary Sewer	6-12
6-3	Opinion of Probable Costs - Chestnut Valley Drive Sanitary Sewer	6-13
6-4	Opinion of Probable Costs - 611 Corridor Sanitary Sewer	6-14
6-5	Opinion of Probable Costs - Neshaminy Dell Haven Sanitary Sewer	6-15
6-6	Opinion of Probable Costs - Area A (Gravity Option)	6-16
6-7	Opinion of Probable Costs - Area A (LPSS Option)	6-17
6-8	Opinion of Probable Costs - Project Cost Summary of Selected Plans	6-18

LIST OF ATTACHMENTS

ATTACHMENT NO.

- 1 Figure 3-1 - Doylestown Township Soils Map
- 2 Figure 4-1 - Doylestown Township Existing Wastewater Facilities
- 3 Figure 5-1 - Wastewater Facilities Zoning Districts Map
- 4 Figure 5-2 - Doylestown Proposed Service Area
- 5 Figure 5-3 - 611 Corridor Proposed Sewer
- 6 Figure 5-4 - Pine Valley/Chestnut Valley Proposed Sewer

APPENDIX

- A. Pennsylvania Department of Environmental Protection (PADEP) - Approval Letters
- B. Proof of Submission to Bucks County Health Department for review, Review Comments, Comment Responses
- C. Proof of Submission to Bucks County Planning Commission for review, Review Comments, Comment Responses
- D. Proof of Submission to Doylestown Township Planning Commission for review, Review Comments, Comment Responses
- E. Proof of Public Notice, Public Comments, Comment Responses
- F. Township Ordinance No. 299
- G. Township Resolution of Adoption for Revision to Official Sewage Facilities Plan
- H. Area A (Phase II) Feasibility Study
- I. Resident Notification Letter and List of Recipients

EXECUTIVE SUMMARY

The Bucks County Water and Sewer Authority, on behalf of Doylestown Township, has prepared this Act 537 Plan Update to address the present and future sewage disposal needs of Doylestown Township, Bucks County. This Report addresses the entire Township and updates the current Act 537 Plan titled, “Act 537 Facilities Plan for Doylestown Township, Bucks County, Pennsylvania” prepared for Bucks County Water and Sewer Authority by Carroll Engineering Corporation dated September 1999 and revised December 1999, and subsequent revisions, amendments, and planning modules. This Report has been prepared in accordance with 25 PA Code, Chapter 71, and the Plan of Study approved by PADEP on June 20, 2019.

During a May 2019 meeting with representatives of PADEP and this office, it was indicated that the Plan Update did not need to include prior background data, and instead only needed to address changes since the prior Plan Update.

The Doylestown Township’s population has been relatively consistent between 2000 and 2020. However, the need for sewer system facilities and treatment capacity has been driven by existing dwellings currently served by on-lot systems. The Township Public Water and Sewer Advisory Board (PWSAB) gathered data on the condition of private water and on-lot systems over the period from 2014 through 2018 in Phase 2 and 3 areas (herein referred to as Area A and Area B) which are in the Castle Valley Interceptor sewer shed. These areas were formerly identified as the Tabor Tower Hill, Route 611 MHP, Sugar Bottom/Furlong/Pebble Hill and Pheasant Run areas.

Population growth and its accompanying development is expected to increase in the future. The sewage disposal needs for failing on-site systems and future growth can be met through an orderly expansion of the Bucks County Water and Sewer Authority’s existing collection system and treatment facilities.

To properly meet the demands in Doylestown Township, this Act 537 Plan recommends implementation of the following:

1. Within five (5) years, provide low-pressure sewer collection facilities for the Chestnut Valley Drive area, and extend and expand existing low-pressure sewer facilities in Pine Valley Road/Shady Grove Circle/Buttonwood Lane areas, which are all tributary to the Harvey Avenue WWTP.
2. Also, within five (5) years, provide for sewer connections in areas already served by public sewer including Tedwill, Burke Tract, Doylestown Hospital and Thompson Toyota, all of which are tributary to the Harvey Avenue WWTP. These projects are indicated on current yearly Chapter 94 Reports.
3. Beyond ten (10) years, provide either low-pressure sewers, gravity sewers or a combination thereof, for sewer collection and conveyance facilities for the remaining areas of the Township tributary to the Harvey Avenue WWTP currently served by On-lot Disposal Systems (OLDS).
4. Within five (5) years, provide low-pressure and gravity sewer collection facilities for the Route 611 Corridor, Tabor Village, Neshaminy Dell Haven, and the Ashbridge at Furlong areas tributary to the Kings Plaza/Green Street Service Area.

5. Within ten (10) years, provide either low-pressure sewers, gravity sewers or a combination thereof, for sewer collection and conveyance facilities for the Area A Drainage Area, and the Edison-Furlong Road parcels tributary to the Kings Plaza/Green Street Service Area. The low-pressure sewer option will be more cost-effective and therefore likely to be the recommended alternative.
6. Beyond 10 years, provide either low-pressure sewers, gravity sewers or a combination thereof, for sewer collection and conveyance facilities for the Area B Service Area and remaining areas of the Township tributary to the Kings Plaza/Green Street Service Area currently served by an OLDS.

Opinions of Probable Construction Costs are included in Section 6.0 – Sewage Disposal Alternatives. Funding of collection and conveyance system improvements will be through the individual property owners. A schedule with major milestones is provided in Section 7.0 – Implementation.

The following can be found in the Appendices:

- A. Pennsylvania Department of Environmental Protection (PADEP) - Approval Letters
- B. Proof of Submission to Bucks County Health Department for review, Review Comments, Comment Responses
- C. Proof of Submission to Bucks County Planning Commission for review, Review Comments, Comment Responses
- D. Proof of Submission to Doylestown Township Planning Commission for review, Review Comments, Comment Responses
- E. Proof of Public Notice, Public Comments, Comment Responses
- F. Township Ordinance No. 299
- G. Township Resolution of Adoption for Revision to Official Sewage Facilities Plan
- H. Area A (Phase II) Feasibility Study Cost Estimates

SECTION 1.0 – PREVIOUS PLANNING

1.1 Sewage Facilities Planning

Since the 1999 Doylestown 537 Plan Update, the following plan updates or revisions have occurred:

A. Castle Valley Diversion Pumping Station Upgrade and Green Street Wastewater Treatment Plant Expansion

On behalf of Doylestown Township, Bucks County Water and Sewer Authority prepared an Amendment to the Township 537 Plan in March 1999, that allowed an increase in the Castle Valley Diversion Pump Station capacity to 0.48 mgd and expansion of the Green Street WWTP from 0.70 mgd to 1.20 mgd. Approval was granted by PADEP on April 18, 2000.

B. Chalfont-New Britain Township Joint Sewer Authority (CNB) - Upgrade and Expansion

Since outstanding connections from BCWSA service areas to the CNB plant were not tied to a specific project and/or municipality and it is unknown when and where these connections will occur, PADEP in a letter to John Schmidt dated May 16, 2011, did not require additional planning associated with the plant upgrade and expansion. Individual connections would be subject to planning on a case-by-case basis.

C. Harvey Avenue Wastewater Treatment Plant Expansion

In 2006, PADEP granted planning approval for a 0.7 mgd plant expansion to a capacity of 1.6 mgd. This approval provided capacity for connections from Doylestown Township, as well as other municipalities that were tributary to the plant directly or via diversion from the Cooks Run Interceptor utilizing a new diversion pump station to the Harvey Avenue WWTP.

D. Pebble Hill III/Wilshire Low Pressure Sewer System

The planning for this sewer system was approved by PADEP with approval of the 1999 Township 537 Plan.

E. Tedwill Low Pressure Sewer System

The planning for this sewer system was approved by PADEP with approval of the 1999 Township 537 Plan.

F. Pine Valley Low Pressure Sewer System

In 2002, PADEP granted a planning exemption for the connection of a 3-lot subdivision to a low-pressure force main which would be owned and maintained by BCWSA. The main was sized to allow additional connections along the force main route to the receiving gravity sewer.

G. Pebble Ridge Gravity Sewer System

In 2013, PADEP approved a planning module for the installation of public sewers in the Pebble Ridge/Woodridge area of Doylestown Township to service 252 residential properties. The sewer system consists of 8 and 10-inch sewer, a pumping station and force main.

H. Castle Valley Diversion Booster Station

On behalf of Doylestown Township, BCWSA prepared a special study to add a booster station that would increase the diversion capacity to the previously approved 0.48 mgd. This was submitted to PADEP in June 2021.

I. Sewage Facilities Planning Modules

Table 1-1 provides the status of projects, which have been developed or are in the process of being developed that used planning modules to amend the current sewage facilities plan in the Green Street/Kings Plaza service area.

Table 1-2 provides the status of projects, which have been developed or are in the process of being developed that used planning modules to amend the current sewage facilities plan in the Chalfont-New Britain/Harvey Avenue service area.

1.2 Municipal and County Planning

The following municipal and county planning documents were utilized in this plan update and are incorporated into this update by reference.

A. Bucks County Comprehensive Plan

B. Doylestown Township Comprehensive Plan amended September 2019

C. Chapter 175 Zoning Code for the Township of Doylestown

D. Subdivision and Land Development Ordinance, Doylestown Township

**TABLE 1-1
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
GREEN STREET/KINGS PLAZA SERVICE AREA
PLANNING MODULE SUMMARY
AS OF AUGUST 2021**

PROJECT NAME	EDUs	CONNECTED STATUS
Doylestown Lea (Phase II)	22	100%
Doylestown Diversion	200	100%
Independence Court at Doylestown	24	100%
Pebble Hill III/Wilshire	109	100%
Bentivegna	30	100%
Wasserkrug (Doylestown Lea Phase III)	16	100%
Duane Road Sewer Extension	25	100%
Central Bucks YMCA	27	100%
Doylestown Station	159	100%
Women's Prison	81	0
995 Almshouse Road	1	100%
83 Buck Road	1	100%
2321 Lower State Road	1	100%
2423 Lower State Road	1	100%
1330 Pebble Hill Road	1	100%
1960 S. Easton Road	1	100%
1576 Turk Road	1	100%
1636 Turk Road	1	100%
118 Willowbrook Drive	1	100%
140 Willowbrook Drive	1	100%
Pebble Ridge	261	Under Construction*
Tabor Village	72	80%
Doylestown Walk	137	Under Construction

*Construction of the public sewer to serve existing dwellings is complete, though the number of properties which connected to the sewer is estimated at 50% as of August 2023.

TABLE 1-2
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
HARVEY AVENUE/CHALFONT-NEW BRITAIN SERVICE AREA
PLANNING MODULE SUMMARY
AS OF MARCH 2021

PROJECT NAME	EDUs	CONNECTED STATUS
Reeves Development (Lot 3)	2	100%
Gibb Tract	3	100%
Irongate (Ash Way)	23	100%
Emerald Hill	24	100%
Cedar Crest Farms	66	100%
Doylestown Ridge	341	100%
154 Ash Way	1	100%
41 Buttonwood Lane	1	100%
33 Chestnut Valley Drive	1	100%
47 Chestnut Valley Drive	1	100%
28 Fox Hill	1	100%
199 Iron Hill Road	1	100%
264 Iron Hill Road	1	100%
23 Pine Circle	1	100%
577 Pine Run Road	1	100%
4 Pine Valley Road	1	100%
20 Pine Valley Road	1	100%
28 Pine Valley Road	1	100%
47 Pine Valley Road	1	100%
53 Pine Valley Road	1	100%
59 Pine Valley Road	1	100%
84 Shady Grove Circle	1	100%
98 Shady Grove Circle	1	100%
24 Twin Oaks	1	100%
559 W. Sandy Ridge Road	1	100%
571 W. Sandy Ridge Road	1	100%
621 W. Sandy Ridge Road	1	100%
Knoell Tract	90	80%
Lantern Ridge	97	Under Construction
Arcadia Development	45	100%

SECTION 2.0 - INTRODUCTION

This Act 537 Plan Update is being undertaken on behalf of Doylestown Township and the Bucks County Water & Sewer Authority. The Plan covers both the Harvey Avenue/Chalfont-New Britain Service Area and the Green Street/Kings Plaza Service Area. The Plan also addresses providing sanitary sewer service for the 5-year, 10-year and ultimate (beyond 10-years) planning periods.

A pre-submission meeting was held with the Pennsylvania Department of Environmental Protection (PADEP) on May 15, 2021, at their offices to review the contents of a Task Activity Report. Subsequent to that meeting, a detailed Task Activity Report was submitted on May 24, 2019, and approved by the PADEP on June 20, 2019.

The plan will address existing sewage disposal needs or problems; account for future land development; and provide for future sewage disposal needs of the entire municipality of Doylestown Township. This includes methods for sewage collection, capacity evaluation at the various treatment facilities, cost estimates for the selected plan, and reviewing the Township's current OLDS management program.

SECTION 3.0 - PHYSICAL AND DEMOGRAPHIC CONDITIONS

3.1 Physical Conditions

A. Regional Setting:

Soils, Topography, Floodplains and Wetlands, Geology and Hydrogeology sections remain unchanged from the Act 537 Plan dated 1999. The Year 1999 Act 537 Sewage Facilities Plan for Doylestown Township, Bucks County, PA, Volumes 1 and 2 are incorporated into this current update by reference. The soils map is shown in Figure 3-1 (see Attachments).

3.2 Demographic Conditions

A. Population:

Doylestown Township experienced a 21% growth between Years 1990 and 2000 but little to no growth between 2000 and 2010. The demographic history of Doylestown Township for the last 40 years is summarized in Table 3-1.

As indicated, the 2010 Township population was 17,565 with approximately 9% population living in group quarters (retirement homes, nursing homes, prisons, and other institutional facilities). This calculates to an average of 2.53 people occupying a dwelling unit. Of the 17,565 people living in Doylestown Township approximately 66% live in the Kings Plaza/Green Street service area and 34% in the Chalfont-New Britain/Harvey Avenue service area.

Population projections for Doylestown Township, prepared by the Bucks County Planning Commission are shown in Table 3-2.

**TABLE 3-1
DEMOGRAPHIC HISTORY OF DOYLESTOWN TOWNSHIP**

Year	Population	No. of Households	Persons in Group Quarters	Persons Per Household
1980	11,824	3,426	1,162	3.11
1990	14,510	4,558	2,203	2.7
2000	17,619	5,999	1,849	2.63
2010	17,565	6,329	1,582	2.53
2020	17,971	6,087	1,621	2.54

TABLE 3-2
POPULATION PROJECTIONS FOR DOYLESTOWN TOWNSHIP

YEAR	POPULATION
2020	18,570
2030	19,830
2040	21,078

Source: U.S. Census and Bucks County Planning Commission

SECTION 4.0 - EXISTING WASTEWATER FACILITIES

The existing wastewater facilities throughout the Township are shown in Figure 4-1 (see Attachments). A description of the facilities follows:

4.1 Wastewater Treatment Facilities

A. Kings Plaza Sewage Treatment Plant (KPSTP):

The KPSTP is located off Almshouse Road approximately 1,000 feet east of the Route 611 intersection. The Plant is permitted under the National Pollutant Discharge Elimination System (NPDES Permit No. PA 0051250) to discharge an average monthly flow of 0.425 million gallons per day (MGD) to the Neshaminy Creek. The Plant provides advanced secondary treatment using two above ground field erected steel tanks that provide flow equalization, extended aeration, secondary clarification, and aerobic digestion. In addition, the Plant contains fluidized beds for denitrification, alum addition, flocculation and plate settling for phosphorus removal, sand filtration and chlorination. The KPSTP was originally built by Concord Development Company. The Plant began operations in the summer of 1986, and was subsequently dedicated and operated by Doylestown Township Municipal Authority until it was purchased by the Bucks County Water & Sewer Authority (BCWSA) in December 1992. In Year 2011, a de-chlorination facility was installed to assure consistent compliance with residual chlorine effluent requirements. In Year 2015, an automated influent screen was installed. In Year 2020, the equalization pump system was upgraded and provided with variable frequency drives.

The 2022 Municipal Wasteload Management Report for the KPSTP states that over the last 5 years, the facility has had an average annual flow of 0.355 MGD and has operated within all the NPDES permitted levels. Projected future flows and projected future organic loads are presented in Section 5.0 – Future Growth and Development.

B. Chalfont - New Britain Township Joint Sewer Authority Wastewater Treatment Plant (CNBTJSA WWTP):

The CNBTJSA WWTP is located in Doylestown Township on Upper State Road adjacent to the Neshaminy Creek. The Plant is permitted under the National Pollutant Discharge Elimination System (NPDES Permit No. PA 0025917) to discharge an average monthly flow of 5.0 MGD and annual average daily flow of 4.0 MGD to the Neshaminy Creek.

The Plant was originally built in the mid-1960's by the newly formed CNBTJSA and sized at 0.7 MGD. In 1969, in accordance with an intermunicipal agreement between CNBTJSA and BCWSA, the plant capacity was doubled to 1.4 MGD and became a regional plant. The Plant was re-rated to 2.0 MGD in 1972 by adding chemical precipitation. In 1981, a 201 Facility Plan was prepared for the Authorities which determined a total plant capacity of 3.8 MGD would be required. The NPDES permit was revised in October 1988, re-rating the capacity from 3.8 MGD to 4.0 MGD. The Plant provides preliminary treatment (grinding, grit removal and flow equalization) to all wastewater. In 2012, the Plant was expanded to a treatment capacity of 4.625 MGD. The Plant is permitted for a maximum hydraulic loading of 7.0 MGD.

The 2020 Municipal Wasteload Management Report for the CNBTJSA WWTP states that over the last 5 years the facility had an average daily flow of 4.20 MGD. The 5-year hydraulic loading is projected to be 4.35 MGD in 2024. In calendar 2020, the annual average daily flow diverted to the Harvey Avenue WWTP was 397,000 GPD (559,000 GPD in 2022).

C. Green Street Wastewater Treatment Plant (GSWWTP):

The GSWWTP is located on four acres on Green Street adjacent to Homestead Street in Doylestown Borough. The Plant is permitted under the National Pollutant Discharge Elimination System (PA Permit No. 8897-5 and NPDES Permit No. PA 0021181). The original Plant consisted of two distinct wastewater treatment facilities. The first was built in 1958 and consisted of primary clarification, two stage biofiltration (trickling filters) including intermediate settling, final clarification, metering, chlorination, and anaerobic digestion. This Plant had a capacity of 0.4 MGD. The second Plant was built in 1977 as a self-contained package treatment plant. Along with the addition of the package facilities, a pump station and grit chamber were added to divert a portion of the flow from the biofiltration plant to the package plant. The package plant utilized an activated sludge contact stabilization process that operated in parallel with the biofilters and was rated for a capacity of 0.3 MGD.

In 1992, construction was completed for an upgrade of the GSWWTP that converted the package activated sludge unit to an aerobic nitrification/denitrification process. The biofilters were retained, new pumping systems were installed to allow series operation of the biofilters and aerobic process, and two new secondary clarifiers were constructed. The anaerobic digester was converted to an aerobic digester, new return and waste sludge pumps were installed, and chemical feed systems (alum, methanol, and polymer) were added to use in meeting more stringent effluent nitrogen and phosphorous limits during summer months. The total permitted capacity of the GSWWTP was 0.7 MGD at that time. In December 1993, the Plant and all associated sewerage facilities were sold to BCWSA. In November 2002, the Plant was expanded to 1.20 MGD.

The 2022 Municipal Wasteload Management Report for the GSWWTP states the facility has an average annual flow of 0.772 MGD, a five (5) year average flow of 0.859 mgd and has operated within all the NPDES permitted effluent limits. Projected future flows and projected future organic loads are presented in Section 5.0 – Future Growth and Development.

D. Harvey Avenue Wastewater Treatment Plant (HAWWTP):

The Harvey Avenue WWTP is located on Harvey Avenue in the vicinity of Doyle Street in Doylestown Borough. The Plant is permitted under the National Pollutant Discharge Elimination System (PA Permit No. 786-5-071 and NPDES Permit No. PA 0021172). The Plant was originally designed to provide secondary treatment using biofilters at an average daily capacity of 0.6 MGD. In 1991, the biofilters were demolished and the plant was expanded to provide secondary treatment using a “Carrousel®” oxidation ditch process for an average daily capacity of 0.9 MGD. In December 1993, the Plant and all associated sewerage facilities were sold to BCWSA. In March 1999, a surge tank was completed and put into operation to reduce wet weather peaks to the Plant. In Year 2012, the Plant was expanded by 0.70 MGD (1.60 MGD) to meet the needs of BCWSA municipal customers in the Chalfont-New Britain and Harvey Avenue sewer shed areas. Flows via the Cooks Run Interceptor are diverted at the Harvey Avenue WWTP for flows from Plumstead Township, Doylestown Township, New Britain Borough and Buckingham Township. Doylestown Borough flows reached the Plant via gravity flow.

The 2022 Municipal Wasteload Management Report for HAWWTP states over the last 5 years the facility had an average annual flow of 1.031 MGD and has operated within the NPDES permitted levels. Projected future flows are presented in Section 5.0 – Future Growth and Development.

E. Single Family Sewage Treatment Plants:

There are 11 single family sewage treatment plants (SFSTP’s) within the Township. Each SFSTP is designed to serve one property and consists of a small package treatment plant with stream discharge. Since the prior 537 Plan, one has been decommissioned (Nover). There are also three new SFSTP’s (Klimaski, Rehm and Taylor). Kelso property at 1942 Lower State Road was removed from this list, as that property was taken as part of the Route 202 Bypass Project. The current list of SFSTP’s in the Township is shown in Table 4-1.

4.2 Wastewater Collection Conveyance Systems

A. Gravity Collection and Interceptors:

The BCWSA owns and operates the collection and interceptor sewers in Doylestown Township which are tributary to CNBTJSA WWTP, KPSTP, GSWWTP and HAWWTP. The CNBTJSA WWTP drainage area, also known as Sub-Region II, serves the area tributary to Pine Run and Cooks Run Interceptors. The Pine Run Interceptor is located adjacent to the Pine Run stream and consists of 17,000 LF 18" to 24" ductile iron pipe (DIP). The Cooks Run Interceptor is located along Cooks Run stream and consists of 18,400 LF 21" to 24" DIP.

The KPSTP drainage area, also known as Sub Region IV, serves the area tributary to the Castle Valley Interceptor. The Castle Valley Interceptor extends from the KPSTP along Neshaminy Creek, through Doylestown Crossing and Valley View developments. The interceptor varies in size from 12" to 30" ductile iron pipe and is approximately 20,000 feet in length.

Effective December 29, 2020, BCWSA purchased the entire Neshaminy Manor water and sanitary sewer system. BCWSA began the necessary repairs and replacements to the sanitary sewer system in 2021 to remove I&I and reduce the overall flows that are sent to the Castle Valley Interceptor. With the Authority's purchase of this system, they now have the ability to perform I&I work on these facilities. It is worth reiterating that the Authority is well into the process of completely replacing the existing sanitary sewer pipes and manholes in the portion of the complex located to the north of Almshouse Road. By replacing the entire collection system in this area in lieu of rehabilitation, there is a much greater likelihood of total removal of excess wet weather flows.

BCWSA is not ruling out I&I work in other areas tributary to the Castle Valley Interceptor, but the focus on Neshaminy Manor's sanitary sewer system seems to be justified based on the flow meter data and results from past sewer CCTV inspections and manhole inspections. The Authority had already reduced flow by 30,000 gallons per day performing minimal tasks in the Neshaminy Manor system. It is anticipated that another 50,000 – 70,000 gallons per day of I/I could be removed when the repair/replacement work is completed.

The details concerning the Neshaminy Manor, and the Castle Valley Interceptor are stated in the Castle Valley Interceptor Corrective Action Plan/Connection Management Plan submitted to the PADEP.

B. Low Pressure Sewer Systems:

Low pressure sewer systems in the existing Pebble Hill/Wilshire and Tedwill developments, originally serviced by OLDS systems, were installed in Year 2002. In 2004, a low-pressure main was installed to service Township residents in the Pine Valley area. These systems were installed to replace failing OLDS.

C. Authority-Owned Pump Stations:

1. Old Dublin Pike Pump Station:

The Old Dublin Pike Pump Station is owned and operated by the BCWSA and is located on Old Dublin Pike. The pump station was constructed in 1996, as a replacement for the Pump Station No. 2 which could not hydraulically process the volume of wastewater tributary to the pump station. The pump station has a pumping capacity of 4,020 gallons per minute (GPM), and the 16" force main discharges into the Cooks Run Interceptor.

2. Cooks Run Diversion Pump Station:

The BCWSA owns and operates the Cooks Run Diversion Pump Station(I) which is located along the Cooks Run Interceptor adjacent to the HAWWTP. The pump station was constructed to divert wastewater from the Cooks Run Interceptor to the HAWWTP utilizing available treatment capacity at the Plant. Constructed in 1996 and upgraded in 2001, the pump station is permitted to divert an average daily flow of up to 263,000 GPD of wastewater via a 6" force main approximately 1,000 linear feet to the inlet structure of the HAWWTP. The volume of flow diverted will vary based upon the average daily reserve capacity available at the Plant. An additional Cooks Run Diversion Pump Station (II) was constructed in 2012, in conjunction with the 0.70 MGD HAWWTP Expansion. This pump station is permitted to divert an average daily flow of up to 700,000 GPD. In order to have sufficient flows for running the expanded portion of the Plant, the original Cooks Run Diversion was shut off and all diversion flows currently run through the expanded Cooks Run Diversion Pump Station II.

3. Doylestown Hunt Pump Station:

The Doylestown Hunt Pump Station is owned and operated by the BCWSA and is located off Fox Chase Lane. The pump station serves a portion of the Doylestown Hunt Subdivision. The submersible pump station was sized for future development of an adjacent property and has a capacity of 400 GPM and a 4" force main. The flow is ultimately conveyed to the Castle Valley Interceptor.

4. Doylestown Knoll Pump Station:

The Doylestown Knoll Pump Station is owned and operated by the BCWSA and is located on Brinker Drive. The pump station serves a portion of the Doylestown Knoll Subdivision. The pump station flows are ultimately conveyed to the Castle Valley Interceptor and treated at the KPSTP.

5. Castle Valley Diversion Pump Station:

The Castle Valley Pump Station is owned and operated by the BCWSA. The pump station is located adjacent to Duane Road. The pump station was constructed to divert wastewater from the Castle Valley Interceptor and KPSTP and conveys a portion of these flows to the GSWWTP so as to utilize available treatment capacity at the Plant. The 12,000 linear feet of 6" force main to the GS WWTP was constructed in 1996 and the pump station was completed in 1997. The pump station is permitted to divert up to 288,000 GPD to the GSWWTP. The volume will vary based upon the average daily reserve capacity available at the plant. The pump station was designed to be expanded to a maximum capacity of approximately 480,000 GPD, at such time as may be required by growth in the Kings Plaza service area. The expansion of the Castle Valley Pump Station was awarded in August 2023 and is scheduled to be completed in spring of 2024.

6. Kelly Road Pump Station:

The Kelly Road Pump Station and 8" DIP collection sewer was constructed in 1993 to serve a small portion of Warrington. In 2005, the pump station owned and operated by the Warrington Township Water and Sewer Department was upgraded and redirected to the Warminster WWTP.

7. Doylestown Commerce Center Pump Station:

The Doylestown Commerce Center Pump Station is owned and operated by the BCWSA and is located off of S. Easton Road near New Britain Road. The pump station serves the Doylestown Commerce Park development. The ultimate capacity of the station is 148,320 GPD. The flow is conveyed to the Green Street WWTP.

D. Privately Owned Pump Stations:

The 1776 Shopping Center located on Route 611 approximately 1/4 mile north of the Bucks County Complex has its own collection system and pump station. The facilities are owned and operated by Edgar Waite, Jr. and consist of a small submersible grinder pump station with a capacity of 32 GPM and a 1½" force main. The flows are transmitted to the Castle Valley Interceptor and via the Castle Valley Diversion Pump Station. This flow is treated at either the KPSTP or the GSWWTP.

4.3 On-Lot Disposal Systems

A. Individual Systems:

In Pennsylvania, a permit is necessary to install an on-lot disposal system (OLDS). The Bucks County Health Department (BCHD) has responsibility for permitting, inspection, compliance, and enforcement with respect to OLDS in Doylestown Township.

Within Doylestown Township, there are approximately 2,500 individual OLDS in use. The 2,500 OLDS represent 41% of the existing dwelling units in the Township. The principal types of sub-surface OLDS are cesspools and seepage pits for old farmhouses, conventional septic tank systems for older housing (greater than 10 years old), and alternate OLDS such as a sand mound systems for new housing (less than 10 years old). Approximately 90% of all new houses utilizing alternate OLDS have sand mound systems.

Plans and studies over the last 30 to 40 years show Doylestown Township has a well-documented history of OLDS failures. Based on this historical data, BCHD records, other sources, and the limitations of the existing soils, there is no reason to believe the rate of malfunctions will not continue in Doylestown Township. Continued use of failing OLDS is considered both an environmental and public health problem and should be addressed accordingly. If allowed to degrade further, contamination of the ground water will increase, and potentially damage the private well system.

In 2001, Township Ordinance No. 299 "Doylestown Township On-Lot Disposal System (OLDS) Management Ordinance" was passed, adopting a septage management program for the Township. This ordinance is shown in Appendix F. The Township continues to proactively evaluate the Septage Management Program and identify areas of the Township that are in need of public sewers. The Pebble Ridge area recently had public sewers installed. Other areas in the Kings Plaza/Castle Valley Interceptor drainage basin are being evaluated for public sewers in this 537 Plan Update, referred to as Area A and Area B.

On April 30, 2021, the Township changed the inspection requirement from a geographically based system to a mail notification system. Based on the permit status of the OLDS, homeowners will be receiving a notification card from the Township reminding them of their upcoming inspection requirement.

B. Community Systems:

The Edison Mobile Home Park was a community OLDS which was designed to serve 15 mobile homes. It was the only community on-lot system in Doylestown Township. In 2005, the mobile home park was decommissioned, and replaced with the Heritage Gateway Center Office Building that is connected to public sewer. Hence, there is no longer a community OLDS within the Township.

TABLE 4-1
SINGLE FAMILY SEWAGE TREATMENT PLANTS

NAME	LOCATION
Adler	Poplar Lane
Swartz	Valley Green Drive
Flynn	Turk Road
Elliot	Valley Drive
Flanigan	Militia Hill Road
Murphy	Chestnut Valley Drive
Occhi	Lower State Road
Kelso	Lower State Road
Klimaski	Foxcroft Drive
Rehm	Pebble Woods Drive
Taylor	Theodore Way
Valmore	Theodore Way

Source: Doylestown Township and Bucks County Department of Health

Note: Kelso property was removed from this list, at 1942 Lower State Road, since this property was taken as part of the Route 202 Bypass Project.

SECTION 5.0 - FUTURE GROWTH AND DEVELOPMENT

5.1 Existing Development

Existing wastewater flow generated within the Township is treated and disposed of at four wastewater treatment facilities; the Green Street WWTP, and Harvey Avenue WWTP, the Kings Plaza WWTP, and the Chalfont-New Britain WWTP. The existing development is serviced by gravity sewer mains, low-pressure sewer systems and on-lot disposal systems (OLDS). Several public and private pumping stations are located throughout the Township to convey wastewater to one of the four treatment facilities listed above.

The existing wastewater facilities throughout the Township are shown in Figure 4-1 (see Attachments).

5.2 Land Use

The majority of the Township's commercial, industrial, and trade services are provided by their immediate neighbor, Doylestown Borough. The Borough serves as the community hub and as a result, the density of the Township is greatest surrounding the Borough and the main highways (Routes 611, 313 and 202).

The largest land use in Doylestown Township is residential single-family dwellings. Vacant and agricultural land combined are the second largest percentage of land use. The Delaware Valley University owns and/or occupies much of the agricultural and vacant land. Park lands, recreational lands and protected open space generally surround the Neshaminy Creek in scattered locations. There are two large Township parks, Central Park, and Turk Park. Central Park is located on Wells Road at the Township Building and contains a large playground as well as playing fields. Turk Park is located on Almshouse and Turk Roads and provides playing fields and recreation facilities for the growing community. The Doylestown Country Club golf course on Route 202 also provides a large area of open space. The Neshaminy Manor is a large parcel of institutional/government land use located on Route 611 at Almshouse Road, and provides buildings for many County offices, housing for the elderly as well as the County prison and a juvenile detention center.

Future land use is anticipated to continue with an emphasis on residential housing growth. The number of single-family residences is projected to increase in addition to the single family attached and multi-family residences.

5.3 Zoning

The current zoning districts in Doylestown Township, as last amended in 2013, are shown in Figure 5-1 (see Attachments). As shown, the majority of land is zoned residential with institutional representing the second largest zoned land area. Commercial zoning follows as the third largest zoned land area in the Township.

As with most Township zoning ordinances, the minimum lot size for properties in zoning districts varies dependent upon the available public facilities. For more information regarding the Township's zoning ordinances, the reader should visit their website at www.doylestownpa.org.

5.4 Proposed Development

As part of this Act 537 Update, a flow analysis was completed for the Green Street/Kings Plaza and the Harvey Avenue/Chalfont-New Britain drainage areas for the 5-year, 10-year, and Ultimate build-out scenarios. The flow analysis was completed utilizing parcel data from the Bucks County Board of Assessment and the number of equivalent dwelling units (EDUs) was estimated based upon zoning, lot area, building size, land use, and the current Chapter 94 reports. The results are shown in Tables 5-1 and 5-2 for the Green Street/Kings Plaza and the Harvey Avenue/Chalfont-New Britain drainage areas, respectively.

To determine the amount of treatment capacity required in the Township, wastewater flow projections were determined for the CNBTJSA, Kings Plaza, Harvey Avenue, and Green Street service areas. The flow projections are separated into three categories: 5-Year, 10-Year, and ultimate. Within each category, the maximum development of residential, multi-family, institutional and commercial properties were reviewed. The 5-year projections were based mainly on the current Chapter 94 reports for the above wastewater facilities. The 10-year and ultimate projections were based on land area and zoning density factors, as well as parcel data from the Bucks County Tax Parcel Atlas. The 10-year and Ultimate projections were determined by taking lots deemed to be subdividable based on the current lot size obtained from the parcel data and then divided by the minimum lot size based on current zoning requirements. This produced the number of potential lots that could be developed. That number of lots was reduced by 25% to account for floodplains /open space, and a further reduction of 15% was done to consider roads, driveways, and parking. Thus, providing the maximum number of EDU's possible for each undeveloped parcel of land. Zoning districts and maximum net density factors were based on the most recent Chapter 175 Zoning Code of Doylestown Township. Multi-family, institutional, and commercial flows were based on past billing records and Township projections.

Figure 5-2 (see Attachments) indicates the proposed 5-year, 10-year, and ultimate sewage facilities service areas for Doylestown Township

The existing flows with 5-year, 10-year, and ultimate projected wastewater flows for the Green Street/KPSTP service areas and Harvey Avenue/CNBTJSA service areas are provided in Table 5-3 and 5-4, respectively. Since the Harvey Avenue and Green Street WWTPs receive flows from the Township via diversion pumping stations, they were also included in the evaluation.

For the Harvey Avenue/CNBTJSA service area, the collection and conveyance systems in New Britain Borough are owned by the Bucks County Water & Sewer Authority. The Chalfont-New Britain WWTP is owned by the Chalfont-New Britain Township Joint Sewage Authority.

5.4.1 Green Street/Kings Plaza Service Area

Current flows and the projected 5-year, 10-year and ultimate flows are shown on Table 5-3. The current flows are based on the actual flow meter readings at each of the treatment facilities.

A. 5-Year Projections

EDU projections for the 5-year plan consist of the 611 Corridor, Tabor Village, and the Pebble Ridge Area. A description of these areas is provided below.

1. The 611 Corridor is an area bounded by Easton Road, Quarry Road and Turk Road. The corridor is to be served by a low-pressure public sewer system and consists of approximately 52 lots. Flow from the proposed low pressure sanitary sewer system will connect to the existing sanitary sewer located in Turk Road near Kutz Elementary School and be conveyed to the Castle Valley Interceptor and the Green Street/Kings Plaza wastewater treatment facilities for treatment and disposal. Figure 5-3 shows the 611 Corridor area.
2. Tabor Village is situated at the intersection of New Britain Road and South Easton Road in Doylestown Township. The sanitary sewer improvements include the extension of the Authority's existing collection sewer to serve a new Office Building and Community Center (13 EDUs), and Senior Care Facility, and expanding an existing office building (59 EDUs) for a total of 72 EDUs. The sewer extension has been constructed and flows will be sent to the existing Doylestown Commerce Pump Station for treatment at Green Street WWTP.

3. Pebble Ridge Area:

- a. Pebble Ridge is generally located to the northwest of the intersection of Turk and Bristol Roads and consists of approximately 261 new connections to replace existing OLDS. A new pumping station, the Pebble Ridge Pump Station, will pump a portion of the sanitary flow to the Castle Valley Interceptor for conveyance to the Green Street/Kings Plaza wastewater treatment facilities for treatment and disposal. As of this writing, this project has been completed, though not all properties are connected to the public sewer.
- b. Doylestown Walk is generally located to the northwest of the intersection of Lower State and Bristol Roads and consists of approximately 137 residential units to be served by public sewer, with connection to the Pebble Ridge Pump Station. As of this writing, the development is currently under construction. Flow will be conveyed to the Castle Valley Interceptor for conveyance to the Green Street/Kings Plaza wastewater treatment facilities for treatment and disposal.
- c. The Neshaminy-Dell Haven area is located at the intersections of Neshaminy Dell Drive and Bristol Road and consists of 17 parcels in accordance with the Bucks County Planning Commission Parcel map. Flow would be conveyed to the Castle Valley Interceptor for conveyance to the Green Street/Kings Plaza wastewater treatment facilities for treatment and disposal.

4. Ashbridge at Furlong Development

The Ashbridge at Furlong Development is located near the intersection of Rodgers and York Roads in Doylestown Township. It consists of 52 new EDU connections and will be served by a pump station. The station will convey wastewater to the gravity sewer in Juniper Drive just west of Route 202. Wastewater will be treated at the Green Street WWTP. This project received planning approval on January 20, 2024. As part of the approval, the development will install a spare low pressure force main alongside the pump station's force main, and the existing 107 dwellings adjacent to said low pressure force main will be permitted to connect to it after receiving proper Township and BCWSA approval. Those 107 property owners would only have to pay for a plumber to install the appropriate grinder pump and discharge piping to the stubbed connection of the low pressure force main, as well as the BCWSA tapping fee and any local permit fees.

5. Women's Correctional Facility

The new Women's Correctional building located at 1730 S. Easton Road will connect to the existing corrections complex sewer system tributary to the BCWSA collection system. There will be 81 EDU connections and it will be sewered by the Kings Plaza WWTP.

6. YMCA

An additional 1 EDU will be required for the Central Bucks YMCA expansion.

7. Mental Health Facility

The County of Bucks is proposing to construct a new 28-bed Mental Health Facility over the existing Woman's Prison. Sanitary sewer service for the new building will be provided via a connection to the prison's existing sanitary sewer system, tributary to the BCWSA collection system. There will be 13 EDU connections and it will be sewered by the Kings Plaza WWTP.

B. 10-Year Projections

Area A Drainage Area consists of existing OLDS and was identified by the Township as an area in need of public sewer. It could be served by gravity sewer and a centrally located pump station near Sauerman Road. Conversely, a low-pressure sewer option may be of benefit due to lower anticipated construction costs concerning rock excavation. Area A flow will be conveyed to the Green Street Wastewater Treatment Plant for treatment and disposal.

C. Ultimate Projections

The remainder of the Green Street/Kings Plaza Service area fall into the Ultimate sewer service area which is beyond the 10-year projections. Those areas are shown on Figure 5-2 and are located throughout the service area. The largest area is the Area B drainage area. Area B flow would have to be pumped to the Green Street wastewater treatment facility. Preliminarily, the ideal location for a pump station is along St. Lawrence Way at the southern tip of the Township. Any flow directed to the Kings Plaza wastewater facility would be off-set by increasing pumping capacity through the Castle Valley Interceptor Diversion Pump Station to the Green Street facility so as not to increase the flow to the Kings Plaza facility. However, the chosen public sewer system and ultimate treatment and disposal location will be determined by the location and topography of the area being studied at the time.

5.4.2 Harvey Avenue/CNBTJSA Service Area

Current flows and the projected 5-year, 10-year and ultimate flows are shown on Table 5-4. The current flows are based on the actual flow meter readings at each of the treatment facilities.

A. 5-Year Projections

1. EDU projections for the 5-year plan consist of the Pine Valley Road/Shady Grove Circle/Buttonwood Lane/Chestnut Valley Drive areas of the Township. There are approximately 26 EDUs currently served by a low-pressure sewer system originally installed in 2004. There are 122 additional EDUs, some that would connect to the existing low-pressure system. Additional low-pressure piping would have to be installed in other roads to complete this project. Sanitary sewer flow will be conveyed to the Harvey Avenue wastewater treatment facility for treatment and disposal. Figure 5-4 shows these areas.
2. The Tedwill area is located in the northern most corner of the Township and is mostly served by a low-pressure sewer system. There are 3 additional EDUs that would connect to the existing low-pressure system. Sanitary sewer flow will be conveyed to the Harvey Avenue wastewater treatment facility for treatment and disposal
3. There are 25 additional EDUs throughout the Township included in the 5-year projections. These are new connection to the existing sanitary sewers, gravity and low-pressure, in the areas. These connections are mostly lateral installations on private property and not considered major extensions. Therefore, cost estimates for these connections are not provided. The projects are as listed below:
 - a. Shady Retreat (4 EDUs)
 - b. Thompson Toyota (4 EDUs)
 - c. Doylestown Hospital (17 EDUs) - Completed in 2022

B. 10-Year Projections

There are no projections between 5 and 10 years within the Township.

C. Ultimate Projections

The remainder of the Harvey Avenue/CNBTJSA Service Area fall into the Ultimate sewer service area which is beyond the 10-year projections. Those areas are shown on Figure 5-2 and are located throughout the service area. These areas would be served by either all-gravity sewer system, a gravity/pump station sewer system, or a low-pressure sewer

system. The chosen public sewer system will be determined by the location and topography of the area being studied at the time. Any flow directed to the Chalfont-New Britain wastewater facility would be off-set by increasing pumping capacity through the East Side Diversion Pump Station to the Harvey Avenue facility so as not to increase the flow to the Chalfont-New Britain facility.

5.5 Organic Loading

A. King's Plaza WWTP:

The organic loading to the Kings Plaza Plant in Year 2020 was higher than anticipated based on Year 2016 to 2019 levels as contained in the Year 2020 Chapter 94 report as shown on Table 5-5. The peak organic loading in 2020 was less than the previous two years, but still slightly higher than the design capacity of the Plant (maximum month of 715 lbs./day versus design capacity of 709 lbs./day). The historic trend does not suggest that new connections are the issue, meaning existing connections are providing an unusually high loading. The projected average organic load for the Kings Plaza Plant is below the design capacity of 709 lbs./day for the Plant. However, the maximum organic loading exceeds the design capacity of the Plant.

Although the Plant effluent limits for BOD have not been exceeded, the following steps in the Kings Plaza Corrective Action Plan were taken to reduce organic loadings to the Plant and/or evaluate Plant improvements to provide additional organic loading capacity at the Plant:

1. Continue to investigate restaurant and food preparation businesses in the two (2) nearby shopping centers for improper maintenance of grease traps with Township Code Enforcement representatives. Inspections were completed in early 2022. Several businesses were contacted to increase their pumping schedule to one month in lieu of every three months, as the condition of the grease interceptors was unacceptable as witnessed during the inspection. One other business indicated they have to clean their grease trap every week, indicating their trap is undersized for the facility (this has since closed). It was recommended that this business submit an application to have a larger grease trap installed. For the remaining food preparation businesses in these shopping centers, it was again requested that receipts of quarterly grease trap/interceptor pumping and maintenance visits by a qualified professional be provided as proof of continued maintenance.
2. Monitor loading at several intermediate locations in the collection/conveyance system downstream of potential high BOD sources and eliminate excessive loading.

3. Implementation of a Food Establishment Wastewater Discharge permit program is underway.
4. Evaluate possible improvements to increase the organic loading capability of the Plant.

Results for King's Plaza WWTP

The Year 2022 Chapter 94 Report shows an organic loading of 405 and 383 lbs/day for 2021 and 2022, respectively, with a maximum month loading of 525 and 552 lbs/day. This is a noticeable decrease from prior years, which appears to suggest improvements likely from the grease trap maintenance program.

B. Green Street WWTP:

The organic loading to the Green Street Plant has been trending upward as shown on Table 5-6. This information is based on the Year 2020 Chapter 94 report. The peak organic loading in 2020 was higher than the previous years, but still below the design capacity of 1,900 lbs./day for the Plant. The projected organic loading average and maximum for the Green Street Plant is below the design capacity of 1,900 lbs./day. This remains true based on the Year 2022 Chapter 94 Report.

**TABLE 5-1
GREEN STREET/KINGS PLAZA SERVICE AREAS
PROJECTED EDUs**

BLOCK NO.	PROJECTED FLOWS (EDUs)		
	5 Year EDUs	10 Year EDUs	Ultimate EDUs
7	189	0	167
9	73	100	48
11	0	6	0
12	0	18	29
13	0	0	0
14	94	62	29
15	40	0	0
16	12	0	0
17	52	2	0
18	0	0	0
19	0	12	9
20	0	0	0
21	0	0	3
22	45	44	366
23	0	104	0
24	0	0	0
25	0	107	25
26	0	58	122
27	0	0	8
28	7	0	20
29	0	0	19
32	0	0	7
33	0	20	0
34	0	104	10
35	0	0	56
36	0	0	115
37	0	0	31
38	0	0	11
39	35	0	0
40	33	0	0
41	0	0	92
42	100	0	0
43	6	0	0
45	0	0	0
49	0	0	4
50	0	0	0
53	0	0	0
55	0	0	0
56	0	0	0
57	0	0	0
58	0	0	0
59	0	0	0
61	0	0	0
62	0	0	0
63	0	0	1
66	0	0	0
68	0	0	0
Totals	686	637	1,172

**TABLE 5-2
HARVEY AVENUE/CHALFONT-NEW BRITAIN SERVICE AREAS
PROJECTED EDUs**

BLOCK NO.	PROJECTED EDUs		
	5 Year EDUs	10 Year EDUs	Ultimate EDUs
1	0	0	21
2	0	0	0
3	0	0	0
4	0	0	204
5	0	0	2
6	3	0	9
7	0	0	12
8	0	0	0
9	33	0	66
10	0	0	12
11	0	0	0
12	0	0	0
21	0	0	0
23	0	0	0
24	0	0	0
26	0	0	0
27	0	0	0
29	0	0	0
30	10	0	113
31	38	0	53
32	0	0	0
35	0	0	0
36	0	0	0
37	0	0	0
38	0	0	0
39	0	0	0
41	0	0	0
44	38	0	39
45	36	0	38
46	0	0	0
47	0	0	8
48	0	0	38
49	0	0	0
50	0	0	3
51	0	0	0
52	0	0	45
60	0	0	0
63	0	0	0
64	0	0	0
65	0	0	1
69	0	0	0
Totals	158	0	664

TABLE 5 - 3

DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE

PROJECTED WASTEWATER FLOWS - GREEN STREET/KINGS PLAZA SERVICE AREA

	Existing Flow (1)		Projected Flows									Treatment Capacity (1)
	FLOW	NOTES	5 Years			10 Years			Ultimate			
			EDUS	FLOW (1, 3)	NOTES	EDUS	FLOW (1, 3)	NOTES	EDUS	FLOW (1, 3)	NOTES	
Green Street WWTP Total Flow	0.861	(2)										
Doylestown Borough			30	0.008	(5)							
Doylestown Township												
Castle Valley Diversion PS Flow	0.226	(2)	297	0.074	(5) (7)							
Doylestown Commerce PS	0.013		72	0.018	(5) (8)							
Township			134	0.034	(6)	637	0.159		1,172	0.293		
Sub-total	0.239		503	0.126		637	0.159		1,172	0.293		
Green Street WWTP Cumulative Total Flow	0.861			0.994			1.154			1.447		1.200 (10)
Kings Plaza	0.355	(2)	183	0.046	(5) (9)							
Kings Plaza WWTP Cumulative Total Flow	0.355			0.401			0.401			0.401		0.425
Cumulative Township EDU Totals			686	0.172	(5)	637	0.159		1,172	0.293		
Green Street/Kings Plaza Service Area Totals (4)	1.216		716	1.395		1,353	1.554		2,525	1.847		1.625

NOTES:

1. Flow in MGD
2. Year 2018 through 2022 five-year average flow
3. Based on 250 GPD/EDU
4. Includes Township and Borough flows
5. Based on 2020 Chapter 94 reports
6. Additional EDUs subsequent to Chapter 94 report (611 Corridor Area, Dell Haven Area, Ashbridge Development, Mental Health Facility additional beds at Neshaminy Manor)
7. Pebble Ridge (portion) and Doylestown Walk projects.
8. Tabor Farms project.
9. Pebble Ridge (portion), Women's Correctional Facility, and CB YMCA projects.
10. The Green St WWTP has an average annual design flow of 1.20 MGD, with a hydraulic design capacity of 1.50 MGD used for purposes of Chapter 94 preparation to determine if the 3 month maximum flow is reached.

TABLE 5 - 4
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
PROJECTED WASTEWATER FLOWS - HARVEY AVENUE/CNBTJSA SERVICE AREA

	Existing Flows (1)		Projected Flows									Treatment Capacity (10)
			5 Years			10 Years			Ultimate			
	FLOW (1)	NOTES	EDUS	FLOW (1, 3)	NOTES	EDUS	FLOW (1, 3)	NOTES	EDUS	FLOW (1, 3)	NOTES	MGD
Doylestown Borough			324	0.081	(4)	29	0.007	(4)	0	0.000		
Cooks Run Diversion (see below)												
Doylestown Township			158	0.040	(6)	0	0.000		664	0.166		
Plumstead Township			250	0.063	(8)	0	0.000	(9)	0	0.000	(9)	
New Britain Borough			253	0.063	(5)	110	0.028	(5)	80	0.020	(5)	
Buckingham Township			7	0.002	(8)	0	0.000	(9)	0	0.000	(9)	
Sub-Total Cooks Run Diversion	0.449	(2)	668	0.167		110	0.028		744	0.186		
Cumulative Diversion Total				0.616			0.644			0.830		0.964 (11)
Harvey Avenue WWTP Cumulative Flow	1.031	(2) (7)		1.279			1.314			1.500		1.600

NOTES:

1. Flow in MGD
2. Year 2018 through 2022 Five-Year Average Flow
3. Based on 250 GPD/EDU
4. BCWSA Capacity Management Tracking
5. Current Year 2019 Draft 537 Plan Update for New Britain Borough (by others)
6. Doylestown Township 2020 Chapter 94 Report
7. Includes Diversion and Borough flows
8. BCWSA Service Area Tributary to the Chalfont-New Britain and Harvey Avenue WWTPs Year 2020 Chapter 94 Report
9. The 10-year and Ultimate EDU and flow projections are not available for the identified municipalities at the time of this report.
10. Flow to the CNBTJSA WWTP will not be increased because of the above projections. Therefore, the CNB plant capacity is not factored into treatment capacity.
11. Permitted Diversion Limit of the Expanded Harvey Ave. WWTP Diversion Pump Station

**TABLE 5-5
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
KINGS PLAZA STP
ORGANIC LOAD**

HISTORICAL ORGANIC LOAD (1)									PROJECTED ORGANIC LOAD (1)		
	2016	2017	2018	2019	2020	2021	2022	AVG		5 - YEAR	10 - YEAR
Annual Average Flow, MGD	0.241	0.304	0.357	0.394	0.384	0.364	0.276	0.331	Annual Average Organic Load (3)	515	515
Average Organic Load	314	408	467	503	489	405	383	436	Max Load/Avg Load Ratio	1.69	1.69
Max Month Organic Load	628	678	740	1,182	715	525	552	-----	Max Month Organic Load (4)	869	869
Concentration, mg/l	156	161	157	153	153	133	166	154			

Notes

1. Organic Load is in Lbs/day
2. Permit Limit is 709 lbs/day
3. Based on projected flows and the average organic load concentration.
4. The recommendations based on the food preparation business inspections in this tributary area are expected to continue to keep the organic loading at a lower level than what was seen prior to 2021, and eliminate this projected overload.

**TABLE 5-6
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
GREEN STREET WWTP
ORGANIC LOAD**

HISTORICAL ORGANIC LOAD (1)									PROJECTED ORGANIC LOAD (1)		
	2016	2017	2018	2019	2020	2021	2022	AVG		5 - YEAR	10 - YEAR
Annual Average Flow, MGD	0.740	0.774	1.045	0.910	0.836	0.734	0.772	0.830	Annual Average Organic Load (3)	1,225	1,421
Average Organic Load	787	967	1,130	945	1,141	898	1,240	1015	Max Load/Avg Load Ratio	1.31	1.31
Max Month Organic Load	1,018	1,147	1,320	1,480	1,593	1,198	1,535	1327	Max Month Organic Load	1,602	1,858
Concentration, mg/l	127	150	130	125	164	147	193	148			

NOTES

1. Organic Load is in Lbs/day
2. Permit Limit is 1,900 lbs/day
3. Based on projected flows and the average organic load concentration.

SECTION 6.0 - SEWAGE DISPOSAL ALTERNATIVES

Alternatives for sewage disposal must be investigated to determine the most cost-effective solution for Doylestown Township.

6.1 Expand Kings Plaza Sewage Treatment Plant

The Kings Plaza facility has a current hydraulic capacity of 0.425 MGD. An examination of existing and projected wastewater in the Kings Plaza STP service area indicates that adequate treatment capacity exists at the Kings Plaza facility to accommodate the Township's projected 5 and 10-year flows (see Table 5-3). Improvements continue to be made to reduce the organic loading at the Plant by way of improvements to the grease trap pumping and maintenance from nearby shopping center businesses. The relatively small site (1.9 acres) proves to be very limiting in how the Plant could be expanded. Therefore, expanding the Plant is not a viable alternative.

6.2 Harvey Avenue WWTP/Green Street WWTP Interconnection

Carroll Engineering Corporation prepared for BCWSA a preliminary analysis for the possibility of connecting the Green Street and Harvey Avenue Treatment Plants. Each Plant is located on opposite ends of the Borough boundary line and is separated by a large hill in the center of the town. The only potential route to interconnect the Plants would be through the narrow historic roadways of the heart of the Borough. Based on the considerable elevation change and the extensive roadway disturbance/restoration, the cost of interconnecting the two Plants would be prohibitive.

6.3 Expand Green Street Wastewater Treatment Plant

In 2001/2002, the Green Street facility was expanded to its current average daily capacity of 1.20 MGD. An examination of current existing and projected wastewater flows in the Green Street facility's service area indicates that adequate treatment capacity exists at the Green Street facility to accommodate the Township's projected 5-year flow as well as the 10-year flow projections. (see Table 5-3). The ultimate projections would require an upgrade to the Plant, but that would be beyond the 10-year timeframe. The flow projections included the diversion of flow from the Castle Valley Diversion Pump Station. With population growth being a dynamic parameter, the 10-year and Ultimate projections within the Township may be re-evaluated as necessary. However, based on current projections, expanding the Green Street facility is not necessary at this time and is not considered a viable alternative.

6.4 Expand Harvey Avenue Wastewater Treatment Plant

The Harvey Avenue facility was expanded to its current hydraulic capacity of 1.6 MGD in 2011/2012. An examination of current existing and projected wastewater flows in the Harvey Avenue facility's service area indicates that adequate treatment capacity exists at the Harvey Avenue facility to accommodate the Township's projected 5-year flow as well as the Township's Ultimate flow projections (see Table 5-4). The flow projections included the diversion of flow from the Cooks Run Diversion Pump Station. With population growth being a dynamic parameter, the Ultimate projections within the Township may be re-evaluated as necessary. However, based on current projections, expanding the Harvey Avenue facility is not necessary at this time and is not considered a viable alternative. It should be noted that the projections for the Harvey Ave WWTP do not necessarily include 10-Year and Ultimate projections for other municipalities in this drainage area. This information was inserted where available. For example, Table 5-4 includes 5-Year projections for Plumstead, New Britain and Buckingham even though they are not the focus of this 537 Update. However, only a 10-Year Projection for New Britain Borough was available at the time of this Report.

6.5 Expand Chalfont-New Britain Wastewater Treatment Plant

As indicated in Section 4.0 (Existing Wastewater Facilities), in 2012 the Plant was expanded to a treatment capacity of 4.625 MGD. The Plant is permitted for a maximum hydraulic loading of 7.0 MGD. By agreement between the CNBTJSA and BCWSA, flow from BCWSA connections to the Chalfont-New Britain facility is limited to an average of 2.414 MGD. If flows exceed that value, an equivalent amount of flow is to be diverted from the Cooks Run Interceptor to the Harvey Avenue facility. As indicated above, the flow projections for Harvey Avenue included the diversion of flow from the Cooks Run Diversion Pump Station. Considering there is adequate capacity at Harvey Avenue for this flow, there is no need to expand the Chalfont-New Britain Plant for any new Township related flows. Therefore, expanding the Chalfont-New Britain Plant to accommodate new Township related flows is not considered a viable alternative.

6.6 Sanitary Sewer Extensions

The next step was to determine the most cost-effective method of wastewater collection for each area. Each drainage area was reviewed independently, proposing the following alternative types of collection systems: gravity sewer system, low-pressure sewer systems (LPSS), or a combination of the two. The low-pressure sewer system is a low-pressure system where all properties utilize individual grinder pumps, and shallow force mains convey wastewater rather than gravity mains. However, it should be noted that gravity interceptors must sometimes be constructed as part of LPSS to receive and convey pumped flows. The gravity sewers would be designed to eliminate as many individual grinder pumps as possible by constructing a gravity main at the required elevations. A combination of the two types utilizes both gravity laterals and

individual grinder pumps, dependent upon site conditions. Complete elimination of the need for grinder pumps is not practical and therefore some grinder pump connections will be required.

6.6.1 Harvey Avenue Service Area

A. 5-Year Projections:

Within the northern portion of the Township, two areas are recommended to receive public sanitary sewers. Parts areas are currently served by a low-pressure sewer system.

1. Tedwill Area:

The Tedwill Area is located in the northern most corner of the Township, bordered by Swamp Road (Route 313) and Ferry Road. A low-pressure sewer system was installed in this area in 2002, though not all of the properties connected at that time. Three (3) EDUs are projected to connect to the existing low-pressure system. Considering there is an existing collection system in the area, connecting the new EDUs to the existing low-pressure system is the alternative of choice for these connections. An opinion of probable construction costs for this area is shown on Table 6-1.

2. Pine Valley Road/Shady Grove Circle/Buttonwood Lane/Chestnut Valley Drive Area:

This area is generally located south of the Pine Run waterway and north of the Route 611 Bypass. A low-pressure sewer system was installed in parts of this area in 2004, with only approximately 24 homes connecting. There are 122 EDUs projected to connect to the existing low-pressure system. While some properties may be able to connect directly to the existing low-pressure main if passing directly in front of the property, additional low-pressure mains will need to be installed. Considering there is an existing collection system in the area, connecting the new EDUs to the existing low-pressure system and installing additional new low-pressure systems for the remainder of this area is the alternative of choice for these connections. An opinion of probable construction costs for the Pine Valley Road/Shady Grove Circle/Buttonwood Lane area and the Chestnut Valley Drive area is shown on Table 6-2 and 6-3, respectively.

B. 10-Year Projections:

There are no current 10-year projections for sewer service within the Township in this drainage area.

C. Ultimate Projections:

The areas slated as Ultimate EDU projections within the Township lay in mostly developed areas and are currently served by an OLDS. Some parcels are located in close proximity to an existing sewer system. However, the method of providing sewer service to these areas has yet to be determined and will be affected by topography, citizen requests for service, and OLDS failures. While citizen requests and OLDS failures cannot be accurately predicted, the topographic features remain constant, and a detailed analysis of these feature will be necessary to determine the chosen method for sewer service. This may include a gravity system, a gravity system and pump station, a low-pressure system, or combinations of all these systems.

6.6.2 Green Street WWTP and Kings Plaza STP Service Area

A. 5-Year Projections:

EDU projections for the 5-year plan consist of the following:

1. The 611 Corridor is an area bounded by Easton Road, Quarry Road and Turk Road. The corridor is to be served by a low-pressure public sewer system and consists of approximately 52 lots. Flow will be conveyed to the Castle Valley Interceptor for conveyance to the Green Street/Kings Plaza wastewater treatment facilities for treatment and disposal. An opinion of probable construction costs for this area is shown on Table 6-4.
2. Tabor Village is situated at the intersection of New Britain Road and South Easton Road in Doylestown Township. The sanitary sewer improvements include expanding an existing office building and Senior Care Facility (59 EDUs) on Lot 1 and extending the Authority's existing collection sewer to serve a new Office Building and Community Center (13 EDUs) on Lot 2 for a total of 72 EDUs. Funding is being provided by the project's developer; therefore, no cost estimates are provided. This is currently under construction near completion.
3. The Pebble Ridge development is generally located to the northwest of the intersection of Turk and Bristol Roads and consists of approximately 261 new connections to replace existing OLDS. A new pumping station, the Pebble Ridge Pump Station, will pump the sanitary flow to the Castle Valley Interceptor for conveyance to the Green Street/Kings Plaza wastewater treatment facilities for treatment and disposal. As of this writing, the construction is complete though it is estimated that roughly 50% of the homes have connected.

4. Doylestown Walk is generally located to the northwest of the intersection of Lower State and Bristol Roads and consists of approximately 137 residential units to be served by public sewer, with connection to the Pebble Ridge Pump Station. As of this writing, this development is currently under construction with completion scheduled for 2023. Flow will be conveyed to the Castle Valley Interceptor for conveyance to the Green Street/Kings Plaza wastewater treatment facilities for treatment and disposal. Funding is being provided by the project's developer. Therefore, no cost estimate is provided.
5. The Neshaminy-Dell Haven area is located at the intersections of Neshaminy Dell Drive and Bristol Road and consists of 17 parcels in accordance with the Bucks County Planning Commission Parcel map. It is anticipated that a low-pressure sewer system will be utilized for this area. Flow will be conveyed to the Castle Valley Interceptor for conveyance to the Green Street/Kings Plaza wastewater treatment facilities for treatment and disposal. An opinion of probable construction costs for this area is shown on Table 6-5.
6. The Ashbridge at Furlong Development is located near the intersection of Rodgers and York Roads in Doylestown Township. It proposed 52 new EDU connections and will be served by a new pump station. The station will convey wastewater to the gravity sewer in Juniper Drive just west of Route 202. Wastewater will be treated at the Green Street WWTP. Funding is being provided by the project's developer. Therefore, no cost estimate is provided. This project received planning approval on January 20, 2024. See Paragraph 5.4.1.A.4 for additional information.

B. 10-Year Projections:

EDU projections are shown as the Area A Drainage Area on Figure 5-1 (see Attachments). The area is currently serviced by OLDS. It is anticipated that this area can be served by gravity sewer and a centrally located pump station within the 10-year time frame. Flow will be pumped to the Green Street WWTP for treatment and disposal. As a lower cost option, a low-pressure system could be utilized. The specifics will be developed as the Township proceeds with plans to provide sewer service to the area. However, should there be citizen requests for sewer service and/or OLDS failures, the 10-year projections may be re-evaluated to address these issues.

On behalf of the Township, BCWSA conducted a feasibility study in the Area A Drainage Area of the Township to determine possible options for providing public sewer within the area. Although providing public sewer to the Area A Drainage Area is part of the 10-year plan, the planning phase for this is most likely to begin within the next five (5) years. Therefore, the Township thought it prudent to include the study and cost estimates in this update.

An opinion of probable costs for the gravity option for the Area A area is shown on Table 6-6, which trends the cost estimate originally prepared for this area as part of the Feasibility Study done in January 2019 (copy provided in Appendix H). This Feasibility Study included a proposed central pump station, as well as portions that would require individual grinder pumps with a small low-pressure sewer system, and options to reconfigure the Area A and Area B boundaries should the gravity sewer be the selected alternative to sewer this area.

Also, for Area A area, the opinion of probable costs to provide sewer to this area as one large low-pressure system (all lots connected by individual grinder pumps) is provided in Table 6-7.

C. Ultimate Projections:

The areas slated as “Ultimate Projections” within the Township are located in mostly developed areas and are currently served by OLDS and includes the Area B Drainage Area shown on Figure 5-1. It is anticipated that Area B can be served by gravity sewer, and another centrally located pump station. As a lower cost option, a low-pressure system could be utilized. The method of providing sewer service to the remaining Ultimate areas has yet to be determined and will be affected by topography, citizen requests for service, and OLDS failures. While citizen requests and OLDS failures cannot be accurately predicted, the topographic features remain constant, and a detailed analysis of these feature will be necessary to determine the chosen method for sewer service. This may include a gravity system, a gravity system and pump station, a low-pressure system, and a combination of all these systems.

6.7 OLDS Management Plan

An On-Lot Sewage Disposal (OLDS) management program has been in place since Year 2001 when the Township adopted Ordinance No. 299 (Appendix F) which established regulations for the management and maintenance of OLDS systems. The details of the program are listed in “Section 4.0 – Existing Wastewater Facilities”.

The ordinance requires periodic inspections and if an inspection of the system determines there are malfunctions, then system cleaning, repairs, etc. may be required to correct the problem. Use and compliance with an OLDS management plan can extend the life of on-lot systems by enforcing proper maintenance and requiring repairs when necessary. While an OLDS management plan may not be the final or ultimate solution to on-lot problems, it can extend the timeframe in which a community can utilize on-lot systems.

6.8 No Action

One of the alternatives for facilities planning is the option of doing nothing to alter the present wastewater facilities. The “no-action” alternative provides two indicators. First, it identifies the impacts to the area and its residents if no action is taken. Secondly, it provides a baseline from which other alternatives can be judged.

For the Chalfont-New Britain/Harvey Avenue WWTP service areas, the “no-action” alternative would involve use of the remaining reserve BCWSA capacity in the CNBTJSA WWTP for those properties with previously purchased flow allocations, use of Harvey Avenue WWTP and the continued use of on-lot systems that presently serve the existing residents/businesses.

For the Kings Plaza/Green Street WWTP service areas, the “no-action” alternative would involve the continued use of the Kings Plaza STP and the Green Street WWTP and continue using on-lot systems that presently serve the existing residents/businesses.

The continued use of on-lot systems is undesirable for portions of the Township presently utilizing this method of wastewater treatment and disposal. Continuing the existing use of on-lot systems could be expected to lead to increased incidents of system failures. For an area-wide basis, this practice will continue to contribute to further deterioration of local ground and surface water, as well as the creation of undesirable public health conditions.

The “no-action” alternative places restrictions on replacing on-lot systems with a public sewer system and limits future growth in the service areas. It also does not address Doylestown Township’s existing or future sewage disposal needs. In fact, the no action alternative could result in degradation of sewage disposal in the Township, as well as the groundwater quality being compromised. The “no action” alternative does not address the failing OLDS in the Township, nor does it provide for orderly development and expansion of the sewer system.

For all these reasons, the “no action” alternative is not a viable alternative.

6.9 Alternative Analysis

Each alternative presented must be analyzed individually or in groups to determine the most effective alternative(s) to address the municipality’s sewage disposal needs. The “no action” alternative has been eliminated because it does not meet current demands or future growth needs of Doylestown Township.

As stated previously, active development projects, proposed development projects from the annual Chapter 94 Reporting, and input from the Township determined which service areas are expected to be served in the 5-Year time frame. The decisions were based upon resident requests and the severity and concentration of the OLDS malfunctions. The remaining service areas of the

Township were designated to be located in the 10-year and ultimate service areas. These service areas were created to allow for a comprehensive OLDS Septage Management Program to be initiated and put into practice. This will provide sufficient time to determine which of the service areas can remain utilizing OLDS under proper care and maintenance and which areas will require further measures.

6.10 Selected Alternatives

A. Selected Alternative Plan for the 5-Year Projections

The final phase of the alternative analysis is selection of the sewage disposal alternatives. The recommended alternatives are called the Selected Plan. The Selected Plan includes:

1. Use of low-pressure sewer systems to provide the new connections to:
 - a. Tedwill (3 connections to existing LPSS)
 - b. Pine Valley Road/Shady Grove Circle/Buttonwood Lane/Chestnut Valley Drive areas.
 - c. 611 Corridor
 - d. Neshaminy Dell Haven Area
2. Completion of ongoing projects such as Tabor Village, Pebble Ridge, Doylestown Walk, Ashbridge at Furlong (in planning stage).
3. Continued use of the current OLDS Management Program adopted by the Township.
4. For the Area A Drainage Area, it is recommended that the low-pressure sewer system option be utilized due to the lower projected costs and the fact that the depth to bedrock in the majority of this area is expected to be fairly shallow, meaning the installation of low-pressure piping at 4-foot depths will be much more feasible than the installation of gravity sewers at 8- to 10-foot depths (or deeper). Though not in the 5-Year projections, the Township desires to be proactive and take initial steps to progress the planning to provide public sewers to this area.

B. Financial Requirements

Either Developers or the individual property owners will be responsible for financing the capital expenditures of the indicated sewer extensions, while BCWSA would be responsible for the public portion of the operating and maintenance cost of the proposed sanitary sewer collection systems for those systems outlined herein. Doylestown

Township will be responsible for the administrative costs for the OLDS Management Program.

The funding methods available to the property owners for the construction of proposed sewage facilities includes PENNVEST loans.

1. PENNVEST:

The Pennsylvania Infrastructure Investment Authority issues loans/grants to those which meet the financial criteria for assistance. The proposed facilities must protect human health and promote economic development with the construction or upgrade of sewage facilities. Those requesting financial assistance must meet certain criteria in order to obtain the PENNVEST loans.

The PENNVEST program has a project rating criteria by which all projects are reviewed, rated, and ranked. The rating process is based upon the following items:

- Public Health and Safety Factor: This rating factor includes the direct human impact due to on-lot malfunctions and inadequately treated sewage, severity of individual or public water supply contamination, and severity of safety hazards from deteriorated facilities.
- Environmental Impact Factor: This rating factor includes the damage to fish and aquatic life, loss of boating and recreation opportunity, impact on industrial water supply uses, impact on crop irrigation, and degradation of streams used for stock watering.
- Compliance Factor: This rating factor includes the enforcement status of project and existence of overload conditions.
- Adequacy and Efficiency and Social Impact Factor: This rating factor includes the extent that regionalization or consolidation of facilities will be accomplished, and the median household income in comparison to statewide median.
- Economic Development Factor: This rating factor includes the development activity and job creation/retention resulting directly or indirectly from the project, the opportunity to use other State programs such as Business Infrastructure Development, Site Development and Community Facilities programs to fund the project, and degree of local distress in the county where the project is located.

An important item which should be noted is that the Act 537 Plan must be approved by PADEP prior to the PENNVEST application being submitted for review and rating. This could involve significant time delays if the timing does not coincide with the board's meeting schedule.

2. Bank Loans:

Most financial institutions may offer commercial bank loans to finance a wide variety of capital purchases. Interest rates and payback periods are based on market conditions. Commercial bank loans require security collateral. Applying for a commercial bank loan is not as involved and does not require the same administrative fees as PENNVEST, making bank loans either a practicable short term financing option or longer-term option if the principal amount is not too large.

Home equity loans may also be an available option. An advantage of a home equity loan is that they typically come with a lower interest rate than either personal or commercial loans.

A home equity line of credit (HELOC) can be possible financing method. The feasibility of home equity loan and a HELOC depends on the available equity in the home and the spending limits available.

Cash out financing can also be an available funding option. With this option, the home is refinanced for more than what is owed on the mortgage. How much extra funds depends on the equity in the home.

TABLE 6-1
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
TEDWILL SANITARY SEWER
Revised 10-26-23

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
1	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	60	\$47.00	\$2,820.00
2	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	240	\$37.00	\$8,880.00
3	Cleanout Fittings	EA	3	\$419.00	\$1,260.00
4	Rock Excavation (estimated quantity)	CY	10	\$175.00	\$1,750.00
5	Temporary Pavement Trench Restoration	LF	60	\$13.00	\$780.00
6	Permanent Pavement Trench Restoration	LF	60	\$36.00	\$2,160.00
7	Grass Restoration	LF	240	\$8.00	\$1,920.00
8	Erosion and Sediment Control	LF	300	\$4.00	\$1,200.00
9	Sewer Testing	LF	300	\$4.00	\$1,200.00
10	Mobilization/Bonds/Insurance	LS	4%		\$880.00
	Subtotal Public Costs				\$22,850.00
	5-year Escalation Factor	1.115			
	Escalated Costs				\$25,500.00
	Construction Contingency, %	10			\$2,600.00
	Engineering, Legal and Administration, %	10			\$2,600.00
	Total Public Construction Cost				\$30,700.00
	Public Cost per EDU (Rounded)				\$10,200.00
Private Costs					
	Grinder Pumps (see Note C)	EA	3	\$10,200.00	\$30,600.00
	Tapping Fee	EA	3	\$6,200.00	\$18,600.00
	Total Private Costs				\$49,200.00
	Cost per EDU				\$16,400.00
Total Costs (Public Portion and Private Portion)					
	Total Cost per EDU				\$26,600.00

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Majority of low pressure pipe installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- C. Price includes pump station, valves, electrical, control panel, restoration, 1.5" service piping (length of piping estimated at 100' per lot).

TABLE 6-2
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
PINE VALLEY ROAD/SHADY GROVE CIRCLE/BUTTONWOOD LANE SANITARY SEWER
Revised 10-26-23

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE	
1	4" PVC Low Pressure Mains - in roads	LF	1,230	\$64.00	\$78,720.00	
2	3" PVC Low Pressure Mains - in roads	LF	8,361	\$58.00	\$484,940.00	
3	2.5" PVC Low Pressure Mains - in roads	LF	1,050	\$51.00	\$53,550.00	
4	2" PVC Low Pressure Mains - in roads	LF	800	\$48.00	\$38,400.00	
5	1.5" PVC Low Pressure Mains - in roads	LF	440	\$43.00	\$18,920.00	
6	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	1,230	\$43.00	\$52,890.00	
7	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	410	\$37.00	\$15,170.00	
8	Cleanout Fittings	EA	82	\$422.00	\$34,600.00	
9	Low Pressure Fittings (estimated quantity)	EA	120	\$147.00	\$17,640.00	
10	Rock Excavation (estimated quantity)	CY	340	\$176.00	\$59,840.00	
11	Temporary Pavement Trench Restoration	LF	11,881	\$13.00	\$154,450.00	
12	Permanent Pavement Trench Restoration	LF	11,881	\$36.00	\$427,720.00	
13	Grass Restoration	LF	410	\$8.00	\$3,280.00	
14	Erosion and Sediment Control	LF	11,881	\$4.00	\$47,520.00	
15	Sewer Testing	LF	11,881	\$4.00	\$47,520.00	
16	Air Release Chambers (approx. quantity)	EA	5	\$8,800.00	\$41,820.00	
17	Cleanout Chambers (approx. quantity)	EA	2	\$3,600.00	\$7,200.00	
18	Mobilization/Bonds/Insurance	LS	4%		\$63,370.00	
Subtotal Public Costs					\$1,647,550.00	
		5 year Escalation Factor	1.115			
Escalated Costs					\$1,837,000.00	
		Construction Contingency, %	10		\$183,700.00	
		Engineering, Legal and Administration, %	20		\$367,400.00	
Total Public Construction Cost					\$2,388,100.00	
Public Cost per EDU (Rounded)					\$29,100.00	
Private Costs						
		Grinder Pumps (see Note C)	EA	82	\$10,200.00	\$836,400.00
		Tapping Fee	EA	82	\$6,200.00	\$508,400.00
Total Private Costs					\$1,344,800.00	
Private Cost per EDU					\$16,400.00	
Total Costs (Public Portion and Private Portion)						
Total Cost per EDU					\$45,500.00	

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Majority of low pressure pipe installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- C. Price includes pump station, valves, electrical, control panel, restoration, 1.5" service piping (length of piping estimated at 100' per lot).

TABLE 6-3
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
CHESTNUT VALLEY DRIVE SANITARY SEWER
Revised 10-26-23

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
1	2" PVC Low Pressure Mains - in roads	LF	3,775	\$48.00	\$181,200.00
2	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	600	\$43.00	\$25,800.00
3	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	90	\$37.00	\$3,330.00
4	Cleanout Fittings	EA	40	\$422.00	\$16,880.00
5	Low Pressure Fittings (estimated quantity)	EA	40	\$147.00	\$5,880.00
6	Rock Excavation (estimated quantity)	CY	110	\$176.00	\$19,360.00
7	Temporary Pavement Trench Restoration	LF	3,775	\$13.00	\$49,080.00
8	Permanent Pavement Trench Restoration	LF	3,775	\$36.00	\$135,900.00
9	Grass Restoration	LF	90	\$8.00	\$720.00
10	Erosion and Sediment Control	LF	3,775	\$4.00	\$15,100.00
11	Sewer Testing	LF	3,775	\$4.00	\$15,100.00
12	Air Release Chambers (approx. quantity)	EA	2	\$8,770.00	\$13,240.00
13	Cleanout Chambers (approx. quantity)	EA	1	\$3,510.00	\$3,510.00
14	Creek Crossing	LS	2	\$11,700.00	\$23,400.00
15	Mobilization/Bonds/Insurance	LS	4%		\$20,340.00
	Subtotal Public Costs				\$528,840.00
	5 year Escalation Factor	1.115			
	Escalated Costs				\$589,700.00
	Construction Contingency,%	10			\$59,000.00
	Engineering, Legal and Administration, %	20			\$105,800.00
	Total Public Construction Cost				\$754,500.00
	Public Cost per EDU (Rounded)				\$18,900.00
Private Costs					
	Grinder Pumps (see Note C)	EA	40	\$10,200.00	\$408,000.00
	Tapping Fee	EA	40	\$6,200.00	\$248,000.00
	Total Private Costs				\$656,000.00
	Private Cost per EDU				\$16,400.00
Total Costs (Public Portion and Private Portion)					
	Total Cost per EDU				\$35,300.00

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Majority of low pressure pipe installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- C. Price includes pump station, valves, electrical, control panel, restoration, 1.5" service piping (length of piping estimated at 100' per lot).

TABLE 6-4
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
611 CORRIDOR SANITARY SEWER
Revised 10-26-23

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
1	3" PVC Low Pressure Mains - in roads	LF	2,860	\$58.00	\$165,880.00
2	2.5" PVC Low Pressure Mains - in roads	LF	340	\$51.00	\$17,340.00
3	2" PVC Low Pressure Mains - in roads	LF	665	\$48.00	\$31,920.00
4	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	780	\$43.00	\$33,540.00
5	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	240	\$37.00	\$8,880.00
6	Cleanout Fittings	EA	52	\$423.00	\$22,000.00
7	Low Pressure Fittings (estimated quantity)	EA	40	\$147.00	\$5,880.00
8	Rock Excavation (estimated quantity)	CY	110	\$176.00	\$19,360.00
9	Temporary Pavement Trench Restoration	LF	3,865	\$13.00	\$50,250.00
10	Permanent Pavement Trench Restoration	LF	3,865	\$36.00	\$139,140.00
11	State Road - Full Road Mill and Overlay (see Note B)	SY	6,356	\$18.00	\$114,400.00
12	Grass Restoration	LF	240	\$8.00	\$1,920.00
13	Erosion and Sediment Control	LF	3,865	\$4.00	\$15,460.00
14	Sewer Testing	LF	3,865	\$4.00	\$15,460.00
15	Traffic Control (see Note C)	LF	6,356	\$3.00	\$19,070.00
16	Air Release Chambers (approx. quantity)	EA	2	\$8,770.00	\$13,560.00
17	Cleanout Chambers (approx. quantity)	EA	1	\$3,510.00	\$3,510.00
18	Creek Crossing	LS	2	\$11,700.00	\$23,400.00
19	Mobilization/Bonds/Insurance	LS	4%		\$28,040.00
	Subtotal Public Costs				\$729,000.00
	5 year Escalation Factor	1.115			
	Escalated Costs				\$812,800.00
	Construction Contingency, %	10			\$81,300.00
	Engineering, Legal and Administration, %	20			\$162,600.00
	Total Public Construction Cost				\$1,056,700.00
	Public Cost per EDU (Rounded)				\$20,300.00
Private Costs					
	Grinder Pumps (see Note D)	EA	52	\$10,200.00	\$530,400.00
	Tapping Fee	EA	52	\$6,200.00	\$322,400.00
	Total Private Costs				\$852,800.00
	Private Cost per EDU				\$16,400.00
Total Costs (Public Portion and Private Portion)					
	Total Cost per EDU				\$36,700.00

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Presumed full road overlay will be required, based on estimated average road width of 20 feet in this area (State Roads only).
- C. Majority of low pressure pipe installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- D. Price includes pump station, valves, electrical, control panel, restoration, 1.5" service piping (length of piping estimated at 100' per lot).

TABLE 6-5
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
NESHAMINY DELL HAVEN SANITARY SEWER
Revised 10-26-23

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
1	2.5" PVC Low Pressure Mains - in roads	LF	700	\$51.00	\$35,700.00
2	2" PVC Low Pressure Mains - in roads	LF	1,450	\$48.00	\$69,600.00
3	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	255	\$43.00	\$10,970.00
4	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	85	\$37.00	\$3,150.00
5	Cleanout Fittings	EA	17	\$422.00	\$7,170.00
6	Low Pressure Fittings (estimated quantity)	EA	20	\$147.00	\$2,940.00
7	Rock Excavation (estimated quantity)	CY	60	\$176.00	\$10,560.00
8	Temporary Pavement Trench Restoration	LF	2,150	\$13.00	\$27,950.00
9	Permanent Pavement Trench Restoration	LF	2,150	\$36.00	\$77,400.00
10	Traffic Control (see Note C)	LF	2,150	\$3.00	\$6,450.00
11	Grass Restoration	LF	85	\$8.00	\$680.00
12	Erosion and Sediment Control	LF	2,150	\$4.00	\$8,600.00
13	Sewer Testing	LF	2,150	\$4.00	\$8,600.00
14	Air Release Chambers (approx. quantity)	EA	1	\$8,770.00	\$7,540.00
15	Cleanout Chambers (approx. quantity)	EA	1	\$3,510.00	\$3,510.00
16	Mobilization/Bonds/Insurance	LS	4%		\$11,230.00
	Subtotal Public Costs				\$292,100.00
	5 year Escalation Factor	1.115			
	Escalated Costs				\$325,700.00
	Construction Contingency, %	10			\$32,600.00
	Engineering, Legal and Administration, %	20			\$65,100.00
	Total Public Construction Cost				\$423,400.00
	Public Cost per EDU (Rounded)				\$24,900.00
Private Costs					
	Grinder Pumps (see Note D)	EA	17	\$10,200.00	\$173,400.00
	Tapping Fee	EA	17	\$6,200.00	\$105,400.00
	Total Private Costs				\$278,800.00
	Private Cost per EDU				\$16,400.00
Total Costs (Public Portion and Private Portion)					
	Total Cost per EDU				\$41,300.00

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Presumed full road overlay will be required, based on estimated average road width of 20 feet in this area (State Roads only).
- C. Majority of low pressure pipe installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- D. Price includes pump station, valves, electrical, control panel, restoration, 1.5" service piping (length of piping estimated at 100' per lot).

TABLE 6-6
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
AREA A (GRAVITY OPTION)
 Revised 10-26-23

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
A. Collection System					
1	12" PVC Sanitary Sewer (w/suitable backfill, 12 to 14 feet deep)	LF	2,600	\$133.00	\$345,800.00
2	10" PVC Sanitary Sewer (w/suitable backfill, 8 to 10 feet deep)	LF	6,100	\$95.00	\$579,500.00
3	8" PVC Sanitary Sewer (w/stone backfill, 6 to 8 feet deep)	LF	35,700	\$102.00	\$3,641,400.00
4	8" PVC Sanitary Sewer (w/suitable backfill, 6 to 8 feet deep)	LF	1,300	\$70.00	\$91,000.00
5	Rock Excavation (estimated quantity)	CY	10,696	\$182.00	\$1,946,672.00
6	Sanitary Manholes	EA	131	\$3,608.00	\$472,648.00
7	6" PVC Lateral - in roads (see Note A)	LF	5,640	\$48.00	\$270,720.00
8	6" PVC Lateral - in grass (see Note A)	LF	1,880	\$38.00	\$71,440.00
9	Cleanout Fittings (Gravity)	EA	376	\$350.00	\$131,600.00
10	2" PVC Low Pressure Mains - in roads	LF	1,870	\$36.00	\$67,320.00
11	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	150	\$25.00	\$3,750.00
12	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	50	\$16.00	\$800.00
13	Cleanout Fittings (Low Pressure System)	EA	10	\$433.00	\$4,330.00
14	Low Pressure Fittings (estimated quantity)	EA	20	\$62.00	\$1,240.00
15	Concrete Encasement (estimated quantity)	LF	1,500	\$73.00	\$109,500.00
16	Temporary Pavement Trench Restoration	LF	43,360	\$13.00	\$563,680.00
17	Permanent Pavement Trench Restoration	LF	43,360	\$37.00	\$1,604,320.00
18	State Road - Full Road Mill and Overlay (see Note B)	SY	14,067	\$19.00	\$267,273.00
19	Grass Restoration	LF	11,930	\$8.00	\$95,440.00
20	Erosion and Sediment Control	LF	47,570	\$4.00	\$190,280.00
21	Sewer Testing	LF	55,290	\$4.00	\$221,160.00
22	Traffic Control (see Note C)	LF	37,570	\$3.00	\$112,710.00
23	Tree Clearing	LF	5,200	\$31.00	\$161,200.00
24	Creek Crossings	EA	5	\$12,100.00	\$60,500.00
25	Mobilization/Bonds/Insurance	LS	4%		\$440,570.00
				Subtotal	\$11,454,853.00
B. Pump Station					
1	Sauerman Road Pump Station	LS	1	\$1,471,600.00	\$1,471,600.00
2	8" DIP Force Main (w/stone backfill) - (see Note D)	LF	1,450	\$109.00	\$158,050.00
3	8" DIP Force Main (w/suitable backfill)	LF	7,450	\$95.00	\$707,750.00
4	Temporary Pavement Trench Restoration	LF	1,450	\$13.00	\$18,850.00
5	Permanent Pavement Trench Restoration	LF	1,450	\$37.00	\$53,650.00
6	State Road - Full Road Mill and Overlay (see Note B)	SY	4,030	\$19.00	\$76,570.00
7	Force Main Testing	LF	8,900	\$4.00	\$35,600.00
8	Traffic Control	LS	1	\$12,030.00	\$12,030.00
9	Air Release Manholes	EA	6	\$9,620.00	\$57,720.00
10	Fittings	LBS	2,200	\$8.00	\$17,600.00
11	Creek Crossing	EA	3	\$12,100.00	\$36,300.00
12	Mobilization/Bonds/Insurance	LS	4%		\$105,830.00
				Subtotal	\$2,751,550.00
C. Low Pressure Sewer Area (90 Connections)					
1	2.5" PVC Low Pressure Mains - in roads	LF	11,810	\$39.00	\$460,590.00
2	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	1,350	\$25.00	\$33,750.00
3	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	450	\$16.00	\$7,200.00
4	Cleanout Fittings	EA	90	\$433.00	\$38,970.00
5	Low Pressure Fittings (estimated quantity)	EA	143	\$62.00	\$8,866.00
6	Rock Excavation (estimated quantity)	CY	330	\$182.00	\$60,060.00
7	Temporary Pavement Trench Restoration	LF	13,160	\$13.00	\$171,080.00
8	Permanent Pavement Trench Restoration	LF	13,160	\$37.00	\$486,920.00
9	State Road - Full Road Mill and Overlay (see Note B)	SY	14,300	\$19.00	\$271,700.00
10	Grass Restoration	LF	450	\$8.00	\$3,600.00
11	Erosion and Sediment Control	LF	11,810	\$4.00	\$47,240.00
12	Sewer Testing	LF	13,610	\$4.00	\$54,440.00
13	Traffic Control (see Note C)	LF	11,810	\$3.00	\$35,430.00
14	Mobilization/Bonds/Insurance	LS	4%		\$67,190.00
				Subtotal	\$1,747,036.00
				Subtotal All (Rounded)	\$15,953,400.00
				Subtotal with Escalation (1.15)	\$18,346,400.00
				Construction Contingency (10%)	\$1,834,600.00
				Engineering, Legal, Administration and Easements (20%)	\$3,669,300.00
				Total Public Cost	\$23,850,300.00
Private Costs					
	Grinder Pumps (see Note E)	EA	100	\$10,500.00	\$1,050,000.00
	Gravity Laterals (see Note F)	EA	376	\$3,800.00	\$1,428,800.00
	Tapping Fees	EA	476	\$6,200.00	\$2,951,200.00
				Total Private Costs	\$5,430,000.00
Total Costs (Public Portion and Private Portion)					
				Total Cost	\$ 29,280,300.00
				Cost per EDU (rounded)	\$ 61,500.00

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Presumed full road overlay will be required, based on estimated average road width of 25 feet in this area (State Roads only).
- C. Majority of sewer installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- D. Grass restoration and clearing would be done under the gravity sewer work, as this force main would be installed along side the gravity sewer. There would be some additional pavement restoration required, as the force main must continue to the WWTP along Pebble Hill Road.
- E. Price includes pump station, valves, electrical, control panel, restoration, and 1.25" service piping (length of piping estimated at 100' per lot).
- F. Price is based on estimated distance from house to right-of-way of 75 feet.

TABLE 6-7
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
AREA A (LPSS LOW PRESSURE OPTION)
Revised 10-26-23

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
1	6" PVC Low Pressure Mains - in roads	LF	2,596	\$77.00	\$199,890.00
2	4" PVC Low Pressure Mains - in roads	LF	9,141	\$66.00	\$603,310.00
3	3" PVC Low Pressure Mains - in roads	LF	25,538	\$59.00	\$1,506,740.00
4	2.5" PVC Low Pressure Mains - in roads	LF	15,666	\$57.00	\$892,960.00
5	2" PVC Low Pressure Mains - in roads	LF	4,167	\$54.00	\$225,020.00
6	1.5" PVC Low Pressure Mains - in roads	LF	1,089	\$48.00	\$52,270.00
7	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	7,140	\$48.00	\$342,720.00
8	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	2,380	\$48.00	\$114,240.00
9	Cleanout Fittings	EA	476	\$433.00	\$206,110.00
10	Low Pressure Fittings (estimated quantity)	EA	580	\$151.00	\$87,580.00
11	Rock Excavation (estimated quantity)	CY	1,620	\$182.00	\$294,840.00
12	Temporary Pavement Trench Restoration	LF	65,337	\$13.00	\$849,380.00
13	Permanent Pavement Trench Restoration	LF	65,337	\$37.00	\$2,417,470.00
14	State Road - Full Road Mill and Overlay (see Note B)	SY	45,389	\$19.00	\$862,390.00
15	Grass Restoration	LF	2,380	\$8.00	\$19,040.00
16	Erosion and Sediment Control	LF	58,197	\$4.00	\$232,790.00
17	Sewer Testing	LF	67,717	\$4.00	\$270,870.00
18	Traffic Control (see Note C)	LF	20,425	\$3.00	\$61,280.00
19	Air Release Chambers (approx. quantity)	EA	23	\$9,020.00	\$209,970.00
20	Cleanout Chambers (approx. quantity)	EA	30	\$3,610.00	\$108,300.00
21	Creek Crossing	LS	11	\$12,020.00	\$132,220.00
22	Mobilization/Bonds/Insurance	LS	4%		\$387,580.00
				Public Cost Subtotal	\$10,076,970.00
				Subtotal with Escalation Factor (1.15)	\$11,588,515.50
				Construction Contingency (10%)	\$1,158,900.00
				Engineering, Legal and Administration (20%)	\$2,317,700.00
				Total Public Cost	\$15,065,115.50
Private Costs					
	Grinder Pumps (see Note D)	EA	476	\$10,500.00	\$4,998,000.00
	Tapping Fees	EA	476	\$6,200.00	\$2,951,200.00
				Total Private Costs	\$7,949,200.00
Total Costs (Public Portion and Private Portion)					
				Total Cost	\$23,014,315.50
				Cost per EDU	\$48,300.00

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Presumed full road overlay will be required, based on estimated average road width of 20 feet in this area (State Roads only).
- C. Majority of low pressure pipe installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- D. Price includes pump station, valves, electrical, control panel, restoration, and 1.25" service piping (length of piping estimated at 100' per lot).

TABLE 6-8
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
PROJECT COST SUMMARY OF SELECTED PLAN
Revised 10-26-23

	Total	No. of	Public Cost	Private Cost	Total Cost
Project Name	Public Cost	EDUs	per EDU	per EDU	per EDU
Tedwill Sanitary Sewer	\$30,700	3	\$10,200	\$16,400	\$26,600
611 Corridor	\$1,056,700	52	\$20,300	\$16,400	\$36,700
Pine Valley Road Sanitary Sewer*	\$2,388,100	82	\$29,100	\$16,400	\$45,500
Chestnut Valley Drive Sanitary Sewer	\$754,500	40	\$18,900	\$16,400	\$35,300
Neshaminy Dell-Haven	\$423,400	17	\$24,900	\$16,400	\$41,300
Total Project Costs	\$4,653,400.00				
Total No. of EDUs		194			
Average Cost per EDU			\$23,990.00	\$16,400.00	\$40,400.00

Notes:

- 1) Area A tributary to the Green St. WWTP is not shown on this table because it is not in the 5-Year Planning Period.
- 2) The 5-Year projects are expected to be low pressure sewer system extensions, and proposed mains are anticipated to be installed in paved areas. Therefore, no PNDI or PHMC clearances have been obtained for these projects at this time. If this changes as those projects are in the design stage, the appropriate clearances will be obtained.

* Includes Shady Grove Circle and Buttonwood Lane as well.

SECTION 7.0 – IMPLEMENTATION

7.1 Implementation Steps

The following list and corresponding dates outline the steps to be performed in implementing the Selected Plan:

- A. BCWSA/Township review Draft Act 537 Plan Update – September 2023
- B. Public Notification of Act 537 Plan Update – 30 days from Twp Approval of Draft
- C. Planning Agency review of Act 537 Plan Update – 30 days from Twp Approval of Draft
- D. Address Public and Planning Agency comments – 60 days from Twp Approval of Draft
- E. Township adopts Act 537 Plan Update – 90 days from Twp Approval of Draft
- F. Act 537 Plan Update submitted to DEP for review – 100 days from Twp Approval of Draft
- G. DEP approval of Act 537 Plan Update – 220 days from Twp Approval of Draft
- H. Arrange financing for design and construction phases of the Selected Plan – After Approval of Act 537 Plan Update.

7.2 Implementation Schedule

- A. Complete 611 Corridor design phase engineering services – within 360 days of DEP Approval (** all number of days below are from DEP approval of the Act 537 Plan Update*)
 - 1. Advertise for bids for construction – 390 Days*
 - 2. Award contract and notice to proceed – 450 Days*
 - 3. Place facilities into operation – 630 Days*

- B. Complete Pine Valley/Shady Grove Circle/Buttonwood Lane/Chestnut Valley design phase engineering services – within 660 days of DEP Approval
 - 1. Advertise for bids for construction – 690 Days*
 - 2. Award contract and notice to proceed – 750 Days*
 - 3. Place facilities into operation – 930 Days*

- C. Complete Neshaminy Dell Haven design phase engineering services – 960 Days
 - 1. Advertise for bids for construction – 990 Days*
 - 2. Award contract and notice to proceed – 1,050 Days*
 - 3. Place facilities into operation – 1,170 Days*

D. Tedwill Area will be individual connections to existing low-pressure sewer system, timing to be dictated by those individual property owners.

E. Area A Drainage Area:

1. Begin Planning Phase – within 1,200** days of DEP Approval
2. Completed design phase engineering services – within 1,560** days
3. Place facilities into operation – within 2,600** days

**To be determined by Township

F. OLDS Management Program:

1. Ongoing annual program with participation from all on-lot disposal utilizing property owners in the Township

7.3 Consistency of Selected Alternatives

Prior to implementation, the selected sewage disposal alternative must be evaluated for its consistency with existing plans and programs governing the same study area. The selected alternative must be shown to be consistent with the following objectives and policies identified in Chapter 71, Section 71.21(a)(5)(i):

A. Comprehensive Water Quality Management Plans (COWAMP):

In 1978, the Delaware Valley Regional Planning Commission prepared the COWAMP/208 Water Quality Management Plan for southeastern Pennsylvania. The purpose of the COWAMP/208 is to develop an area-wide waste treatment management plan to protect surface and groundwater from pollution. The COWAMP/208 identifies Doylestown Township as being part of the Neshaminy sub-basin and identifies an area of known septic tank malfunctions.

The selected alternative of constructing public sanitary sewer extensions is consistent with the COWAMP/208. The sanitary sewer extensions will provide sewage disposal to the area identified in the COWAMP/208 as having malfunctioning on-site systems.

B. Chapter 94 Reports:

Chapter 94, Municipal Wasteload Management, was promulgated under 25 PA Code to require that owners and operators of sewage facilities manage waste loads discharged to the sewerage facilities in order to prevent overloading of sewerage facilities, limit extensions to overloaded sewer systems or treatment plants, and to prevent the introduction of pollutants into sewage treatment plants that will interfere with treatment plant operation or pass through the plant.

This is accomplished each year by the treatment plant owner preparing a comprehensive report evaluating the status of the treatment plant and pump stations, interceptors, and collector sewers tributary to the treatment plant. The selected alternative is consistent with Chapter 94 since the extension of the public sanitary sewer collection system will serve an area with failing OLDS. Additionally, the wastewater flows will not exceed the treatment plant capacity.

C. Plans Developed Under Title II of the Clean Water Act or Titles II and VI of the Water Quality Act of 1987:

Plans developed under Title II of the Clean Water Act contain information on waste treatment management plans and practices which shall provide for: the application of the best practicable waste treatment technology before discharging into receiving water, including reclaiming and recycling of water, the confined disposal of pollutants so they will not migrate to cause water or other environmental pollution, and the consideration of advanced waste treatment techniques. Since the BCW&SA treatment plants meet the NPDES parameters established by PADEP, the selected alternative is consistent with Title II of the Clean Water Act. In addition, the elimination of failing OLDS will improve both ground and surface water quality.

D. Township and County Comprehensive Planning:

Pennsylvania Act 247, the Municipalities Planning Code, requires municipalities to prepare a Comprehensive Plan for the Township. The latest Comprehensive Plan Update for Doylestown Township was prepared by Lynn Froehlich, AICP in 1989. The report reiterated the Hugh Plan and mentions the “problems with the existing on-site septic systems” as well as the expansion of the Kings Plaza STP and the construction of another plant somewhere along the Neshaminy. Additionally, in the “Policies and Implementation Strategies” portion of the Plan recommends public sewerage be extended to portions of the Township which are experiencing problems with the on-lot systems. The Plan also states the continued need to provide on-lot system maintenance information to Township residents. The 537 Plan is consistent with the Township Plan by continuing the use of

educational materials of on-lot system maintenance and by extending public sewerage to developed areas of the Township experiencing malfunctions with the on-lot systems.

The Bucks County Comprehensive Plan was prepared in 1993 by the Bucks County Planning Commission. The Plan does not specifically deal with each Township individually, but clusters Townships into regions. Doylestown, Warrington, and New Britain Townships were grouped to form Region IV named “Doylestown”. The Plan discusses growth economy, community facilities, recreation, and infrastructure. Within the report the wastewater facilities were mentioned briefly on a county wide basis. Specific regions were not mentioned, general recommendations were made suggesting use of spray irrigation systems or other alternate systems and minimizing sewer extensions. For the already developed areas of the region, spray irrigation systems are not plausible. Considerable amounts of land are required for spray irrigation and as stated in the Plan “year-round use is not possible.” Generally, previously developed areas in the Township do not have the available open land to build a spray irrigation system as well as an alternate system to handle year-round flows from the area.

This 537 Plan is consistent with the County Plan by providing planning and solutions to existing malfunctioning OLDS within the Township. Additionally, the County Plan recommends utilizing alternative systems such as the previously installed and proposed low pressure sewers and grinder systems.

E. Anti-Degradation Requirements of Chapters 93, 95 and 102:

Chapters 93, 95, and 102 cover Water Quality Standards, Wastewater Treatment requirements, and Sedimentation Pollution Control respectively. The Green Street, Harvey Avenue and Kings Plaza treatment plants are existing permitted treatment facilities providing wastewater treatment, which discharges treated effluent into surface waters of the Commonwealth. The plants’ effluent complies with the NPDES permitting and are therefore consistent with Chapters 93 and 95.

The proposed sewer extensions are consistent with Chapters 93 and 95 because existing and new sources of water pollution which are attributable in sewage disposal will be eliminated. Sewer extensions to areas of failing on-site systems will eliminate these sources of pollution.

Construction associated with the selected sewage disposal alternatives will include measures to control erosion and the resulting sedimentation pollution of surface waters of the Commonwealth consistent with Chapter 102.

F. State Water Plans:

State Water Plans have been developed for use as a management tool to guide in the conservation, development, and administration to the Commonwealth's water and related land resources on a comprehensive and coordinated basis. Doylestown Township is covered under State Water Plan 3 (SWP-3), Sub-basin 2, Central Delaware River.

The proposed Act 537 Plan Update is consistent with the objectives of the State Water Plan through existing Doylestown Township ordinances and zoning, and the NPDES Permits for the treatment plants. Doylestown Township Ordinance Chapter 170 Article II Sections 170-8 to 170-12 require water saving plumbing devices to be installed as part of all new construction, thus reducing the consumptive burden on groundwater resources.

As part of its zoning ordinance, Doylestown Township has a Floodplain Conservation District. The purpose of this zoning district is to protect areas of floodplain subject to and necessary for the containment of flood waters. Expansion of the sanitary sewer system and other construction related to the selected alternative will comply with the Township's zoning ordinance with respect to floodplain encroachment.

The NPDES permits for the treatment plants control the effluent discharge of the plants, limiting pollution from sewage disposal in the areas containing on-lot failures and malfunctions. This is consistent with the environmental quality goals of the State Water Plan.

G. Prime Agricultural Land Policy:

Pennsylvania's Prime Agricultural Land Policy orders and directs the prevention of the irreversible conversion of prime agricultural land to uses that result in its loss as an environmental or essential food production resource.

Upon review, the prime agricultural soils found in the Doylestown Township service area BeA, BeB, (Bedington channery silt loam, 0-3%, and 3-8% slopes), DuA, DuB (Duncannon silt loam 0-3% and 3-8% slopes), LgA (Lawrenceville silt loam 0-3% slope), LhB (Lehigh channery silt loam, 2-8% slopes), PeB, (Penn channery silt loam 3 8% slopes), PnB, (Penn-Lansdale complex 3-8% slopes), and Ro (Rowland silt loam). The majority of the soils are located along stream and creeks with a few scattered throughout developed portions of the Township. It is important to note the lands adjacent to the stream and creeks are already protected by the Township zoning ordinance and floodplain regulations. As for the scattered parcels not immediately adjacent to bodies of water; they are generally located in areas currently developed. The selected alternatives do not involve the conversion of any prime agricultural land to a new use. Therefore, the selected alternatives are consistent with Pennsylvania Prime Agricultural Policy.

H. County Wide Stormwater Management Plans:

Bucks County is divided into eight areas for which several have prepared stormwater management plans. Doylestown Township is located within the Neshaminy Creek Stormwater Management Plan area. The Plan consists of four volumes approved by PA DEP in May, 1992. The Neshaminy Creek watershed covers 232 square miles and 26 municipalities in Bucks County and seven in Montgomery County. The Plan is comprehensive and strives to set objectives and establish criteria to manage stormwater runoff caused by land development, maintain, or improve water quality and provide for proper maintenance of stormwater management facilities. The items most applicable to wastewater facilities planning include water quality criteria, non-point source pollutants, and floodplain management issues. The NPDES permitting enforces the water quality aspect of public treatment facilities. A failing OLDS can be a non-point source pollutant at times of rainfall events. Elimination of malfunctioning OLDS will reduce non-point source pollutants from the area. As previously stated, the floodplains are protected by both Township and State regulations, and any disturbance to floodplains will be temporary as well as protected by erosion control measures. Additionally, all construction facilities and land disturbance involved with the selected alternatives will be consistent with the stormwater management plans and requirements of Doylestown Township. The selected alternatives are consistent with the Neshaminy Creek Stormwater Management Plan.

I. Wetland Protection Under Chapter 105:

For each sanitary sewer extension and construction project, the National Wetland Inventory Maps are reviewed for any conflict or disturbance of existing wetlands. Although sewage treatment plants are normally constructed near streams, disturbances caused by earth moving is temporary. Permits from the Bureau of Drains and Waterways have been obtained in the past for this type of construction and will be obtained in the future if the construction of the sewage disposal alternative impacts wetlands in any way. The same applies to construction associated with new development. The selected sewage disposal alternatives are consistent with Chapter 105 for wetland protection.

J. Pennsylvania Natural Diversity Inventory (PNDI):

A PNDI search for individual projects will be conducted during the design phases for the projects. Furthermore, the majority of pipe installations would be in paved roadways and maintained lawn areas.

The selected sewage disposal alternative will be consistent with Pennsylvania National Diversity Inventory.

K. Pennsylvania Historic Preservation Act:

The Pennsylvania Historical Preservation Act of 1978 requires that Commonwealth agencies and political subdivision (municipalities) cooperate fully with the Pennsylvania Historical and Museum Commission in the presentation, protection, and investigation of archaeological resources. The areas where sanitary sewer extensions are proposed will be addressed individually. The selected sewage disposal alternative will be consistent with the Pennsylvania Historic Preservation Act.

SECTION 8.0 - INSTITUTIONAL EVALUATION

8.1 Institutional Responsibility And Authority

One of the integral steps of a wastewater facilities planning study is the duty of the responsible entities to ensure an orderly and economical implementation of the plan. This includes, but is not limited to, setting the groundwork for ownership, operations, implementation, and maintenance of the proposed wastewater facilities.

The Bucks County Water & Sewer Authority is able to control and administer the design, construction and operation of the wastewater facilities recommended in this plan update. An agreement between the Township and Authority would be required to work out such details and terms of payment. The Bucks County Water & Sewer Authority is responsible for the daily operation and maintenance of the existing Harvey Avenue WWTP, Green Street WWTP, and Kings Plaza WWTP. The Chalfont-New Britain Township Joint Sewer Authority is responsible for the daily operation and maintenance of the existing CNBTJSA Treatment Plant.

The Bucks County Water & Sewer Authority has been an acting Authority under the “Municipality Authority’s Act of 1945” since 1962. The Authority has the power to finance projects, negotiate agreements, set rates, administer operational and maintenance programs and has proven its ability to manage Authority operations efficiently.

Doylestown Township will control and administer the OLDS Septage Management program. The Township has proven its ability to manage and administer this program, as confirmed by its ability to manage, and operate the sanitary sewer system and the Kings Plaza Treatment Plant prior to the sale of the system to Bucks County Water & Sewer Authority in 1992.

ATTACHMENTS

FIGURES

FIGURE 3-1

DOYLESTOWN TOWNSHIP SOILS MAP

DOYLESTOWN TOWNSHIP ACT 537

SOILS

DOYLESTOWN TOWNSHIP, PENNSYLVANIA

Carroll Engineering Corporation



Phone: (215)-343-5700 | Website: www.carrollengineering.com

Project Number: 19-2150.99

September 29, 2021

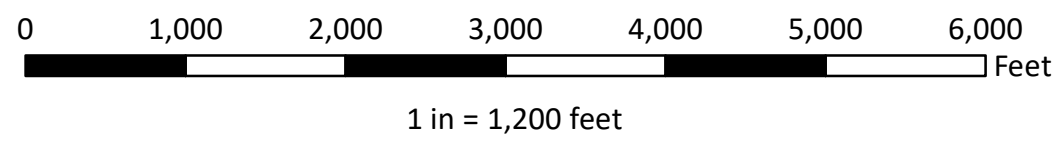


FIGURE 3-1

Legend

- Township Boundary
- Parcels
- Roads
- Soil Boundaries With Type Label

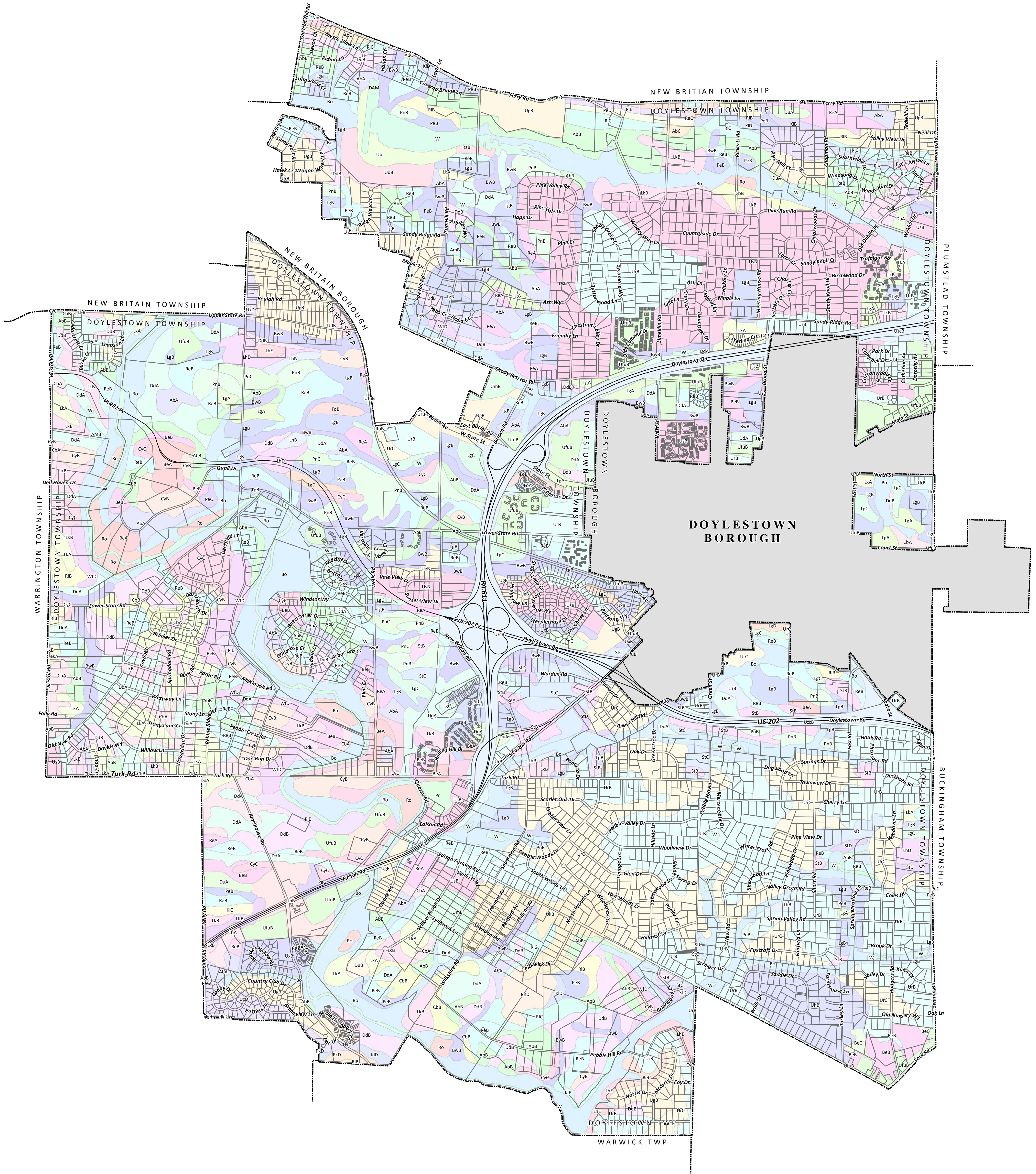
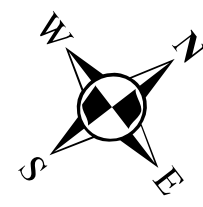


FIGURE 4-1

DOYLESTOWN TOWNSHIP EXISTING WASTEWATER FACILITIES

DOYLESTOWN TOWNSHIP ACT 537 PLAN EXISTING FACILITIES

DOYLESTOWN TOWNSHIP, PENNSYLVANIA

Carroll Engineering Corporation



Phone: (215)-343-5700 | Website: www.carrolleengineering.com

Project Number: 19-2150.99

September 29, 2021

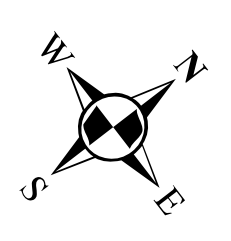
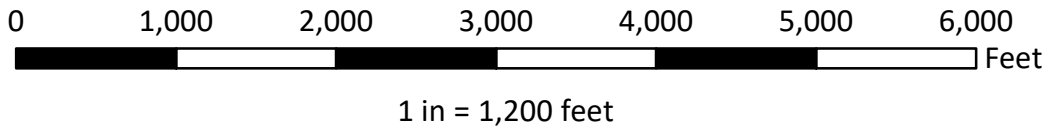


FIGURE 4-1

Legend

- Township Boundary
- Parcels
- Sewer Service Area Boundary
- Pump Stations
- Treatment Plants
- Sanitary Manholes
- Gravity Main
- Force Main
- Low Pressure Main

Notes: Pump station, force main, and sewers for Pebble Ridge Development to be completed August 2021

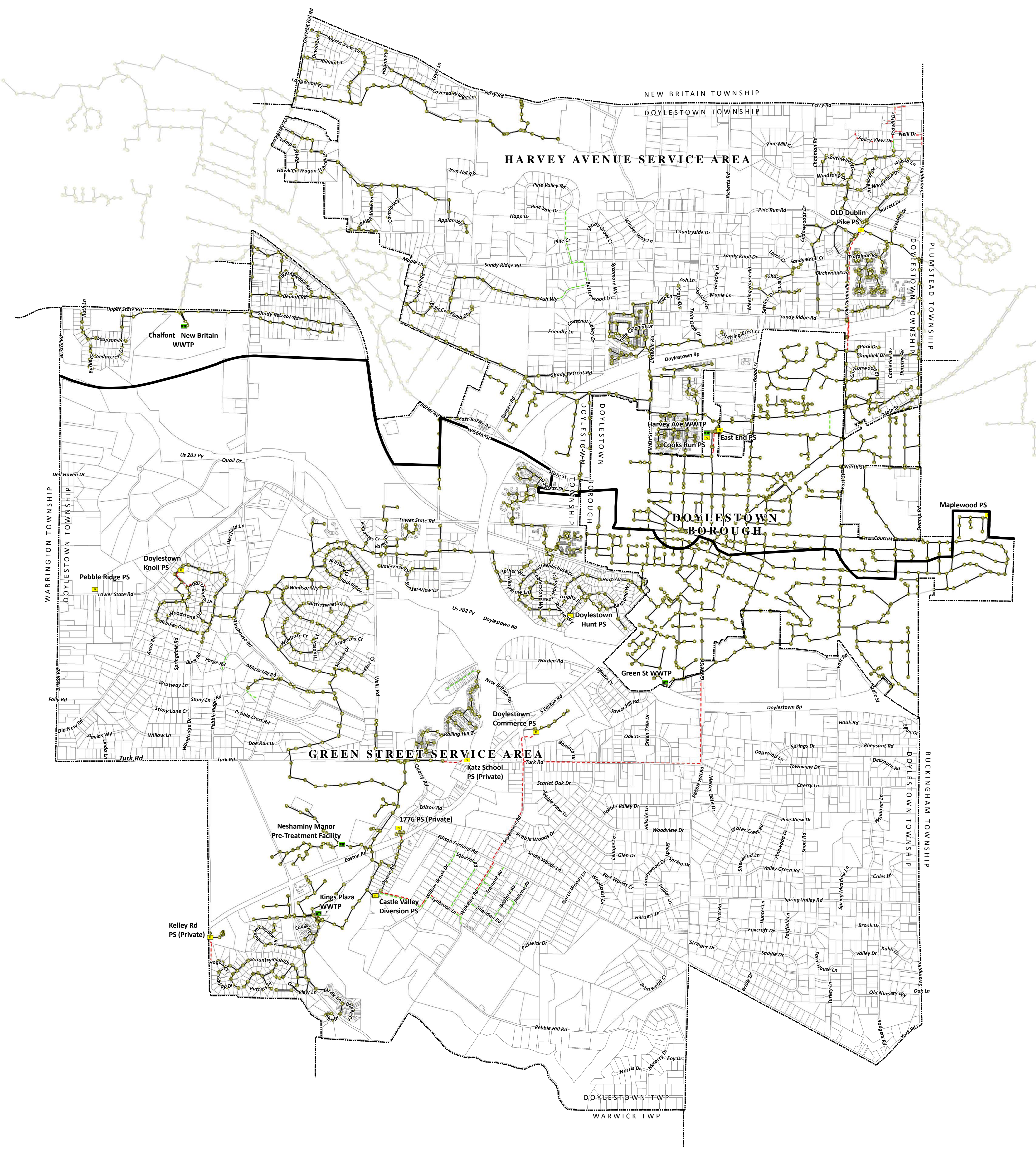


FIGURE 5-1

WASTEWATER FACILITIES ZONING DISTRICTS MAP

DOYLESTOWN TOWNSHIP ACT 537 ZONING DISTRICTS

DOYLESTOWN TOWNSHIP, PENNSYLVANIA

Carroll Engineering
Corporation



Phone: (215)-343-5700 | Website: www.carrolleengineering.com

Project Number: 19-2150.99

October 27, 2021

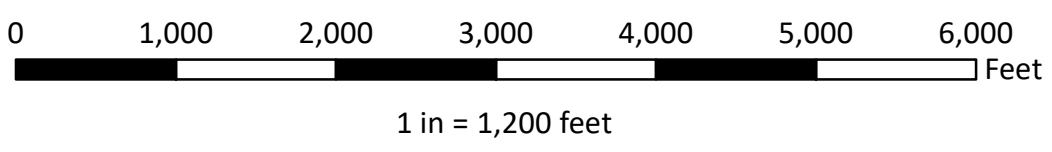


FIGURE 5-1

Legend

- Township Boundary
- Municipal Overlay District
- Parcels

Zoning

- C1** Commercial District
- C2** Commercial District

- C3** Commercial District
- C4** Commercial District
- CR** Commercial District
- I** Institutional District
- I2** Institutional District
- LI** Limited Industrial District
- Q** Quarry

- R1** Residential District
- R1-A** Residential District
- R2** Residential District
- R2-A** Residential District
- R2-B** Residential District
- R4** Residential District
- VC** Village Center

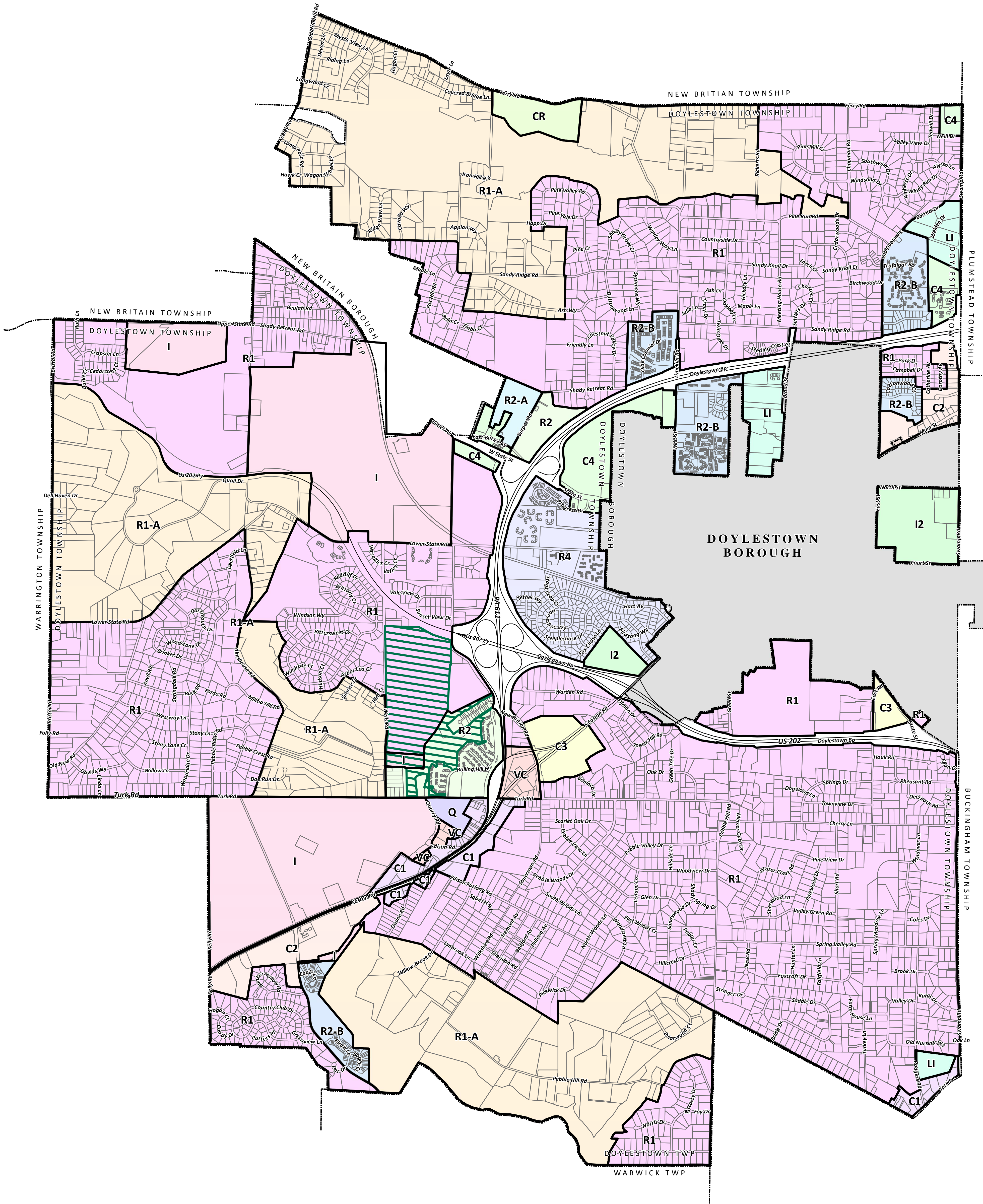


FIGURE 5-2

DOYLESTOWN PROPOSED SERVICE AREA

DOYLESTOWN TOWNSHIP ACT 537 PLAN PROPOSED SERVICE AREA

DOYLESTOWN TOWNSHIP, PENNSYLVANIA

Carroll Engineering Corporation



Phone: (215)-343-5700 | Website: www.carrolleengineering.com

Project Number: 19-2150.99

Date: 9/7/2023 (updated 2/6/24)

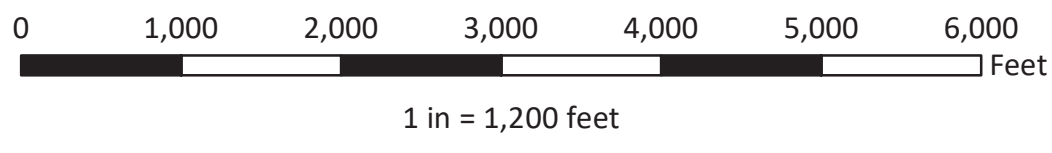


FIGURE 5-2

Legend

- Township Boundary
- Parcels
- BCWSA Serviced Parcels
- Service Areas
- Drainage Areas
- Doylestown Borough

EDU Projections

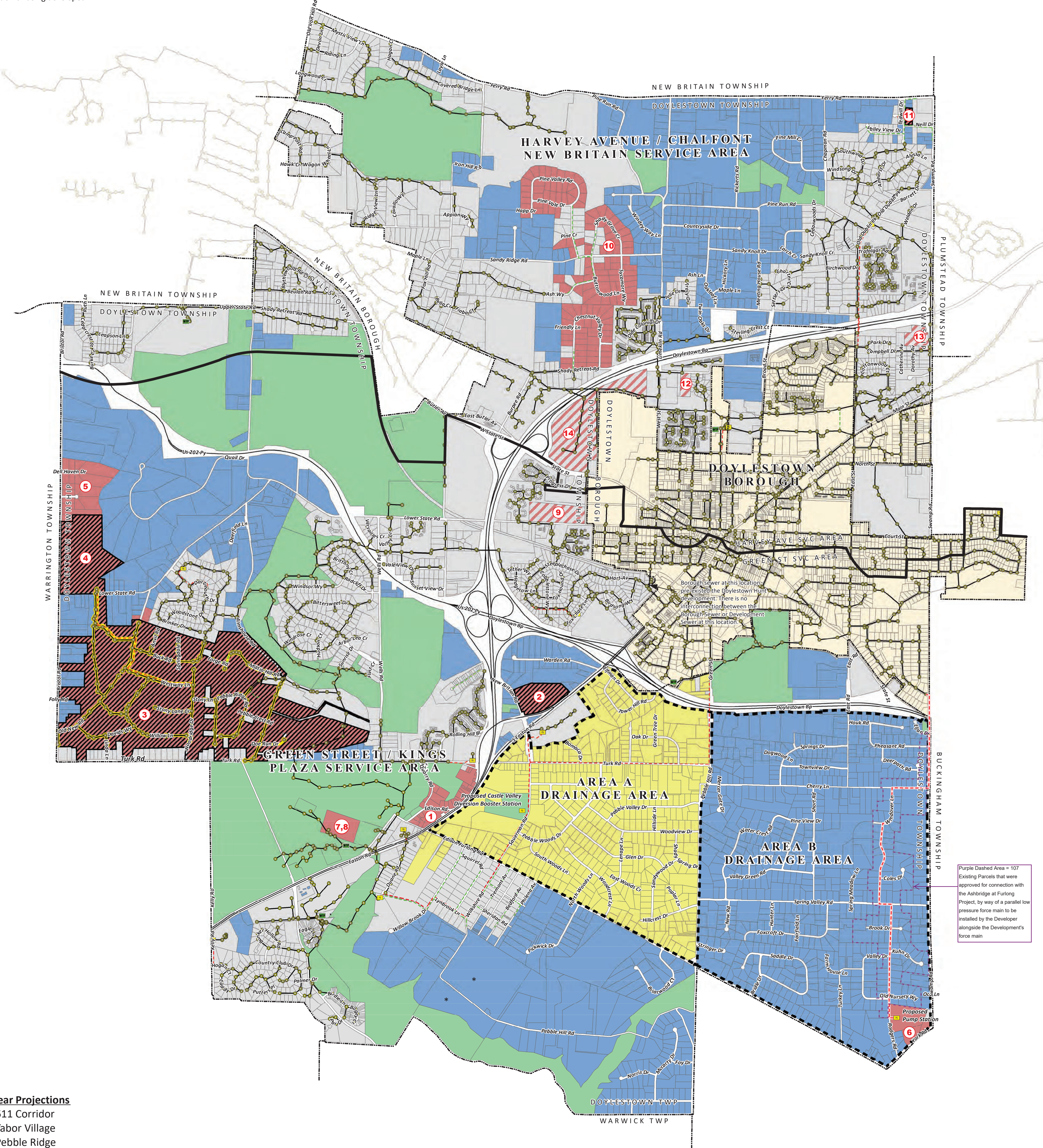
- 5 Year
- 5 Year With Public Sewer (Not Yet Connected)
- 10 Year
- Ultimate
- Additional Future EDUs (See Note 2)
- Open Space/Institutional/Utility

- Pump Stations
- Treatment Plants
- Sanitary Manholes
- Gravity Main
- Force Main
- Proposed Force Main
- Low Pressure Main
- Proposed Manholes (Under Construction)
- Proposed Gravity Main (Under Construction)
- Proposed Low Pressure Main (Under Construction)

Note 1 - Area A and Area B are also known as the Sewer Board's study areas which were designated as Phase II and Phase III, respectively.

Note 2 - New 5-year EDU projections in areas already sewered by public sewer

Note 3 - Parcels marked with "*" have no known intention of being developed.



5 Year Projections

1. 611 Corridor
2. Tabor Village
3. Pebble Ridge
4. Doylestown Walk
5. Neshaminy Dell Haven
6. Ashbridge at Furlong
7. Womens Correctional Facility
8. Mental Health Facility
9. CB YMCA
10. Pine Valley / Chestnut Valley
11. Tedwill
12. Shady Retreat
13. Thompson Toyota
14. Doylestown Hospital

Purple Dashed Area = 107 Existing Parcels that were approved for connection with the Ashbridge at Furlong Project, by way of a parallel low pressure force main to be installed by the Developer alongside the Development's force main

FIGURE 5-3

611 CORRIDOR SANITARY SEWER

611 CORRIDOR PROPOSED SEWER

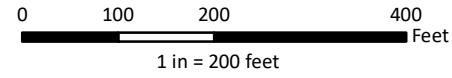
DOYLESTOWN TOWNSHIP, PENNSYLVANIA

Carroll Engineering Corporation



Phone: (215)-343-5700 | Website: www.carrollengineering.com

Project Number: 192199 | Date: June 02, 2022



**FIGURE
5-3**

Legend

Existing Sanitary Sewer

- Pump Stations
- Sanitary Manholes
- Gravity Main
- Force Main

Proposed Low Pressure Main (In)

- 1.5
- 2
- 2.5
- 3
- 4

- Parcels
- Neshaminy Creek
- Proposed 5 Year Connections

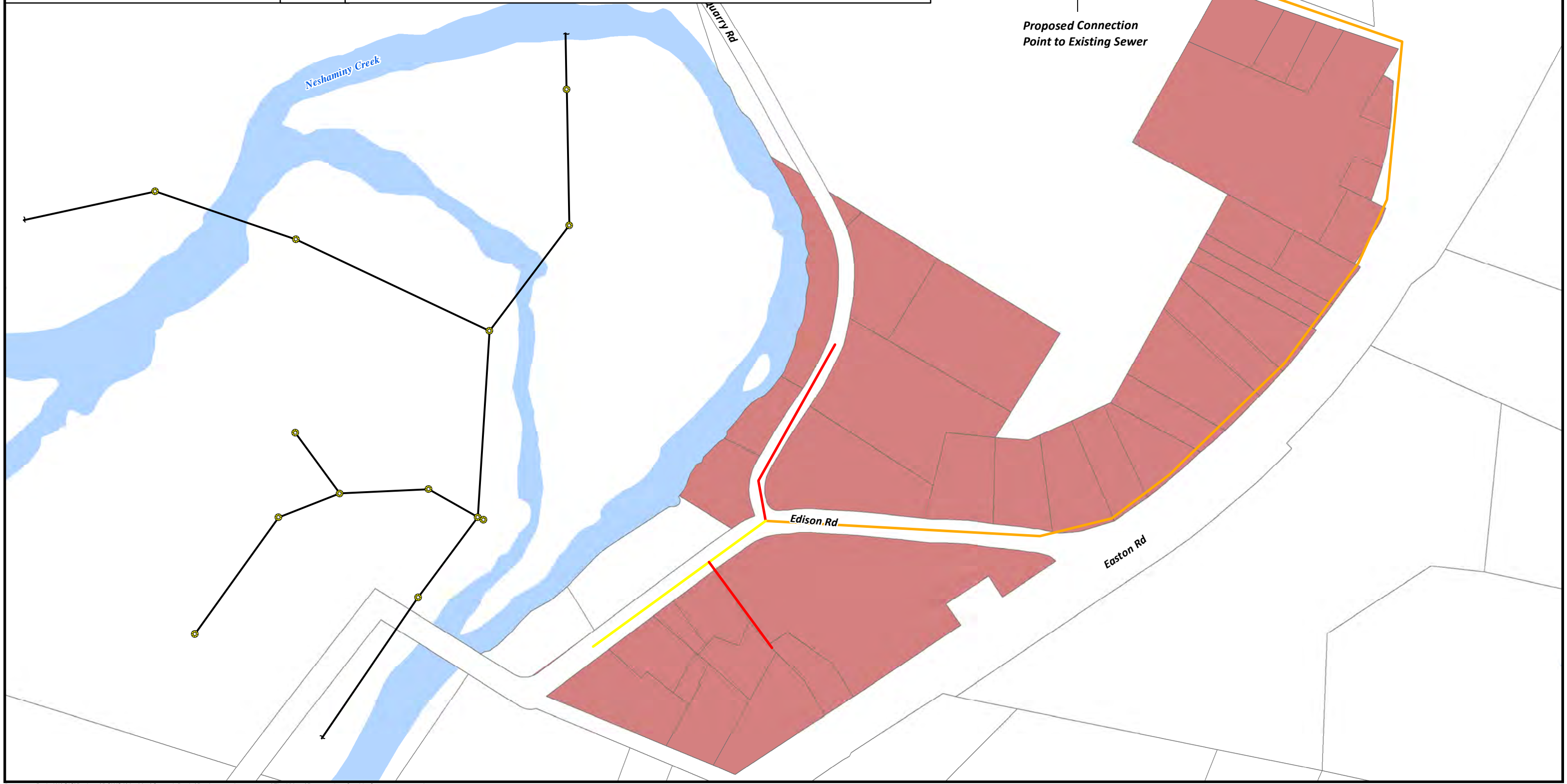


FIGURE 5-4

PINE VALLEY / CHESTNUT VALLEY AREA SANITARY SEWER

PINE VALLEY / CHESTNUT VALLEY PROPOSED SEWER

DOYLESTOWN TOWNSHIP, PENNSYLVANIA

Carroll Engineering Corporation



Phone: (215)-343-5700 | Website: www.carrollengineering.com

Project Number: 191299

June 02, 2022

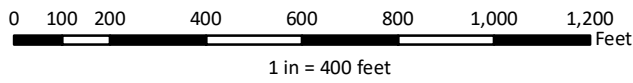


FIGURE 5-4

Legend

Existing Sanitary Sewer

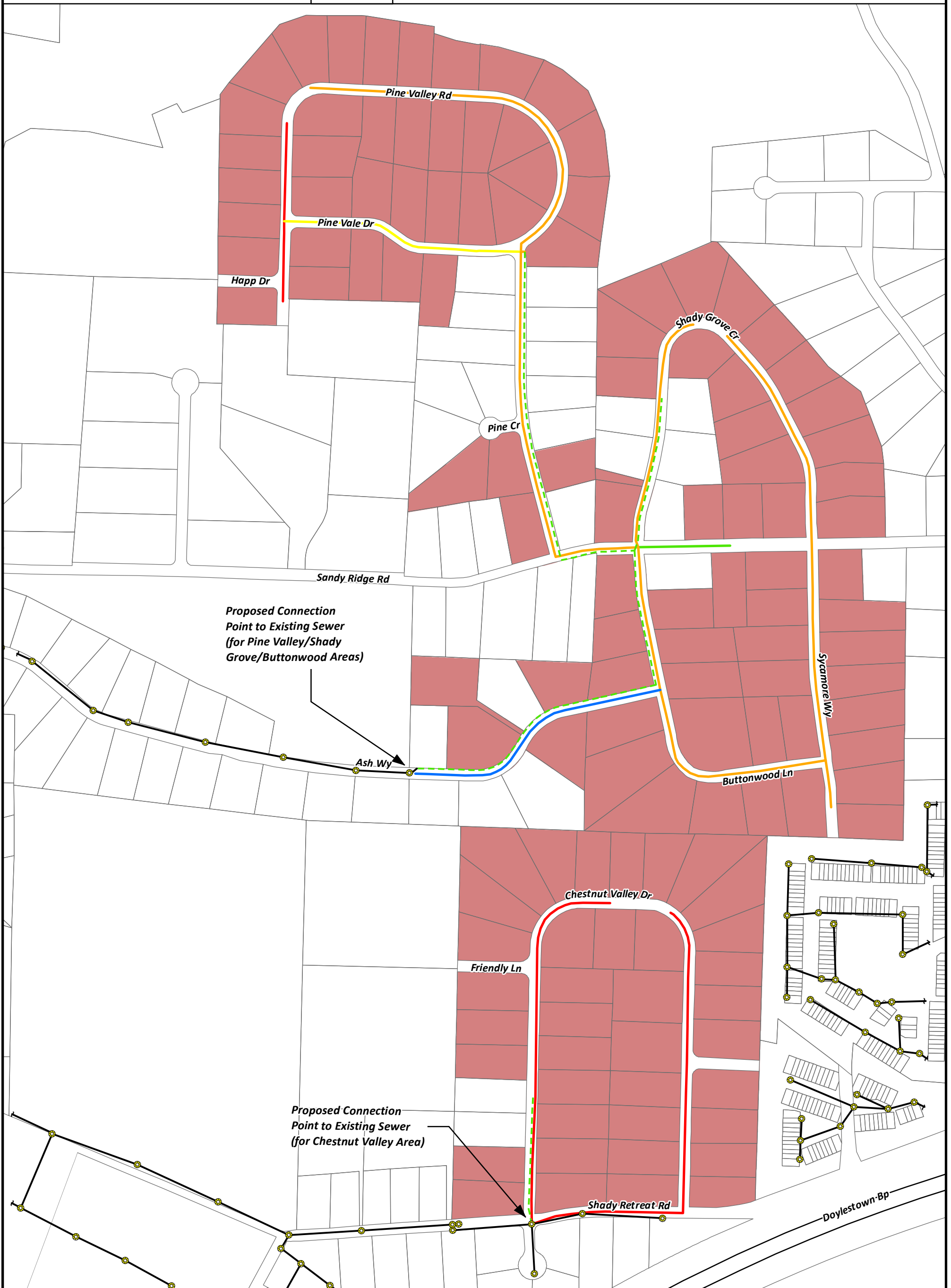
- Sanitary Manholes
- Gravity Main
- Force Main
- Low Pressure Main

Proposed Low Pressure Main (In)

- 1.5
- 2
- 2.5
- 3
- 4

Parcels

Proposed 5 Year Connections



APPENDIX A

Pennsylvania Department of Environmental Protection (PADEP) - Approval Letters

**TO BE INSERTED WHEN
AVAILABLE**

APPENDIX B

Proof of Submission to Bucks County Health Department for review,
Review Comments, Comment Responses



COUNTY OF BUCKS

DEPARTMENT OF HEALTH

Neshaminy Manor Center, 1282 Almshouse Road, Doylestown, PA 18901 - 215-345-3318
FIELD OFFICES

Bucks County Government Services Center, 7321 New Falls Road, Levittown, PA 19055 – 267-580-3510

Bucks County Government Services Center, 261 California Road, Suite #2, Quakertown, PA 18951 – 215-529-7000

County Commissioners

ROBERT J. HARVIE JR., Chair

DIANE M. ELLIS MARSEGLIA, LCSW, Vice-Chair

GENE DIGIROLAMO, Commissioner

RECEIVED

OCT 11 2023

Director

DAVID C. DAMSKER, M.D., M.P.H.

DOYLESTOWN TOWNSHIP

October 5, 2023

Stephanie Mason, Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901

RE: Act 537 Plan Update
Doylestown Township, Bucks County

Dear Ms. Mason:

Please be advised that this Department has received the proposed Act 537 Sewage Facilities Plan Update for Doylestown Township Bucks County. After reviewing the updated Act 537, this Department's comments are as follows:

1. Areas that this Department agrees that needs access to public sewer in the near future:
 - a. 611 Corridor - Lot sizes are small, and several malfunctions have been reported over the years in this area. The only option for many of the property owners is to install a holding tank. Many of these properties are rental units with landlords who cannot further develop the property or increase flows when on holding tanks. Due to existing lot sizes, installing a new on-lot septic system is not an option.
 - b. Phase 2 Study Area (square area that makes up Edison-Furlong Road, Sauerman Road, Turk Road, and Pebble Hill Road) – as older subdivisions, these properties have been further developed with house additions, pools, shed, etc. Along with maintaining a 100-foot isolation distance from a neighboring well, many of the lots do not have the area to install a new on-lot septic system if the existing system should malfunction. One area in particular is Southwoods Lane. Several of the properties have had to replace their existing on-lot septic systems with alternate on-lot septic systems or conduct a 4-year fill site due to poorly drained soils.
 - c. Chestnut Valley - Due to marginal soils and use of on-lot wells, delineating an on-lot septic system to replace the original septic system can be challenging. Alternate on-lot septic systems may be an option.
2. Ashbridge at Furlong is in the planning phase. In the project narrative of the Sewage Facilities Planning Module Component 3J (1-09919-343-3J) for this project it is noted that the Developer is proposing to install a separate parallel force main along the proposed wastewater conveyance route for the Ashbridge at Furlong development to the connection to existing public sewer so existing homes utilizing on-lot septic systems can connect to

public sewer. There are approximately 70 lots located between the development site and existing public sewer connection location. These 70 existing lots would be anticipated to generate 17,500 gpd of wastewater. The actual connection of these lots to the parallel force main and any additional sewage facilities planning or permitting required will be the responsibility of the individual property owners and Doylestown Township. Will Doylestown Township consider this area as an area with access to public sewers in the updated Act 537?

3. Section 4.3 "On-Lot Disposal Systems A. Individual Systems 2nd paragraph seems to be using terminology consistent to the late 1990s. Newer terminology like sub-surface OLDS and Alternate OLDS could be used.

If you have any questions or comments, feel free to contact me at (215)345-3848.

Sincerely,



Amanda Daniels

Response to County of Bucks Department of Health letter dated October 5, 2023

(Numbered in accordance with their letter)

- 1.a. Acknowledged, no changes to the Plan are necessary.
- 1.b. Acknowledged, no changes to the Plan are necessary.
- 1.c. Acknowledged, no changes to the Plan are necessary.
2. The properties adjacent to the parallel force main to be installed by the Ashbridge at Furlong development project will be allowed to request connection to that force main. However, connection to this force main will not be an obligation. Therefore, it is not proposed to change the designation of this area at this time.
3. The suggested changes will be made to the terminology of Section 4.3.

APPENDIX C

Proof of Submission to Bucks County Planning Commission for review,
Review Comments, Comment Responses



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Edward J. Tokmajian, *Chairman*
James E. Miller Jr., *Vice Chairman*
James J. Keenan, *Secretary*

Richard Donovan
Thomas J. Jennings, Esq.
Ann Marie Mitchell
David R. Nyman
Judith J. Reiss
Tom Tosti

Evan J. Stone
Executive Director

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Bucks County Planning Commission

Date: November 1, 2023

Subject: BCPC #9-23-WS1
Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Doylestown Township Board of Supervisors
Date Received: September 26, 2023
Hearing Date: Not indicated

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on November 1, 2023.

GENERAL INFORMATION

Proposed Action: Update the Doylestown Township's Act 537 Plan to address the present and future wastewater facilities needs of the township.

The *Act 537 Facilities Plan for Doylestown Township, Bucks County, Pennsylvania* provides short- and long-term recommendations to address the sewage disposal concerns in Doylestown Township. The update also provides a summary of population growth, anticipated development, previous sewage planning, sewage disposal alternatives, accompanying maps, and an analysis of the existing wastewater facilities in the township.

The update provides the following short-term recommendations:

- Within five years, provide low-pressure sewer collection facilities for the Chestnut Valley Drive area and extend and expand existing low-pressure sewer facilities in Pine Valley Road/Shady Grove Circle/Buttonwood Lane areas, which are all tributary to the Harvey Avenue Wastewater Treatment Plant (WWTP)
- Within five years, provide for sewer connections in areas already served by public sewer, including Tedwill, Burke Tract, Doylestown Hospital and Thompson Toyota, all of which are tributary to the Harvey Avenue WWTP



- Within five years, provide low-pressure and gravity sewer collection facilities for the Route 611 Corridor, Tabor Village, Neshaminy Dell Haven, and the Ashbridge at Furlong areas tributary to the Kings Plaza/Green Street Service Area

The update provides the following long-term recommendations:

- Within 10 years, provide either low-pressure sewers, gravity sewers, or a combination thereof for sewer collection and conveyance for the Area A Drainage Area, and the Edison-Furlong Road parcels tributary to the Kings Plaza/Green Street Service Area
- Beyond 10 years, provide either low-pressure sewers, gravity sewers, or a combination thereof for sewer collection and conveyance facilities for the remaining areas of the township tributary to the Harvey Avenue WWTP currently served by on-lot disposal systems (OLDS)
- Beyond 10 years, provide either low-pressure sewers, gravity sewers, or a combination thereof for sewer collection and conveyance facilities for the Area B Service Area and remaining areas of the township tributary to the Kings Plaza/Green Street Service Area currently served by an OLDS

COMMENT

We commend the township officials for undertaking this update of the township's official sewage facilities plan. The plan is comprehensive, well-prepared, and contains informative maps. It explains past Act 537 planning and describes the township's sewage facility planning issues in a clear and concise presentation.

We note that common and interconnecting sewage disposal infrastructure are shared between Doylestown Township and Doylestown Borough. We recommend that township officials coordinate sewage planning efforts to anticipate the needs of the entire system and make sound and cost-effective infrastructure decisions.

Once the plan is approved by the Pennsylvania Department of Environmental Protection, we request that the township send a final copy of the Act 537 plan to the Bucks County Planning Commission in accordance with Section 306.(b) of the Pennsylvania Municipalities Planning Code.

LR:emh
23-0313

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Jeffrey P. Garton, Esq., Begley, Carlin, and Mandio, LLP, Township Solicitor (via email)
Stephanie Mason, Township Manager (via email)
John Butler, Chief Operating Officer, Bucks County Water and Sewer Authority (via email)
Steve Hartman, Project Manager, Carroll Engineering Corp. (via email)
John Davis, Doylestown Borough Manager (via email)
Act 537 file (via email)

Response to Bucks County Planning Commission letter dated November 1, 2023

Comment: We note that common and interconnecting sewage disposal infrastructure are shared between Doylestown Township and Doylestown Borough. We recommend that township officials coordinate sewage planning efforts to anticipate the needs of the entire system and make sound and cost-effective infrastructure decisions.

Response: This coordination has occurred, as BCWSA owns both the sewer serving the Township and the Borough.

APPENDIX D

Proof of Submission to Doylestown Township Planning Commission for review,
Review Comments, Comment Responses



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF CLEAN WATER

DEP Code #: _____

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Doylestown Township 537 Plan Update

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 9/19/2023

2. Date review completed by agency 10/23/2023

SECTION C. AGENCY REVIEW (See Section C of instructions)

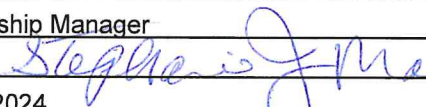
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes No

- 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____
- 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies _____

17. Name, title and signature of planning agency staff member completing this section:

Name: Stephanie J. Mason
 Title: Township Manager
 Signature: 
 Date: 1/19/2024
 Name of Municipal Planning Agency: Doylestown Township Planning Commission
 Address 425 Wells Road, Doylestown, PA 18901
 Telephone Number: 215-348-9915

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, October 23, 2023 at 7 PM

Community Meeting Room, 425 Wells Road

Meeting Minutes

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 pm on Monday, October 23, 2023. Members of the Doylestown Township Planning Commission in attendance included Tom Kelso, Chairman; Judy Hendrixson, Vice Chairman; members Jill Macauley and Robert Repko. Others in attendance included Stephanie Mason, Township Manager; Judy Stern Goldstein, Gilmore & Associates, and Jennifer Herring, Board of Supervisors Liaison.

Not present at the meeting was member Michael Kracht.

The meeting officially began at **7:02 pm**.

Public Comment

N/A

Review of Minutes

On motion of Ms. Hendrixson and seconded by Ms. Macauley, the August 28, 2023 minutes were unanimously approved as prepared.

Old Business

N/A

New Business

Doylestown Township ACT 537 Plan – Update

Steve Hartman, the engineer for Bucks County Water & Sewer Authority provided an overview of the plan update, identifying areas of the Township that would most benefit from sewers.

Mr. Kelso noted that the Planning Commission should support the plan and the need for sewage facilities to improve the area. He added that some areas listed as ultimate service areas should be identified as areas subject to future analysis.

Mr. Hartman agreed that they could make a fourth category to call these areas out as “no intention” unless something changes in the future.

Ms. Macauley asked how the three areas of need were selected.

Ms. Mason responded that these are the areas where the DEP has directed the Township, due to failing systems on individual lots, some of which have already pulled sewer lines up to that area. The area has been identified as needing a global approach. The goal of the Township would be to treat this area similarly to the Pebble Ridge/Wood Ridge area, aiming to keep costs down as much as possible.

Mr. Kelso made a motion that the Planning Commission recommend support of the plan to the Board of Supervisors, identifying the Route 611 corridor as a priority, and that areas identified as “ultimate” be changed to future consideration if the need is present. Ms. Hendrixson seconded the motion. Motion passed 4-0.

Doylestown Township Proposed Ordinance Amendments Related to Limited Industrial (LI) District

Kelly McGowan, counsel for the applicant, provided an overview of the text amendment, which would add an affordable housing use to the LI District, and additionally a sub-use for senior affordable apartments.

There was a discussion of the terminology used and the redundancy of “affordability.” In addition, there was a discussion of the difference between the proposed use and sub-use.

Ms. McGowan noted that the dimensional requirements apply to the development itself, and then you can add sub-uses as part of that development. She clarified that the B16 use refers to the development, whereas B16a is the senior affordable sub-use.

There was then a discussion regarding access in regard to access from the back as opposed to the front.

Mr. Kelso brought up the issue of a buffer not being required between the development and the neighboring sewage treatment plant.

Ms. McGowan noted that this an amendment to the zoning ordinance and does not address the requirements of Subdivision and Land Development.

Mr. Kelso then asked about the deed restriction for the development.

Ms. McGowan responded that it is a simple 30-year covenant that runs with the property, maintaining them as affordable units.

There was a discussion of the term “walkability” in the ordinance and how it refers to a concept that can be left to interpretation. This term needs to be defined.

Mr. Kelso suggested considering an overlay district rather than a blanket ordinance change to the LI district.

Andrew Griffin, Solicitor for Doylestown Borough, requested that the Planning Commission table their recommendation in order to allow the Borough time to review the text amendment and revised plans, and coordinate with the Township to see if this use is feasible for the property in question. He added that the Borough parcel would be the sole means of ingress and egress for the development. He further noted that it appears the basis for the text amendment is to facilitate this project.

John Davis, Doylestown Borough Manager asked to reorient this process to where the Borough can meaningfully participate. He suggested that after going to the Board of Supervisors, it returns to the Planning Commission.

Phil Ehlinger, Deputy Borough Manager noted working with this developer in the past and the great work that they do, but questioned whether this is the right property for this type of development. There

is currently a demand for LI. He also questioned the lack of buffer, and the 30-year deed restriction, adding that it is not a very long time.

Jason Duckworth from Arcadia Land Co., the developer, noted the numerous appearances before both the Township and Borough, and the wish for input from all parties. He added that the Borough used a zoning ordinance to facilitate the project across the street, adding that this side of the Broad Street corridor is almost entirely residential, with market value homes. This project would offer the only affordable or low-income option in the area. He further noted that all adjoining property owners are in favor of this proposal.

Ms. Mason noted that this will go to the Board of Supervisors in November, and they will have to open the hearing regardless. Whether they choose to approve or table it is up to them.

Ms. Hendrixson added that they could suggest to the Board that they consider a little more time for a meeting between the Township and Borough.

Mr. Kelso made a motion to recommend to the Board of Supervisors that the Planning Commission supports the Township's efforts to introduce affordable housing, but that the Planning Commission has concerns about the ordinance in its current form relating to the future after the 30 year limit is up, the lack of buffering adjoining LI and other nonresidential uses, the maximum density of 30 units per acre, and allowing streets to abut side and rear property lines and go through proposed lots. Furthermore, the definitional aspects of the ordinance need to be further addressed, and it is recommended that the ordinance be reconsidered as to its application throughout the LI districts. Ms. Hendrixson seconded the motion. Motion passed 3-1 with Mr. Repko voting nay.

Ms. Hendrixson questioned Mr. Repko's vote on the ordinance. He indicated that outside of the 30-year time limitation he supports the other aspects of the proposed ordinance.

Adjournment

With no other business, the meeting adjourned at 8:42 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement

Response to Township Planning Commission comments from meeting held on October 23, 2023

Per Mr. Kelso's suggestion, certain larger parcels in the "Ultimate" planning designation have been footnoted on Figure 5-2 as having no known intent to be developed.

APPENDIX E

Proof of Public Notice, Public Comments, Comment Responses

**PUBLIC NOTICE
DOYLESTOWN TOWNSHIP, BUCKS COUNTY**

REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN

ACT 537 SEWAGE FACILITIES PLAN Section 5 of Act 537 of January 24, 1966, P.L. 1535, known as the “Pennsylvania Sewage Facilities Act”, as amended, and Chapter 71.31 of Title 25 of the Pennsylvania Code of the Pennsylvania Department of Environmental Protection Rules and Regulations, requires that this Public Notice be published as a service to the public.

Notice is hereby given that the Board of Supervisors of Doylestown Township (Township), Bucks County, has prepared this Update to its Act 537 Sewage Facilities Plan (Act 537 Plan) for the Township with the stated purpose of providing sewage disposal needs for failing on-site disposal systems, protecting public health, preventing sewage disposal problems, protecting groundwater and surface waters of the Commonwealth, and providing sewage collection and disposal needs for future growth throughout the Township.

This Act 537 Plan Update addresses the management of sewage facilities in the Township including plans to maintain on-lot systems, to identify, and repair or replace malfunctioning systems through the use of a Sewage Management Plan. Additionally, the extension of public sewer facilities to (planned as separate projects in the following order) the 611 Corridor area, the Pine Valley Road/Shady Grove Road/Buttonwood Lane area, the Chestnut Valley Drive area, and the Dell Haven area of the Township are proposed at a cost of approximately \$8,776,600 (see Table 6-8 for individual project costs). This includes connections to the Tedwill area sewer system for which public sewer is already installed. This Update also covers areas of Doylestown Township which are already served by public sanitary sewer.

A copy of the “Act 537 Sewage Facilities Plan Update” is available for review at the offices of Doylestown Township, 425 Wells Road, Doylestown PA 18901, between the hours of ____ A.M. to ____P.M. Written comments will be accepted by Doylestown Township for a thirty (30) day period between _____ and _____.

DOYLESTOWN TOWNSHIP

Stephanie J. Mason, Township Manager

From: [Stephanie Mason](#)
To: [Steven Hartman](#)
Cc: [John Butler](#)
Subject: FW: ACT 537 Advertisement
Date: Friday, January 19, 2024 12:58:31 PM
Attachments: [image001.png](#)

External Sender - From: (Stephanie Mason <sjmason@doylestownpa.org>)
This message came from outside your organization.

[Learn More](#)

See below.

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax - 215-348-8729
sjmason@doylestownpa.org

From: Margaret Trageser <mmtrag@doylestownpa.org>
Sent: Friday, January 19, 2024 12:56 PM
To: Stephanie Mason <sjmason@doylestownpa.org>
Subject: ACT 537 Advertisement

Margaret Trageser
Executive Assistant / Open Records Officer
Doylestown Township
215.348.9915 ext.1014
www.doylestownpa.org



From: Doylestown Leagls <legals@theintell.com>
Sent: Monday, September 25, 2023 9:38 AM
To: Margaret Trageser <mmtrag@doylestownpa.org>
Subject: Thank you for placing your order with us.

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit The Intelligencer's online Classifieds [HERE](#) to place your legal notices in the future.

Job Details

Order Number:
LSOM0023777
Classification:
[Govt Public Notices](#)
Package:
[General Package](#)

Order Cost:
\$373.00

Account Details

Doylestown Township
425 Wells RD STEPHANIE
J. MASON, TWP. MGR.
Doylestown, PA ♦ 18901-
2717
215-348-9915
mmtrag@doylestownpa.org
Doylestown Township

Schedule for ad number LSOM00237770

Wed Sep 27, 2023
The Intelligencer
All Zones

PUBLIC NOTICE
DOYLESTOWN TOWNSHIP, BUCKS COUNTY

REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE
FACILITIES PLAN

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A copy of the "Act 537 Sewage Facilities Plan Update" is available for review at the offices of Doylestown Township, 425 Wells Road, Doylestown PA 18901, between the hours of 8:30 A.M. to 4:30P.M. Written comments will be accepted by Doylestown Township for a thirty (30) day period between September 27, 2023 and October 27, 2023.

DOYLESTOWN TOWNSHIP
Stephanie J. Mason, Township Manager
Publication Dates
L00000000

**Act 537 Sewage Facilities Plan Update
Doylestown Township
Questions from the Public Comment Period with Responses
(prepared 11-10-23, updated 11-28-23)**

NOTE: These responses were discussed at the Township's Public Water & Sewer Advisory Board meeting on November 16, 2023, with those residents that attended, and also made public on the Township's website.

STATEMENTS

1. Multiple residents are considering this an unfair financial and mental burden considering recent tornado damage, COVID and the current economy. Some asked for consideration to delay it beyond the 5-year planned project list.
2. Several requests were made to not force the public portion of the project costs on them, as they have a functioning septic system and it would be a severe hardship to pay for even the public portion let alone the private portion.

QUESTIONS

3. What is requiring the public sewer project in these neighborhoods? Has an evaluation been done that shows poor performance of septic tanks in this area?
 - Areas shown in the 5-year projections were based on the history of issues with on-lot systems as well as the Health Department's classification of marginal soils for portions of these areas. Based on information gathered from the Health Department's records, the following areas had reports with the Health Department since 2005:
 - Pine Valley Road/Pine Vale Drive/Shady Grove Circle/Buttwood Lane/Sycamore Way Areas: 25 properties already connected to public sewer, 2 properties connected to public sewer in 2022 (not yet reflected in the 537 Plan Update), 17 properties with on-lot systems replaced by the same or new type (e.g. sand mound system), 3 properties in the process of replacing the on-lot system, 8 properties with some type of repair to the existing on-lot system (pipe replacement, tank replacement, distribution box replacement, etc.), and 1 property requesting soil testing.
 - Chestnut Valley Drive Area: 2 properties already connected to public sewer, 1 property connected to public sewer in 2022 (not yet reflected in the 537 Plan Update), 7 properties with on-lot systems replaced by the same or new type (e.g. sand mound system), and 5 properties with some type of repair to the existing on-lot system (pipe replacement, tank replacement, distribution box replacement, etc.).
4. Have soil studies been performed in the area? If so, when and what were the results?
 - No soil studies have been performed by the Township in the 5-year project areas. The Health Department has classified these soils as "marginal" in some project areas.
5. Has a stormwater study of runoff in the area been performed? If so, when and what were the results?
 - Yes. "Illicit Discharge Detection & Elimination Program" reports are available on the Township's website from 2009 to 2023. From the main page, click "Information" at the upper right side of the screen, then click "Stormwater Management" on the popup screen, and finally scroll towards the bottom of the screen where "Presentations" are listed.

6. Why is the public sewer project not covered by our taxes?
 - It is not appropriate to utilize taxes paid by the entire Township to bring public sewer only to certain residents. There have been several public sewer projects over the years in the Township and the same procedures followed for those projects must be followed for future projects.
7. If the area has not encountered problems with on-lot systems to date, what are the chances of problems in the future?
 - The project areas all have at least one or two properties that have connected to public sewer by running a low-pressure line down the street to connect to the nearest public sewer. This would indicate there have been some issues with on-lot systems in these areas. PADEP estimates the average lifespan of a septic system at up to 40 years, though proper maintenance may extend that.
8. What cost is a homeowner directly responsible for?
 - The estimated costs of the potential projects to start in the 5-year period are shown on Tables 6-1 through 6-5. They are summarized on Table 6-8. The estimates included in the 537 Plan Update at the time of the public comment period included the grinder pumps in the overall project costs, as if they would be bid and installed as part of the public portion of the project. After further discussions with the Township, this will not be the case. Only the sewer mains (the portion generally to be located in the public right-of-way) will be part of the public project, and the grinder pumps would be installed when/if the individual property owner decides to hire a plumber to connect to the public sewer. Therefore, the cost estimates have been revised (copy attached) to break the grinder pump cost out as a separate private cost. In doing so, this generally decreased the cost estimates by \$4,000 to \$5,000 per EDU. The property owner would be responsible for paying the “public cost per EDU” at the completion of the project, whether or not they decide to connect to the public sewer. The “private cost per EDU”, which is the cost of the grinder pump installation and the tapping fee, would only be due when/if that property owner actually connects to the public sewer.
9. Will loans be available to assist property owners with making payments for the public sewer project? If yes, at what terms?
 - Yes. All possibilities will be investigated at the appropriate time when a project moves forward, but this would most likely be a PENNVEST loan, and the Township would apply for the loan upfront and the loans would be assigned to the individuals at the completion of the project. The terms of the loan would be discussed with the affected property owners when it is decided that a project will move forward, as it would not be appropriate to provide this information now when it could change in the future.
10. Will there be any Federal or State grants available to help defer some of the public costs?
 - The Township will investigate all possible Federal and State grant opportunities that are available at the time of a project. It is not possible to know which grants and what amounts will be available at the time of a project that is multiple years away.
11. Due to the age of the homes and possible issues with internal plumbing, would the actual connection costs to public sewer be higher than shown on the cost estimates?
 - A dwelling’s potential internal plumbing issue(s) is not addressed in the cost estimates, though the existing sewer line exiting a dwelling would only have to be intercepted and redirected to enter the proposed grinder pump system. From there, the grinder pump would convey the wastewater through a small diameter pipe to be installed by the plumber along with the grinder pump, and connect that to the public sewer line to be installed in the public right-of-

way. These costs are included in the grinder pump cost estimate. Costs not included in the grinder pump estimate is the abandonment of the existing on-lot system and any electrical upgrade that might be necessary if a dwelling has an inadequate service.

12. Is there anything to be done to maximize the life span and efficiency of an existing septic system, other than routine maintenance/pumping?
 - See the EPA's "A Homeowner's Guide to Septic Systems" at the following link:
<https://www.doylestownpa.org/media/1908/homeowner-s-guide-to-septic-systems.pdf>
13. Why were individual notices of the projects not sent directly to the affected property owners?
 - The 537 Plan Update is a Township-wide document. Per PA Department of Environmental Protection regulations, the requirement for public notice of a 537 Plan Update is to advertise it in the local newspaper. If and when any of the individual projects move forward, individual property owners will be contacted well in advance and meetings with those affected owners would be scheduled. The Township also had notices for the 537 Plan Update in the Friday News Announcements and on their website.
14. Why is the focus not on PFOS and drinking water quality?
 - This would be a separate issue, and these sewer projects do not detract from water quality standard projects.
15. Is there a due date for the payments that homeowners will have to make?
 - The public portion of the costs would become due at the completion of a project. That said, loans and other methods to defer costs would be explored when and if a particular project is set to move forward.
16. Will there be considerations for those who have new septic systems already?
 - If a particular sewer project moves forward, any parcel within that project area not already connected to public sewer would be responsible for paying their share of the public costs. The advantage to having a newer and functioning on-lot disposal system is that property would not need to pay the private connection costs. When the on-lot system fails in the future, the public sewer connection would be ready for connection, at which time the tapping fee would be required and the property owner would hire a plumber to install a grinder pump system and lateral connection to the public sewer main.
17. Figure 5-4 of the 537 Plan Update does not show the gas line that runs through the neighborhood near Chestnut Valley Drive.
 - This is only a conceptual plan. When an actual design begins for a project, plans will be developed that will show existing underground utilities and how proposed pipelines will avoid and protect existing features.
18. How will the public sewer affect the approximate 12" thick concrete base in Chestnut Valley Drive, which has had a history of deterioration due to the springs underneath the area, until the concrete subbase was installed?
 - This would be investigated when an actual project moves forward. It would be premature to speculate how it would be dealt with at this time, though possibilities to minimize pavement disturbance would certainly be looked into such as directional drilling.

19. Why are a portion of the funds for the public sewer costs not coming from new building/expansion projects that increase the Township's population?
 - See response to Question #6.
20. Can a final summary of the plan be created that would explain all of the nuances of the public sewer projects to the property owners in layperson's terms?
 - Yes, this would be done at the time that a project actually moves forward into a design phase. In addition, at the same time meetings would be held with the affected property owners to have open discussions.
21. If a homeowner has a failing on-lot system in the next few months, but the public sewer project is not proposed to commence for another 1-3 years, what is that property owner to do?
 - The property owner should discuss their options with the maintenance provider of the on-lot system to determine the appropriate course of action.
22. Several expressed concern for newly planted trees following the tornados, and whether they would be negatively impacted by a public sewer project.
 - This would be a topic for when a project moves into a design phase, but generally speaking proposed low pressure sewer mains are installed at minimum cover which minimizes trench width and allows obstructions such as trees to be avoided/protected through the project.
23. How will a public sewer project be sequenced with the repaving of roads, considering Shady Grove Circle and Buttonwood Lane are currently being repaved and Pine Valley Road is scheduled.
 - The Township would evaluate this when a project is set to move forward.
24. Can a meeting be scheduled with affected residents, the Township, the Sewer Authority and engineers to discuss the projects?
 - Yes, once it is known that a particular project is moving forward, these meetings will be scheduled.
25. Could the private connection of the dwellings to the public sewer be included in a bid, for all those that want to be connected at that time, rather than each property owner having to hire their own plumber?
 - This could be considered, though it does bring certain complexities into the project.
26. How soon should public sewers be brought to these neighborhoods to avoid health and safety concerns, and would upgrading existing on-lot systems satisfy these concerns?
 - This would be a determination made by the PADEP or the Health Department.
27. If a household opted out of connecting to the public sewer, would they still be required to pay anything?
 - Yes, they would be required to pay their share in the public costs of the project (not the grinder pump costs nor the tapping fee).
28. Can the residents be updated concerning the public sewer project on a regular basis by email?
 - When it is decided that a certain public sewer project will move forward, these updates can be established.
29. Are our State and Federal representatives aware of the project, and could they assist in any way?
 - State Legislators are aware of the projects. They could assist with applications for grants.

30. How much of an increase in project cost is estimated for each passing year?
- A 5-year escalation factor (11.5%) was applied to the cost estimates in the 537 Plan Update. This is based on using historic inflation values specifically for construction projects. Generally speaking, excluding the past few years when price increases were far from normal, a cost increase of 2.5% per year could be expected.
31. Has a real estate company been consulted to advise the Township regarding the effects of selling a home with the uncertainty of the public sewer projects?
- This has not been done at this time.
32. Who is responsible for the repair of the grinder pump station and lateral located on private property? Is there any guarantee of this for a specified time?
- This would be the responsibility of the property owner. BCWSA would be responsible for the maintenance of the public portion once the project is dedicated, which would be the low pressure mains located in the public right-of-way (generally speaking, in the roads). Any guarantee for the private portion would depend on the plumber that is hired by the property owner to do that installation. The grinder pump itself will typically have a guarantee period.
33. If the homeowner cannot afford the project costs, what are the penalties?
- A lien would be placed on the property. Once the assessment is paid in full, the lien will be removed.
34. Can the project anticipated milestone dates be more specific?
- These dates are intentionally shown in “number of calendar days”, as the times technically would begin when PADEP approves the 537 Plan Update which is unknown at this time. These timeframes are subjective and could be lengthened at the Township’s discretion unless PADEP would require certain projects to move ahead for public health and safety reasons.
35. If grants are not able to cover the overall project costs, shouldn’t a municipal bond be created to pay for them?
- This is not an option. See response regarding the use of taxes to pay for public sewer projects (Question #6).
36. Why was a comprehensive plan not developed by an independent engineering firm?
- Carroll Engineering Corporation prepared the 537 Plan Update on behalf of the Township, with the Bucks County Water & Sewer Authority covering the engineering costs of the Update. The 537 Plan is a Township-wide document, with this Update focusing on existing developments not yet connected to public sewers. The Authority did not make any decisions as to which areas would be shown in the 5-year, 10-year or ultimate categories.
37. Why was Area A not prioritized over some of the others in the 5-year category?
- As this is a very large area, it was thought to be too aggressive from a timing perspective to put this in the 5-year category. However, it is noted in the 537 Plan Update that the planning of this project would likely begin within the 5-year period, with the project completion in the 6 to 10 year period. For this reason, a cost estimate for this project was included in the 537 Plan Update.

38. The Opinion of Probable Costs in the 537 Plan Update, specifically Table 6-3, appears to be a bill of materials and it is not apparent that installation costs are included.
- These cost estimates include the cost of installation, which is factored into the unit prices.
39. What paperwork would need to be filed by property owners including permits, contracts, etc., including fees?
- For installing a grinder pump system, a plumbing permit with the Township would be required. The fee schedule can be found on the Township website, though the fees can change yearly.
40. Is the cost of every home going to be assessed differently?
- If a property is located in the project area and not already connected to public sewer, it would have an equal share in the public construction cost of that project. It would be based on the total public portion of the construction costs divided by the number of properties. The private portion of the costs would only become necessary if the property owner chooses to physically connect to the public sewer and abandon their on-lot system.
41. Why is a low-pressure sewer system that utilizes grinder pumps being proposed rather than a gravity system?
- While a small percentage of dwellings in the project areas may be able to connect to existing sewer with a gravity lateral, the vast majority cannot. There are multiple factors, including the elevation of the nearest existing sanitary sewer compared to the topography of the project area, low points along the route leading to the existing sewer such as streams, and the gravity sewer must maintain a minimal slope so that the pipe is gaining roughly a half of foot of vertical elevation for every 100 feet of horizontal installation. In addition, the low-pressure system requires smaller diameter pipe which allows for narrower trenches and lower installation costs, as well as maintaining a minimum trench depth of 4 feet which is expected to avoid costly rock excavation for the most part.
42. Has there been a town in Pennsylvania that has successfully opposed DEP so that the town's sewer initiative was discontinued? If so, how were they able to postpone it?
- Not to our knowledge. DEP has the authority to enforce connections to public sewer where they deem necessary.
43. If a property is already connected to public sewer but within the limits of a public sewer project listed in the 537 Plan Update, will this property have to share in the public portion of the project costs?
- No, this property would be excluded from the project.

The following questions are specific to the Pine Valley Road area:

44. Are the individual homeowners solely responsible for the total estimated cost of approximately \$50,000, or will the Township be assuming any portion of the cost? If so, how much of the estimated cost is the Township assuming?
- The approximate \$50,000 estimate per parcel included the private costs. With the revised breakdown of the cost estimates, the property owner in this particular project areas would be required to pay \$29,100 for the public costs, and if they connect to the public sewer, pay another \$16,400 for the private costs, for a total of \$45,500 per EDU. Note that all costs are estimated except for the BCWSA tapping fee. Any grants would reduce the public portion of the costs. The Township would not be assuming any costs.

45. Does the approximate \$50,000 cost include connection to the individual household, or is connection an additional cost? If not included in the \$50,000 estimate, what is the estimated additional cost to connect?
- This includes the private portion which is the grinder pump and connection of the house to the public sewer.
46. For residents who remain on septic, would they pay the same amount for installation as the to-be-connected residents?
- No, they would not pay the private portion of the costs until they actually connect to the public sewer.
47. Is the approximate \$50,000 estimated in today's dollars, or is inflation included in the calculations? If in today's dollars, what is the estimated cost (including inflation) for the 5-year plan?
- This includes a 5-year estimated escalation factor in the cost estimates.
48. Will affected households be required to pay a monthly or quarterly sewage bill/fee? If so, what is the average monthly/quarterly/annual bill per household?
- Yes, if the household connects to the public sewer, they would be required to pay a monthly BCWSA sewer usage fee. For 2023, if a property has an on-site well, the usage fee would be a flat rate of \$52.69 per month. This is subject to change on a yearly basis.
49. Is there still a monthly bill, charge, or fee if the household is not connected? If so, how is it assessed (e.g. "frontage," amount of curb, property size, etc.)?
- No. If a property does not connect to the public sewer, they would only be responsible for their share of the public portion of the construction costs.
50. As far as any associated loans, are there annual percentage rates? If so, what is the anticipated and average rate?
- If and when a public sewer project moves forward into a design phase, this information will be provided.
51. Are grants to the Township (to reduce costs to homeowners) anticipated? If so, how much is estimated/anticipated?
- Yes. It is not possible to estimate the amount of potential grants at this time.
52. Will our current taxes cover this (the same as other infrastructure expenses)? If not, why not?
- No. See response to Question #6.
53. Will there be any tax implications? (e.g. effect on any local/property taxes, tax deductions, rebates, etc.)?
- No, not to our knowledge.
54. Are there any other taxes, fees, charges, etc. (initial or recurring) associated with sewer installation, maintenance, repair, and operation, that the individual homeowners will be responsible for?
- The property owner would be responsible for the necessary maintenance, repair and operation of the grinder pump and lateral on an "as needed" basis.

55. What are the average annual maintenance costs, if any?
- This information can be obtained and provided at a later time if and when a project moves forward.
56. Who is responsible for maintaining the sewer and household connections after installation?
- The property owner.
57. Are there any annual or recurring service/inspection requirements? If so, what is the estimated cost?
- If a public sewer project proceeds and a property owner chooses to remain on their on-lot system and not connect to the public sewer, they would continue to be responsible for complying with the septic management program.
58. Will residents with existing septic systems be required to remove their retired (otherwise new and/or operational) systems once connected? If so, how much is the average cost to remove/remediate?
- If they choose to connect to the public sewer, then yes, they would be required to abandon the existing on-lot system properly. See the following link at the DEP website for more information. Costs will vary depending on the timing and the size of the existing system.
<https://www.dep.pa.gov/Business/Land/Tanks/Pages/Storage-Tank-Closure.aspx>
59. If not required to be removed, would this be a liability (either physical or administrative, to include financial) with regard to insurance, or when attempting to sell the property?
- The existing on-lot system would be required to be closed in place or removed if a property connects to the public sewer.
60. Does having access to the sewer (without being connected) increase home/property value? If so, how much of an increase (%) is estimated?
- This cannot be estimated at this time.
61. Does being connected to a sewer increase home/property value? If so, how much of an increase (%) is estimated?
- Generally speaking, yes. The increased property value cannot be estimated at this time.
62. If selling the home prior to installation, will homeowners be required to disclose to the purchaser(s) that they will be responsible for the estimated amount at a future date?
- Yes, if there is a Township ordinance identifying specific parcels as part of a public sewer project at the time.
63. Will other utilities, such as public water, buried electric, etc. be installed at the same time? If so, is there any additional cost for those utilities, either installation, maintenance, or recurring billing? If billing is recurring, would residents still be charged a bill/fee if they remain on a well, instead of using public water?
- This is not planned at this time.
64. What is the consequence for residents unable/unwilling to pay? Is there a regulation that covers this? If so, could you please provide the reference?
- See response to Question #33.

LIST OF WRITTEN PUBLIC COMMENTS RECEIVED

1. Letter from Carl Vozniak, see pages 1 through 2 attached, letter dated 10/20/2023.
2. Email From Jonna Eiser, see pages 3 through 6 attached, email dated 10/7/2023.
3. Email from Carl Vozniak, see pages 7 through 9 attached, email dated 10/12/2023, responded to on 10/13/2023.
4. Email from Scott Gugger, see pages 10 through 12 attached, email dated 10/11/2023, responded to on 10/11/2023.
5. Email from Marty Schor, see pages 13 through 14 attached, email dated 10/18/2023, responded to on 10/19/2023.
6. Email from Beth Hartwick, see pages 15 through 16 attached, email dated 10/25/2023, responded to on 10/25/2023.
7. Email from Don (last name not given), see pages 17 through 18 attached, email dated 10/26/2023, responded to on 10/26/2023.
8. Email from Aileen Fortna, see pages 19 through 20 attached, email dated 10/27/2023.
9. Letter from Steve Miekley, see pages 21 through 21 attached, letter dated 10/27/2023.
10. Email from Denis Chiappa, see pages 22 through 23 attached, email dated 10/25/2023, responded to on 10/30/23.
11. Email from Matt Schmidt, see pages 24 through 26 attached, email dated 10/27/2023, responded to on 10/30/23.
12. Email from Michelle and Michael Giegerich, see pages 27 through 28 attached, email dated 10/31/2023. (Both sent same email)
13. Letter from David and Christine Borish, see pages 29 through 30 attached, letter dated 10/27/2023.
14. Letter from Paul Brady, see pages 31 through 32 attached, letter dated 10/22/2023.
15. Letter from Patricia Healion, see pages 33 through 34 attached, letter not dated, received 11/5/23.
16. Letter from Jonna and Jay Eiser, see pages 35 through 36 attached, letter not dated, received on 10/30/23.
17. Letter from David and Heather Jarosz, see pages 37 through 37 attached, letter dated 10/27/2023.
18. Letter from Dennis Kozak, see pages 38 through 39 attached, letter dated 10/26/2023.
19. Letter from Richard and Theresa Lang, see pages 40 through 40 attached, letter dated 10/14/2023.
20. Letter from Eric Miller, see pages 41 through 41 attached, letter dated 10/26/2023.
21. Letter from Jacqueline Murphy, see pages 42 through 42 attached, letter dated 10/10/2023.
22. Letter from Patrick Murphy, see pages 43 through 44 attached, letter dated 10/27/2023.

23. Letter from Michael O'Malley, see pages 45 through 45 attached, letter dated 10/27/2023.
24. Letter from Andrew and Debra Sypawka, see pages 46 through 47 attached, letter dated 10/26/2023, responded to on 10/30/23.
25. Letter from Marc and Nata Schonfeld, see pages 48 through 51 attached, letter dated 10/20/2023.
26. Letter from Mat Wilson, see pages 52 through 55 attached, letter not dated, received on 10/27/2023.
27. Letter from Edward and Diane Ziegman, see pages 56 through 57 attached, letter dated 10/26/2023.
28. Email from Carl Vozniak, see pages 58 through 60 attached, email dated 10/16/2023, responded to on 10/17/2023.
29. Email from Carl Vozniak, see pages 61 through 62 attached, email dated 10/18/2023, responded to on 10/18/2023.
30. Email from Marty Schor, see pages 63 through 65 attached, email dated 10/18/2023 and 10/19/2023, responded to on 10/20/2023.
31. Email from Mark Strasburg, see pages 66 through 69 attached, email dated 10/24/2023, responded to on 10/24/2023.
32. Email from Mark Strasburg, see pages 70 through 71 attached, email dated 10/30/2023, responded to on 10/30/2023.
33. 537 Plan Update review by County of Bucks Department of Health, see pages 72 through 73, letter dated October 5, 2023.
34. 537 Plan Update review by Bucks County Planning Commission, see pages 74 through 75, letter dated November 1, 2023.

10/20/2023

Carl Vozniak

242 Chestnut Valley Dr.

Doylestown PA 18901

215-815-7908

Cvoz@comcast.net

My name is Carl Vozniak I live at the above address

This letter is in response to PUBLIC NOTICE DOYLESTOWN TOWNSHIP, BUCKS COUNTY REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN ACT 537 SEWAGE FACILITIES PLAN Section 5 of Act 537 of January 24, 1966, P.L. 1535, known as the Pennsylvania Sewage Facilities Act

I have both questions and comments. Regarding the above.

1. I'd like to know what necessitates the installation of sewer lines in our neighborhood.
 - a. Has there been a study of the performance and functionality of our septic systems? Has there been an evaluation of the neighborhood regarding this? If so when was the study performed and what were the results.
 - b. Has there been a study of the soil composition of the neighborhood. If so when was this performed and what were the results
 - c. Has there been a stormwater study of the runoff in the neighborhood if so when and what were the results.
 - d. Since this neighborhood is mostly 1 acre (and larger) properties with single family homes, if the collective area has not encountered sewage problems to date what is the probability of collective sewage problems in the future?

2. As an individual homeowner I'd like to know the cost that I am directly responsible for and how I am expected to pay for those cost
 - a. The sewer line in the street: it is my understanding that I will be charged to install the general line in the street whether or not I decide to connect.
 - i. what is my cost associated with installing the sewer line in the street – I understand that an exact cost cannot be given but I (we) should be entitled to a cost and a defined margin for error.
 - ii. Regarding the above how am I expected to pay for this will there be loans available and if so at what terms.
 - iii. I would like to know if there are any federal or state grants that would help in mitigating this cost. Has the township looked into acquiring grants?
 - b. The cost associated with connecting to this line – again I understand that this would be an estimate but at least a cost with a defined error margin

3. These homes are over 50 years old the cost of attachment will be much higher than identified on the report there will be issues that will effect internal plumbing that function well under current conditions but will be adversely effected by installing additional components
 - a. Can anyone give us or supply resources to help us determine the true cost if we decide to connect and would that cost be different if we delay hookup to a later date

4. Septic Maintenance:
 - a. I currently comply with the pumping and testing schedule as required by the township can the township offer other resources/ knowledge/ training to help maximize both the life and efficiency of the existing septic systems – is pumping the only thing we can do?

5. If the public cost is assigned to the individual homeowner I do not understand why a notice was not sent to our individual address – a public announcement in a public newspaper would be applicable if the entire township was involved in paying the cost.

6. Undo Financial burden on me and my family. Both Covid and the tornado in 2020 had negative impact on our budget and income. Unanticipated expenses especially in the tens of thousands impose undo financial burden.

From: [Steven Hartman](#)
To: [Stephanie Mason](#); [John Butler](#)
Subject: RE: 537 Plan
Date: Tuesday, October 10, 2023 8:48:21 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Stephanie,

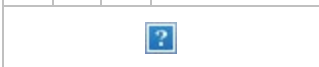
Sorry I could not get to this before you had to respond to the property owner yesterday. I added a few comments highlighted below.

Steven M. Hartman, P.E.



949 Easton Road, Warrington, PA 18976
215-343-5700 x 269 (o)

www.carrollengineering.com



From: Stephanie Mason <sjmason@doylestownpa.org>
Sent: Saturday, October 7, 2023 8:27 AM
To: Steven Hartman <shartman@carrollengineering.com>; John Butler <b.john@bcwsa.net>
Subject: 537 Plan

External Sender - From: ([Stephanie Mason](#)
<sjmason@doylestownpa.org>)

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Steve and John,

Please see below I spoke with Jonna Eiser of Friendly Lane in the Chestnut Valley area. She does a newsletter for the neighborhood and folks are concerned about the 537 Plan. I'm trying to calm them let them know this doesn't happen overnight but that the Township has to complete the planning.

Told them to provide written comments. That prior to submitting to DEP we have to address comments and share them with DEP. we did this with the 3M for PRWR.

Can you please take a look at the below and let me know any additional information I should share with Jonna? Also I sent a separate email to Jonna ask her to wait until Monday before sending her email. She agreed.

Thank you,

Stephanie J.Mason
Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901
Office- 215-348-9915
Fax- 215-348-8729
sjmason@doylestownpa.org

I have gotten the following information together that I will share with my neighbors and a gentleman that gave me his email on Shady Grove. I don't want to give them wrong information, so would really appreciate your input.

Thanks so much for talking to me today. I think that the neighbors will feel so much better knowing more information.

Here is my email to them. I won't send till I hear from you. I hope that I don't have mistakes - I'm tired and will be very upset if I make a grammatical mistake. (Jonna)

First, I purposely didn't do a BCC on your addresses, so that if you reply all, everyone sees the comments.

Secondly, I spoke with the Township Manager, Stephanie Mason about some of the neighborhood concerns, both mine and other peoples'. A summary of our discussion is below.

I heard that someone couldn't read the announcement in the Intelligencer. I am copying it below. You should write your comments and can send them to the township addressed to Stephanie Mason, but I suggest putting Act 537 comments on the envelope. Doylestown Township, Act 537 Comments, 425 Wells Road, Doylestown, PA 18901.

My comments are below the Public Notice.

Link to township 537 plan: <https://www.doylestownpa.org/media/5747/doylestown-twp-537-plan-update-9-6-23.pdf> This document is referenced below.

1. The Act 537 plan has not been updated since around 2000. It is required that the township update the plan, not only for the township, but for the Department of Environmental

Protection. (DEP) The township is beginning the process, and the first thing is to make a public notice at the supervisors' meeting, and the newspaper to inform neighbors that this process is starting. The comments from the public is the next step, which will be incorporated in the next step, which will take about a year. I am not sure which step they refer to as the 'next step', or whether that next step would actually take a full year. (Please see the timeline on page 56 of the 537 plan.) If the plan is approved in a year, it would be 3-5 years before our neighborhood would have construction. Per the schedule put into the Update, it would probably be closer to the 3 year mark for start of construction than the 5 year in this area, but that is all estimated and could change.

2. The township would work with Pennvest to set up a 20 year low interest loan for the affected homeowners. (Info on Pennvest is on pg 44). Homeowners can also start saving up money to pay for their share. This cost (approx \$40,600 for Chestnut Valley plus cost to connect house to line) is not covered by taxes. It is the homeowners' responsibility to pay for their portion. The cost per neighborhood is on page 55, Table 6-8. Other pages of importance are p 50 (6-3) for Chestnut Valley, p 49 (6-2) Pine Valley areas.

3. Each affected homeowner will have to pay their cost, regardless of whether they connect or not. If your septic system is new, you may not have to connect, but could choose to. This is NOT cut in stone. The DEP might decide to make changes to this, but we won't know until the new plan is approved. Figure 1 on page 108 shows the average costs per household (EDU). Figure 1 on PDF page 108 is not the correct figure to refer to; that was for the Phase 2 study area feasibility study done in 2019. The public costs are the costs that are split between ALL of the households in the Chestnut Valley or Pine Valley areas (the total cost to lay the lines divided by the number of households). The connection fee is \$6,200, paid by each homeowner. The private cost is the average cost per household to connect your house to the sewer line.

4. Some other information that I picked up on: If you want to sell your home, and the sewer project is approved, you might be able to create an escrow for the cost of the connection.

5. I asked about the 12" of concrete that make up Chestnut Valley drive, and the issue with digging up the road for the pipe. My concern is that if the road is cut through the concrete to install the sewer lines, that the road needs to be repaired with concrete, and the possibility of issues with the road breaking down more quickly. Stephanie said that this would be part of the decisions that need to be addressed, and I will include this in my letter.

Finally, this is just the beginning of the upgrade of the plan. Stephanie is very willing to answer questions. She and the Bucks County Sewer people will meet with the neighbors after any plans are laid. She is also willing to meet with the neighbors and Bucks County Sewer in the nearer future to explain what I have discussed here, along with other questions that

everyone has.

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From: [Stephanie Mason](#)
To: [CARL Vozniak](#)
Cc: [Steven Hartman](#)
Subject: RE: response to REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN
Date: Friday, October 13, 2023 1:41:46 PM

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)

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Mr. Vozniak,

Thank you so much for your email. I've shared it with Steve Hartman from Carroll Engineering who prepared the document. He's shared a response to your questions below.

1. the map which shows the proposed pipe does not take into consideration the gas pipeline that runs through our neighborhood -
 - a. I presume the map being referred to is Figure 5-4 on PDF page 76. This is only a concept plan, meant to show the general layout of the proposed low-pressure sewer. When the actual design phase begins for this project, a topographic survey will be done of the area which will include locating any underground facilities by way of surveying any above-ground features such as valve boxes, as well as submitting a request for all utility plans in the area via PA One Call which would include drawings of any gas lines in the area. The design drawings will then be prepared using all this information, and the proposed low pressure sewer pipe would be located to avoid any conflicts with existing gas lines or other utilities.
2. there is no discussion regarding this pipeline in the proposal. the map is unclear how this issue will be addressed.
 - a. Please see the response to #1 above.
3. page 108 figure 1 Comparison Matrix: Identifies total public cost of \$41,400 per EDU in addition to a tapping fee of \$6,200 and a "Private cost" of \$3,200 per EDU.
 - a. Please note this Matrix table is not meant for the Chestnut Valley

Drive area. This was added only as additional information from a 2019 Feasibility Study performed for Area A (formerly known as Phase 2 Area) which is in the 10-year projections. For your area, please refer to Table 6-3 on PDF page 50. This table indicates the estimated cost per EDU would be \$40,200, which includes in that cost, the “private costs” which would be the grinder pump and lateral, and the tapping fee.

Please note that in last few projects we’ve done the cost of the pipe in the streets was shared equally. Those that needed or wanted to connect incurred the private costs along with the cost of the pipe in the street.

Please feel free to reach out with any further questions.

Have a nice weekend.

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: CARL Vozniak <cvoz@comcast.net>
Sent: Thursday, October 12, 2023 5:42 PM
To: Stephanie Mason <sjmason@doylestownpa.org>
Subject: response to REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN

This letter is in response to the public notice:

REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN ACT
537 SEWAGE FACILITIES PLAN Section 5 of Act 537 of January 24, 1966, P.L.
1535,

My name is Carl Vozniak I live at 242 Chestnut Valley Dr. in Doylestown.

I have read the above proposal and I have the following concerns

1. the map which shows the proposed pipe does not take into consideration the gas pipeline that runs through our neighborhood -
2. there is no discussion regarding this pipeline in the proposal. the map is unclear how this issue will be addressed

3. page 108 figure 1 Comparison Matrix: Identifies total public cost of \$41,400 per EDU in addition to a tapping fee of \$6,200 and a "Private cost" of \$3,200 per EDU

is the individual homeowner responsible for the total cost of \$50,800 ? this is unclear - if not what is the cost for the individual homeowner?

My contact info

Carl Vozniak
215-815-7908
cvoz@comcast.net

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From: [Stephanie Mason](#)
To: [Steven Hartman](#)
Subject: FW: Chestnut valley sewer plans
Date: Friday, October 13, 2023 1:48:28 PM

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)

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Steve,

This was someone else from Chestnut Valley who sent an email. I've only talked with three residents. Jonna Eiser, Terri Wetmore, and Jan Bosler. They're from Chestnut Valley, Shady Grove, and Buttonwood respectively.

Thanks for your help.

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Stephanie Mason <sjmason@doylestownpa.org>
Sent: Wednesday, October 11, 2023 1:00 PM
To: Scott Gugger <sagugger@fedex.com>
Subject: RE: Chestnut valley sewer plans

Scott,

Thank you for reaching out. Here's a link to the plan update on our website. It has drawings that show the properties that would be impacted if a project went forward. Typically, with the last few projects we did no one was "forced to tie into the sewer lines". Costs for the line in the street were shared equally and a low interest loan from the state was obtained for the property owners. The Township is required to update our overall sewage facility plan and the PA DEP has also requested that we update the plan which is over twenty years old. Please note that bringing a project to fruition takes time and planning.

However, if your property fronts on an existing line and has a malfunction it can typically connect directly. However, depending on the location of home, connection point it may determine whether it would be part of a larger project.

Please review the material and submit any comments in writing which will be shared with PA DEP. Call if you have any further questions.

[doylestown-twp-537-plan-update-9-6-23.pdf \(doylestownpa.org\)](#)

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Scott Gugger <sagugger@fedex.com>
Sent: Wednesday, October 11, 2023 12:44 PM
To: Stephanie Mason <sjmason@doylestownpa.org>
Subject: Chestnut valley sewer plans

Good afternoon Stephanie.

My name is Scott Gugger. I recently became aware of a “neighborhood email” that went out about Plans for Chestnut valley Dr being forced to tie into new sewer lines. The neighbor also Mentioned a cost of around 40K. Not sure how accurate any of this is however and wanted to reach out to see if there was any Information you could pass on.

My questions is that my address is 524 **Shady retreat rd.** Which I’m not sure if our home would be included in the forced tie in and/or would be subject to pay for new lines, since my Neighbor just tied in with the pipes already on Shady retreat road for much less the 40K.

I’m sure you are busy, but if you could shed any light on this situation I would be very grateful. We have 1 child in College right now with 2 more starting next year, and this is a large amount of money we were definitely not budgeted for.

Regards,

Scott Gugger

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From: Stephanie Mason <sjmason@doylestownpa.org>
 Sent: Thursday, October 19, 2023 9:51 AM
 To: Marty Schor
 Cc: Steven Hartman
 Subject: RE: ACT 537 SEWAGE FACILITIES PLAN UPDATE

External Sender - From: (Stephanie Mason
 <sjmason@doylestownpa.org>)

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Mr. Schor,

Please see the highlighted response from Mr. Hartman in yellow to your email below.

From: Marty Schor <martyschor@gmail.com>
 Sent: Wednesday, October 18, 2023 11:07 PM
 To: Stephanie Mason <sjmason@doylestownpa.org>
 Subject: ACT 537 SEWAGE FACILITIES PLAN UPDATE

Hi Stephanie,
 It's been a while & I hope all is well with you.
 I'm writing with some questions/comments regarding the Act 537 Plan Update.

I live at 482 N Shady Retreat and based on the attached map (from the update) it appears that my house is shaded and one of those included in the plan.

- Could you confirm whether that's the case? **Yes, this parcel is shaded as being a 5 year planned connection to public sewer.**
- Is there some place where all the houses included/impacted are explicitly listed? **Table 5-2 on PDF Page 33 summarizes the 5, 10 and ultimate connections to the Harvey Ave WWTP/Chalfont New Britain WWTP service areas, which is where this parcel is located. It sums the total EDUs up by Tax Parcel Block number instead of listing the parcels individually.**

My other attachment (also from the update) references 4 EDUs on Shady Retreat that are among 25 in the Twp. that "are not considered major extensions" and for which "cost estimates...are (therefore) not provided." Given my house's proximity to the existing sewer line, I believe that mine could be among those 4.

- Could you identify which specific houses those 4 are? **That reference is to a planned subdivision for 4 new houses, indicated by the "12" circled below, which is a portion of the overall map on PDF page 72 of the 537 Update. Address is 651 N Shady Retreat Rd.**



- What are the costs for those houses? **No costs were developed for these 4 EDUs, as it would be a developer constructing new homes and installing the sewer as part of that project.**

Also, is it possible to get the agenda for the 10/19 Advisory Board Meeting?
Will the Act 537 Plan be on the agenda?

Page 14 of 75

Thank You,
Marty Schor

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Marty Schor <martyschor@gmail.com>
Sent: Wednesday, October 18, 2023 11:07 PM
To: Stephanie Mason <sjmason@doylestownpa.org>
Subject: ACT 537 SEWAGE FACILITIES PLAN UPDATE

Hi Stephanie,
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- Could you identify which specific houses those 4 are?
- What are the costs for those houses?

Also, is it possible to get the agenda for the 10/19 Advisory Board Meeting?
Will the Act 537 Plan be on the agenda?

Thank You,
Marty Schor

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From: [Stephanie Mason](#)
To: beth.hartwick@bristolwpsd.org
Cc: [Steven Hartman](#)
Subject: Act 537
Date: Wednesday, October 25, 2023 1:21:47 PM

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)

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Mrs. Hartwick,

Thank you for your email. It will be shared with the engineer for the project and incorporated into the document itself as well as the Board of Supervisors.

As for your comments on PFOA/S I will share that with our Public Water & Sewer Advisory Committee, as well our Municipal Authority.

Thank you,

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Beth Hartwick <beth.hartwick@bristolwpsd.org>
Sent: Wednesday, October 25, 2023 12:37 PM
To: Doylestown Township Information <info@doylestownpa.org>
Subject: Act 537

To whom it may concern:

Please do not force this cost upon the homeowners included in this act. We are in Pine Valley and have a working septic system. There are many homeowners to whom this cost would be catastrophic - including ourselves.

Moreover, I think the township should focus more on the PFOA/S found in our drinking water from the Penn Color Indicent. We had our water tested and they were positive. We had to install a \$6000 water treatment system on our own a few months ago. We are aware that our

neighborhood was not tested. Perhaps a focus on healthy drinking would be of more benefit.

Thank you, Beth Hartwick

--

Mrs. Hartwick, MBA
Teacher - Resources for Living & Basic Clothing

Harry S. Truman High School



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From: [Stephanie Mason](#)
To: psuvia69@gmail.com
Cc: [Steven Hartman](#)
Subject: Act 537
Date: Thursday, October 26, 2023 3:58:36 PM

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)

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Don,

Thank you for your email. I sent it to the engineer working with the Township on the update and he had the following response:

The \$508,400 is a private cost for the BCWSA tapping fee that would only be charged when an actual connection to the public sewer system is made. If your property is in the project area, you would be responsible for sharing in the public portion of the project costs, which are estimated at \$29,100 per EDU. The private costs of \$10,200 for the estimated cost of the grinder pump and lateral, and \$6,200 for the tapping fee, would only be incurred if/when your property connects to the public sewer.

Thank you for taking the time to share your comments with us they will be incorporated into the document. Also, please note that we're only in the planning process and no projects have been approved.

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Don <psuvia69@gmail.com>
Sent: Thursday, October 26, 2023 10:08 AM
To: Doylestown Township Information <info@doylestownpa.org>
Subject: Act 537

In the cost estimate for our treatment area (Buttonwood Ln - Table 6-2) there is "revenue" of \$508.4k listed for residential taps. This is based on the assumption that every home (82) in the area will connect to the proposed sewer, but that is totally unreasonable. In our own case, we have a fully compliant OLDS system and cannot afford the proposed costs (of both sewer and

tapping fee).

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From: [Stephanie Mason](#)
To: [Aileen Fortna](#)
Cc: [Steven Hartman](#)
Subject: Re: Act 537
Date: Friday, October 27, 2023 3:39:56 PM

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)

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This message came from outside your organization.

Ms. Fortna,

Thank you for your email and taking time to comment on the 537 Update. I am copying the engineer for the document so your comments can be addressed and included in the document.

Stephanie J.Mason
Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901
Office- 215-348-9915
Fax- 215-348-8729
sjmason@doylestownpa.org

From: Aileen Fortna <afortna@icloud.com>
Sent: Friday, October 27, 2023 3:32 PM
To: Stephanie Mason <sjmason@doylestownpa.org>
Subject: Act 537

Please consider this email our official objection to the proposed Act 537. How on earth can this be a homeowner expense and not covered by of our taxes that are to include infrastructure .?!?!

Why is Doylestown Township negligently spending \$14 million on an unnecessary recreation center and not being fiscally responsible and investing OUR tax money on a necessary improvement?

Our coalition of neighbors is waiting a response to many questions which have yet to be answered. Too many open ends that are required before proceeding.

Again, let the record reflect our absolute opposition to this sewer installation plan.

Aileen and Mark Fortna
38 Shady Grove Circle
Doylestown PA. 18901

Sent from my iPad

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RE: Doylestown Township Act 537 Update

Steve Miekley <steve@themmkgroup.com>

Fri 10/27/2023 4:00 PM

To:Doylestown Township Information <info@doylestownpa.org>

Cc:Steve Miekley <miekleys@gmail.com>

RECEIVED**OCT 30 2023****DOYLESTOWN TOWNSHIP**

To whom it may concern...

While I understand that Doylestown must update their plan to be in compliance with Act 537, I do not agree with the inference that the infrastructure costs will solely be the burden of the neighborhoods that are required to receive sewers. Many factors play into the activation of the act, with population density being a major consideration. Therefore, a portion of the funds for this infrastructure should be tied to the approvals of any building and/or expansion projects that increase the township's population.

Act 537 is a requirement from the PADEP to Doylestown Township as a whole, not just a select few neighborhoods. Therefore, the cost burden should be shared by all parcels, not just those areas receiving the infrastructure. Additionally, alternative means of funding (i.e. Grants, subsidies, etc.) should be aggressively explored to ease the burden on the taxpayer.

Kindly confirm receipt of this feedback.

Sincerely,

Steve and Libby Miekley
70 Shady Grove Circle
Doylestown, PA 18901
215-262-6379

From: [Stephanie Mason](#)
To: [Steven Hartman](#)
Subject: FW: Act 537
Date: Monday, October 30, 2023 1:47:26 PM

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)
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Please add to public comments for the 537 Plan.

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Dan Wood <dwood@doylestownpa.org>
Sent: Monday, October 30, 2023 1:42 PM
To: Denis Chiappa <djchiappa@gmail.com>
Cc: Barbara N. Lyons <blyons@doylestownpa.org>; Ryan Manion <rmanion@doylestownpa.org>; Jen Herring <jherring@doylestownpa.org>; Nancy Santacecilia <nsantacecilia@doylestownpa.org>; Stephanie Mason <sjmason@doylestownpa.org>
Subject: Re: Act 537

Dear Mr Chiappa,

Thank you for reaching out to us with your concerns about the 537 plan being discussed. I just want clarify some details about the plan to avoid confusion.

The 537 plan is a document required by the state of Pennsylvania that outlines proposed areas of concern or need for the township's waste management. The biggest thing I want to emphasize is that this is just plan, almost more of a roadmap. Even if the 537 plan is adopted as is, with no changes, that does NOT mean sewers are guaranteed to be going in. There are many more next steps to discuss before any project is started. Any construction of sewers would require additional studies and ordinances passed. And I promise you that as long as I'm on the board of supervisors, the process will include ample discussion with impacted residents throughout any planning for an actual project.

One of the reasons for a 537 plan is to help residents make plans and consider what steps may be useful for them to take. Residents such as yourselves have a fairly recent upgrade to their system. Some residents may have systems that are currently failing or may need to be replaced in the next 5-10 years. Replacement solutions like a new system or sand mound can end up costing more than a sewage system. We want to be able to give residents clarity of our future plans so they can plan as well. Residents thinking about selling their homes in the next 5-10 years may also see a benefit to their home value by having sewer access. There are several factors for home owners to consider and the 537 is the first part of informing them of possible plans.

Another thing I'd like to point out is that in previous projects, the township has not forced anyone with a working on lot system to hook up to the sewer line in the street. Residents with working systems have been allowed to use their system as they see fit.

I hope that answers some of your concerns. I have forwarded your comments to our manager to have them included as part of the public feedback. Please feel free to contact us with any additional concerns or questions you may have.

- Dan Wood

On Oct 25, 2023, at 10:00, Denis Chiappa <djchiappa@gmail.com> wrote:

Good morning all,

We are residents in Pine Valley Estates. We have a fully functioning septic system on our property and have diligently maintained this system per the Doylestown Township guidelines. Companies that have serviced our system have advised us that it is in excellent condition. There are NO signs that the system is failing (no surface wetness, no odor).

Therefore we do not see a need for sewers to be introduced into our area.

Carol and Denis Chiappa

Sent from my iPad

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

From: [Stephanie Mason](#)
To: [Steven Hartman](#)
Subject: FW: Act 537
Date: Monday, October 30, 2023 1:49:07 PM

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)
This message came from outside your organization.

[Learn More](#)

Please add to public comment for the 537 Plan.

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Dan Wood <dwood@doylestownpa.org>
Sent: Monday, October 30, 2023 1:46 PM
To: matthewschmidt@yahoo.com
Cc: Barbara N. Lyons <blyons@doylestownpa.org>; Ryan Manion <rmanion@doylestownpa.org>; Jen Herring <jherring@doylestownpa.org>; Nancy Santacecilia <nsantacecilia@doylestownpa.org>; Stephanie Mason <sjmason@doylestownpa.org>
Subject: Re: Act 537

Dear Mr Schmidt,

Thank you for reaching out to us with your concerns about the 537 plan being discussed. Before I address your questions, I just want clarify some details about the plan to avoid confusion.

The 537 plan is a document required by the state of Pennsylvania that outlines proposed areas of concern or need for the township's waste management. The biggest thing I want to emphasize is that this is just plan, almost more of a roadmap. Even if the 537 plan is adopted as is, with no changes, that does NOT mean sewers are guaranteed to be going in. There are many more next steps to discuss before any project is started. Any construction of sewers would require additional studies and ordinances passed. And I promise you that as long as I'm on the board of supervisors, the process will include ample discussion with

impacted residents throughout any planning for an actual project.

One of the reasons for a 537 plan is to help residents make plans and consider what steps may be useful for them to take. Residents such as yourselves have a fairly recent upgrade to their system. Some residents may have systems that are currently failing or may need to be replaced in the next 5-10 years. Replacement solutions like a new system or sand mound can end up costing more than a sewage system. We want to be able to give residents clarity of our future plans so they can plan as well. Residents thinking about selling their homes in the next 5-10 years may also see a benefit to their home value by having sewer access. There are several factors for home owners to consider and the 537 is the first part of informing them of possible plans.

To answer your questions:

1) It is difficult to give you an exact answer on the cost because so much of it depends on timing. The longer a project waits, the more the cost tends to rise. We've see this with other projects that were delayed almost 20 years. I believe the current estimates are between 30-40k, depending on the specific needs of an individual household.

2) There is no money due at this time as there are no set project to construct a sewer line.

3) Again, because there is no actual project at this time, there is no assistance planned. However, for the recent project in the Pebble Ridge/Woodridge project, the township secured a low interest loan through PennVEST (Pennsylvania's Infrastructure Bank) to help residents pay the cost in monthly installments. With the PennVEST loan, payments are roughly \$100/month. Again, the actual amount depends on the individual home's needs.

4) I don't have a solid answer for you at this time to this question. If we move forward with an actual project, we will have more in depth discussion on this. However in the past, we have not required homeowners with a working on lot system to hook up to the sewer line. But we have asked that they pay their share of "the pipe in the street" for the actual sewer line. I believe recent estimates have it around \$17k, but again, that is subject to change over time.

I hope that answers some of your questions. Please feel free to contact us with any additional concerns or questions you may have.

- Dan Wood

On Oct 27, 2023, at 16:57, matthewschmidt@yahoo.com wrote:

Dear Doylestown Board of Supervisors:

We are writing to express our concerns regarding the notice we received about the future sewer project proposed for Pine Valley Road. We moved into our home in June 2015 and the prior owners replaced the sewage disposal system on our lot and we have a permit to show proof of installation.

The installation was a large part of our decision to move into this home and are relieved to have a system that is new and will last many years. We are not interested in moving to a public sewer system and feel it is unfair to ask homeowners to provide the funding for something they do not need.

Based on the information provided on the Doylestown township website we have some questions and concerns:

1. How much will homeowners need to pay towards this project?
2. When will it be due?
3. Will there be any assistance for those that cannot afford it?
4. Are there any considerations for those that do not need it such as homeowners with new septic systems?

Sincerely,

Matt and Karen Schmidt
121 Pine Valley Road
Doylestown, PA 18901

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From: [Stephanie Mason](#)
To: [Steven Hartman](#)
Subject: Fwd: Comments on 537 Plan Update
Date: Tuesday, October 31, 2023 7:24:37 AM

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)
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Please see comment for the 537 Plan.

Stephanie J.Mason
Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901
Office- 215-348-9915
Fax- 215-348-8729
sjmason@doylestownpa.org

From: Michelle Giegerich <michellegiegs@gmail.com>
Sent: Tuesday, October 31, 2023 6:38:07 AM
To: Barbara N. Lyons <blyons@doylestownpa.org>; Ryan Manion <rmanion@doylestownpa.org>; Jen Herring <jherring@doylestownpa.org>; Dan Wood <dwood@doylestownpa.org>; Nancy Santacecilia <nsantacecilia@doylestownpa.org>
Cc: Stephanie Mason <sjmason@doylestownpa.org>
Subject: Comments on 537 Plan Update

October 25, 2023

Re: ACT 537 SEWAGE FACILITIES PLAN UPDATE FOR DOYLESTOWN TOWNSHIP

To the Doylestown Township Board of Supervisors:

Thank you for the work you do for our community. I have lived in Doylestown for nine years. I love the community and recognize the care and hard work that goes into continuing to make Doylestown what it is and what it can be.

I am writing to submit public comments on the proposed 537 Plan update (updated August 2023), impacting my neighborhood in Pine Valley. I am a homeowner at 208 Pine Valley Road and I feel strongly about the proposed updates.

I am strongly in favor of the updates to the 537 Plan to extend sewer lines to the designated township areas and specifically to my neighborhood and home. Point No. 1 in Plan Implementation refers to providing low pressure sewage system (LPSS) to Pine Valley.

Specifically, my support is based on the following considerations:

- Public Health and Safety—I recognize the ongoing and increasing concerns for managing waste water through existing OLDS. This is especially concerning as my home, and those of my neighbors, use private well systems. The potential for contamination both of the drinking water as well as the surrounding environment (inc. Pine Run Reservoir) is extremely concerning.
- Sand Mounds—In Section 4.3 the document references the high likelihood that new houses utilize sand mounds for waste management. While these can be effective, they are unsightly and, I believe, have a significant negative impact to the market value of the home, neighborhood and surrounding area.
- Temporary Nature of Septic Systems—replacing a septic system is costly and temporary. Without access to sewer lines, homeowners will need to install new septic systems as their current systems fail. A new septic system is a temporary solution, with lifespans varying depending on multiple factors. This is financially inefficient, and without an alternative, places homeowners in a very difficult position.
- Acreage Constriction—Septic systems, whether sand mound, leach field, etc. constrict usable acreage for properties (e.g., ability to install a pool, patio, etc.)

Upon review of sections 6.2 and 6.8 of the ACT 537 SEWAGE FACILITIES PLAN UPDATE FOR DOYLESTOWN TOWNSHIP, I am aware of the probable costs associated with the proposed implementation. I find them to be both reasonable for the project scope and a worthwhile long term investment.

Please contact me directly with any questions regarding the above comments at MichelleGiegs@gmail.com.

My best,

Michelle Giegerich

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David and Christine Borish
24 Chestnut Valley Dr.
Doylestown, Pa 18901

Act 537 Comments
Doylestown Township
425 Wells Road
Doylestown, PA 18901



To Whom It May Concern,

We became aware of the update to the Act 537 plan through our neighbors and have shared the pending update and information with other neighbors. We are concerned about the costs that we and our neighbors will have to pay, because some of them have replaced their septic systems, and from a contractor's comments, nothing was indicated that an alternative might be possible to help them make their old systems repaired and useful until the sewers were installed. We feel that it might have been nice for contractors and residents to be kept more aware of the time frame of the sewers being installed. Even posting the Act 537 information on the 3 year cycle announcements to emphasize that eventually many neighborhoods will be paying to have sewers installed on their streets would be nice.

We are not in a financial position to pay \$40, \$50, or \$75K for this project. We ask that the township seek federal funding to pay for most of these costs. Either allow us to filter our water and maintain our septic system or allow us to hook-up to the public system for a reasonable fee like \$10K. We will most likely need to move and that is very unfortunate. I always viewed Doylestown as a fair town that is very professional and a sought after place to live. I want to continue to live here. So please fight to make this less of a burden for the home owners and less fortunate families in the area.

Our neighbors shared a concern for Chestnut Valley Drive where the springs along and under the road deteriorated the sub-base of the road over the years, and the entire roadway had to be repaired with a great system of mixing cement (or concrete) with the dirt and stone under the roadway gave the road a very strong sub-base, after which the asphalt was then laid. The potential issue is that those springs still exist under the roadway, and after rainstorms they run between the road and the curbs and can freeze in the winter months. If the roadway is dug up to install the sewer line(s), there is a great probability for the repaired roadway to break down from the springs freezing and thawing the inevitable cracks that the construction will create. Although this issue might not occur for several years after the sewer work is done, it would then have to be repaired by the township, through taxes, and the neighborhood would once again return to a defective road surface.

Because of the subbase water issues, we also wonder that alternate ways to run the sewer lines, if the road is not dug up, might affect the neighbors' properties that are still recovering from the tornado 3 years ago. All of this cost is not being addressed because it doesn't have anything to do with the sewers, but having lived through the tornado, and helping our neighbors to cut down the trees and other damaged property made us well aware of the costs that these neighbors have had to pay. This is also the case for Buttonwood Lane and Shady Grove, who also sustained great home and tree damage from the tornado that many people are still recovering from. New trees have been planted that could be damaged or removed depending on the location of the sewers.

Our neighbors also shared and I agree that homeowners who are being affected by the Act 537 plan are not engineers or familiar with the legal and technical terminologies that are addressed in the plan, someone should be assigned the task to make the final summary of the plan that is understandable to lay persons (a "Sewer projects for Dummies" type of document). It is very easy to get answers from the engineers and township personnel who are very familiar with the history of this document, but everyday people have a much more difficult time trying to understand these answers and what is going to be done. A layman's guide to what is going to be done, why, and what the affected neighbors can do before the sewer projects are installed to help offset the high cost that they are going to have to somehow finance, would be very helpful. Stephanie Mason's assistance in answering questions that our neighbors have posed have helped us to explain the answers to the questions that they have presented prior to writing their comment letters. This guide would be helpful for all of the neighbors in these neighborhoods, especially those who are retired and on fixed incomes.

We want to thank Stephanie for her ability to explain to us and to neighbors who have called her. Her explanations fit into the paragraph above, and that information has been ever so helpful in calming the panic that neighbors have felt.

Please help fight to keep our costs down and come up with a better solution.

A handwritten signature in blue ink that reads "David M Borish". The signature is written in a cursive, flowing style.

Dave Borish
10/27/2023

RECEIVED

OCT 26 2023

DOYLESTOWN TOWNSHIP

October 22, 2023

Doylestown Township
425 Wells Road
Doylestown, PA 18901

Attention: Stephanie Mason

Re: Proposed Municipal Planning Code, Act 537, Sanitary
Sewer Extension on Chestnut Valley Drive Community

Dear Ms. Mason,

Dear Chestnut Valley Neighbor:

My name is Paul Brady. I am a resident of 125 Chestnut Valley Drive since 1977. I am contacting you about the Proposed Sanitary Sewer improvements to Chestnut Valley Drive Community.

I understand the Proposed Sanitary Sewer Extension Project is currently in planning phase, no Municipal approval has been granted for this project.

If this project moves forward there will be charges assessed against affected property owners, including but not limited to: \$44,800 EDU Fee (Equivalent Dwelling Unit Assessment); Sewer Connection Fee \$6,500; likely sewer lateral installation costs (running between each dwelling and proposed sewer main in the roadway bed of Chestnut Valley Right-of-Way); and, demolition and removal of existing septic tank, distribution box and drain field....quite likely having an overall cost between \$62,000, to as much as \$75,000, per dwelling.

It has been determined the proposed sanitary system cannot be fed by gravity into the sewage conveyancing system on route to the sewage treatment plant. Accordingly, what is proposed is a combination gravity system flowing to a lift station and a low pressure forced main connecting to an existing manhole, at higher elevation, located on N. Shady Retreat Road. Typically, a lift station requires an underground surge tank, redundant sewage rated grinder pumps, electrical alternator, above ground electrical service, switchgear, emergency generator, telemetry, chain-link enclosure, and because of proposed location being in a developed community would likely require the taking of land by easement or by eminent domain.

Historically, Sanitary Sewers are mandated to address public health concerns; however, in this instance, Chestnut Valley Community was developed during the rural phase of development of the Township and residential properties were subdivided into oversize lots, most properties are built upon two to four times larger size lots than required by zoning code, which completely mitigate public health concerns. As such, wells are separated at great distances from septic system drain fields which assure no cross-contamination of the water supply. And so, there is no compelling health issues.

I maintain my septic tank as required. The septic systems represent a major investment in the property infrastructure. To have the property owners suddenly mandated to connect to the proposed sanitary sewer system, due to the high magnitude of costs (est. \$62,000 to \$75,000), represents an extreme

hardship to the families who live in Chestnut Valley Community. There are elderly neighbors with a light sanitation load. And there are new families with young children. I personally, am a 91-year-old senior, living alone and have recently lost my wife and son.

There are members of Doylestown Township that represent the community and are voted in by the community. You have a responsibility to help all property owners and families. Pennsylvania State has a bond issue which services the municipal authority. Access to those funds should be made on a municipal basis and should not saddle the affected owners by adding exorbitant, out of control costs. A 20-year loan is not reasonable for any family and could potentially force owners to have to sell their home. The Bucks County Water and Sewer Authority will be earning revenue from the treatment of the sewers and should repay the street portion of the loan from their revenue.

I have additional concerns that need to be addressed relating to the transnational natural gas pipeline that runs through part of the neighborhood, across my driveway and across the front of my entire property. There is no mention of associated costs relating to the construction costs ensuring the utmost safety? I would imagine a transnational pipeline would require more attention than PA One Call location services could provide. Construction around the pipeline is an extreme safety concern of mine. Other neighbors have also expressed concern about that same issue. You are proposing this project will commence in 1 to three years. If a homeowner has a failing system in the next few months and needs to replace or repair their system, what will you do to relieve the homeowner of those costs incurred? There are also concerns over road break down after the structural integrity of the 12" of concrete at the base of my property has been compromised.

I respectfully request I be notified of all future meetings, discussions and decisions in writing to my address since I do not receive the newspaper.

Regards,



Paul P. Brady
125 Chestnut Valley Drive
Doylestown, PA 18901

Doylestown Twp. Board of Supervisors
425 Wells Road
Doylestown, PA 18901

Re: Act 537

On 09/27/23, Doylestown Township posted a legal notice outlining a plan update to Act 537.

To properly meet the demands in Doylestown Township, this Act 537 Plan recommends implementation of the following:

1. Within five (5) years, provide low-pressure sewer collection facilities for the Chestnut Valley Drive area, and extend and expand existing low-pressure sewer facilities in Pine Valley Road/Shady Grove Circle/Buttonwood Lane areas, which are all tributary to the Harvey Avenue WWTP.

I address the Board to take particular issue with item #1. I live at 157 Chestnut Valley Drive, having moved to town in 2019. I am a strong proponent to the idea of replacing septic systems with a public sewer system. While house shopping in this area, having moved here from another state, I was initially taken aback at the available housing at the time, with choices primarily including well and septic systems. I was uncomfortable with the idea from the very beginning.

However, housing choices being what they were and my timeline for relocation purposes, I settled for a home with property, and a well and septic system. It took me several months to learn the ins and outs of the systems and the upkeep and testing procedures.

Not long after, in 03/20, Covid hit and the stresses and limitations of those conditions which lingered for a period of about a year and a half ensued. Unfortunately, my property was also in the path of the 08/20 Doylestown Tornado, and I incurred massive devastation of the native woods in the back, and of the large native trees in the front yard. The financial losses, the physical work and stress continue to this day.

Some of my nearby neighbors remain financially unable to restore their properties, which includes a house still open to the elements, and the property directly behind me, still includes standing damaged trees and bare tree stalks, up to 50 feet tall. The property has been left to go to invasive weeds.

This is the view I currently have from my backyard. While the code department has attempted to work with these neglected properties, there are limits. And these damaged trees, tree stalks and complete invasive weeding will remain. The property owner tells me he cannot afford the costs of the tree removal. He did clean up the initial downed trees, which were extensive for all.

I personally have incurred tens of thousands of dollars in property renovations, which includes grading the front and back yard and reseeding x2 with the annual services of a professional turf management company, cleaning up the initial downed trees, which were extensive, and over the past 2 years slowly planting native trees in an attempt to restore the wooded area. With all the open ground and full sun, invasive weeds now dominate the large wide area.

I would estimate I have lost at least 50 mature native trees, reaching up to 60 feet tall. So the open area is large, and the weed problems essentially uncontrollable. I have to spend many hours from spring to the end of summer, weed whacking the entire area, in stages, in the summer heat, humidity, bugs and ticks. It is the only way to prevent the woods from going to weeds. This will be an ongoing process for many years, until some of the trees grow large enough to provide some shade to the area, and decrease the weed growth.

I cannot speak for other residents impacted by the Tornado in regard to their personal financial losses and ongoing recovery. I share this with the Board to remind you, this area you have chosen to be a part of a 5 year sewer upgrade, is an area that has encountered extremely stressful and costly circumstances over the past 3 years, in addition to the ongoing inflationary climate.

I am directly asking the Board to reconsider this particular area from the current 5 year plan. Personally, I really am just worn out, it has been never ending here, and will continue for at least a few more years to come. I invite Board members to come and see this mess for yourselves, the magnitude of what we have faced, continue to rebuild and the ongoing financial costs.

To add this new sewer plan at this particular time, would represent an undue burden to the residents of this community. It would be another layer of stress and worry. If initiated, the tearing up of newly planted trees, shrubs, regraded and reseeded lawns, would essentially, just be tearing down what we have struggled to rebuild.

We would be starting over again, all the stress, hard work and financial costs for nothing. I personally just don't think I have it in me right now. We all have limits, and this would put so many of us just over the top, maybe just want to throw in the towel and give up on what we have been able to accomplish, and still have in front of us.

I share this with you in the hopes that perhaps, some of you can put yourself in our shoes and pause, take a step back, and if for no other reason, do something to help us just a little bit here.

Regards,

Patricia Healion
157 Chestnut Valley Drive
Doylestown, PA 18901

267-406-4453 H
303-990-1770 C

RECEIVED

OCT 30 2023

DOYLESTOWN TOWNSHIP

1 Friendly Lane
Doylestown, PA 18901
October 24, 2023

Act 537 Comments
Doylestown Township
425 Wells Road
Doylestown, PA 18901

To Whom It May Concern,

We became aware of the update to the Act 537 plan through a neighbor and have shared the pending update and information with other neighbors. Even though our property is currently exempt, we are concerned about the costs that our neighbors will have to pay, because some of them have replaced their septic systems, and from a contractor's comments, nothing was indicated that an alternative might be possible to help them make their old systems repaired and useful until the sewers were installed. We are grateful that we don't need to worry at this time about that, but feel that it might have been nice for contractors and residents to be kept more aware of the time frame of the sewers being installed. Even posting the Act 537 information on the 3 year cycle announcements to emphasize that eventually many neighborhoods will be paying to have sewers installed on their streets would be nice.

Our biggest concern, with Chestnut Valley Drive, is that the springs along and under the road deteriorated the sub-base of the road over the years, and the entire roadway had to be repaired with a great system of mixing cement (or concrete) with the dirt and stone under the roadway gave the road a very strong sub-base, after which the asphalt was then laid. The potential issue is that those springs still exist under the roadway, and after rainstorms they run between the road and the curbs and can freeze in the winter months. If the roadway is dug up to install the sewer line(s), there is a great probability for the repaired roadway to break down from the springs freezing and thawing the inevitable cracks that the construction will create. Although this issue might not occur for several years after the sewer work is done, it would then have to be repaired by the township, through taxes, and the neighborhood would once again return to a defective road surface.

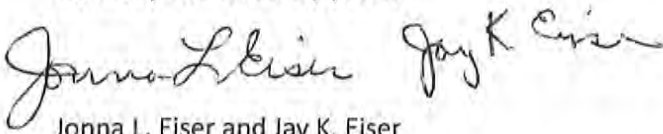
Because of the subbase water issues, we also wonder that alternate ways to run the sewer lines, if the road is not dug up, might affect the neighbors' properties that are still recovering from the tornado 3 years ago. All of this cost is not being addressed because it doesn't have anything to do with the sewers, but having lived through the tornado, and helping our neighbors to cut down the trees and other damaged property made us well aware of the costs that these neighbors have had to pay. This is also the case for Buttonwood Lane and Shady Grove, who also sustained great home and tree damage from the tornado that many people are still recovering from. New trees have been planted that could be damaged or removed depending on the location of the sewers.

Finally, since many of the homeowners who are being affected by the Act 537 plan are not engineers or familiar with the legal and technical terminologies that are addressed in the plan, someone should be assigned the task to make the final summary of the plan that is understandable to lay persons (a "Sewer projects for Dummies" type of document). It is very easy to get answers from the engineers and township personnel who are very familiar with the history of this document, but everyday people have a

much more difficult time trying to understand these answers and what is going to be done. A layman's guide to what is going to be done, why, and what the affected neighbors can do before the sewer projects are installed to help offset the high cost that they are going to have to somehow finance, would be very helpful. Stephanie Mason's assistance in answering questions that our neighbors have posed have helped us to explain the answers to the questions that they have presented prior to writing their comment letters. This guide would be helpful for all of the neighbors in these neighborhoods, especially those who are retired and on fixed incomes.

We want to thank Stephanie for her ability to explain to us and to neighbors who have called her. Her explanations fit into the paragraph above, and that information has been ever so helpful in calming the panic that neighbors have felt.

Cordially and sincerely yours,

Handwritten signatures of Jonna L. Eiser and Jay K. Eiser. The signature for Jonna L. Eiser is on the left, and the signature for Jay K. Eiser is on the right, written in a cursive style.

Jonna L. Eiser and Jay K. Eiser

October 27, 2023

To: Act 537 Update Committee

CC: Barbara N. Lyons; Ryan Manion; Jennifer Herring; Dan Wood; Nancy Santacecilia

From: David and Heather Jarosz - 164 Pine Valley Rd, Doylestown PA 18901

We would like to express our concerns regarding an update to Act 537 plan for public sewer installation on Pine Valley Road, Doylestown Township.

1. We purchased our home at 164 Pine Valley Rd in 2021. Our septic system was modernized in 2017 with all new underground plumbing, conduit, 2000-gallon storage tanks and a 1000 square foot elevated sand mound for absorption. With proper care and maintenance, it is very possible this system will last to 2057 and beyond. The system installed at our home is designed for a 5 person family. It is oversized for our family of 3, so it is probable that it will last much longer. If sewer lines were available for hookup in this part of Pine Valley Road, **we would not be hooking up**. It would be an unnecessary and a significant expense to fix something that is not broken at our residence.
2. We purchased this property fully understanding that it has private septic and well. We specifically chose to purchase a property in Doylestown township that was not in an HOA and did not have expenses out of our control such as public sewer and water costs. We did **not** purchase a home in Doylestown with the expectation that **we might have to incur a \$50,000 expense** with 82 other residents, some who live a mile away and we have never even met. Our only costs to maintain our septic system since we have been living here were \$400 over 3 years. We are not prepared to incur the expense of running sewer lines down into this area of our neighborhood, nor pay the cost to hook up our property and then incur the expense of a regular sewer bill with our new modernized private system. This is not a condensed neighborhood - properties here are on 1+/- acre lots.
3. There are many homes in this neighborhood that have already replaced their original septic system with a sand mound system like ours. It is not reasonable for any homeowner with a sound, operating septic system to incur the expense of a public sewer system/service that is not needed. The township is seeking a solution for a problem that does not exist.
4. The cost to replace a private septic system on Pine Valley Road with a modern sand mound absorption system is SIGNIFICANTLY LESS than the total cost it would be to install lines/hook up to a public sewer. Additionally, replacing a failed system with a new private system would be a fixed cost with no subsequent monthly/quarterly public sewer bills. There is no reasonable basis to mandate sewer installation here when a private system can be built at a much lower cost (per unit). A fiscally responsible township like Doylestown should consider the alternate plan of doing nothing, instead of choosing to spend over \$4 Million dollars.
5. The sequencing of the Doylestown's capital project needs additional review. Currently, Shady Grove Circle and Buttonwood Lane are being re-paved. Pine Valley Road is also scheduled to be re-paved in 2023. We should not be planning to tear up newly purchased roadways to install underground sewer lines and pipes, until the new roadways are at the end of their useful life.

Thank you for considering our concerns about Doylestown Township's 537 plan. We are **strongly opposed** to this unnecessary plan. **We will not be connecting to any public sewer**. We will be sure to stay informed on updates to Act 537 as it applies to our home and the Pine Valley Rd neighborhood.

138 Chestnut Valley Drive Doylestown, PA 18901-2219

October 26, 2023

Stephanie J Mason
Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901

Dear Ms. Mason:

I have been in contact with a few neighbors hearing their concerns about homes on our street being connected with the public sewage system. My impression is that the cost, and timing and placement of the piping piping will be determined at some unspecified time within the next year or two or three or four. Having healthcare experience for over 35 years I have seen the results of patients making unfortunate decisions based on information inadequate in its scope and/or accuracy. Hopefully with the input of our local government and the engineering firm(s) we will arrive at a plan that is a win for the neighborhood and the larger community.

Each household will make a decision concerning their viable options that may include: hookup to the public system, remaining with their current system as is, updating their current system, or moving out of the neighborhood, or some other option. I hope each household will reach their decision based on the best available information. I would appreciate if the involved state and local government agencies will provide thorough and accurate information sooner than late, and leading us to choose based on a fuller understanding of the benefits weighed against the costs.

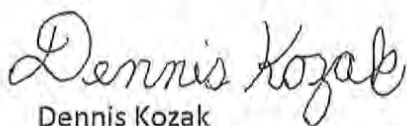
With the aim of helping us reduce our concerns, I have the following questions:

- 1) Could we have a meeting including residents and key people (such as engineering, local/state government) involved with this project? Questions could be written and distributed to the key people prior to the meeting, as well as asking any other questions during the meeting.
- 2) I believe each homeowner may need to hire a plumber to connect the outside system to the inside home piping. Is it possible that a reputable plumbing company could do this for the entire neighborhood through a bidding process? And if some wanted to hire their own plumber, then the bidding would be for only those households interested in a being involved in using the same company.
- 3) When will the gas pipeline people be contacted about this proposal process? About 5 years ago I put a sidewalk next to my house and they became involved quickly about the safety of this. I would like to know about their concerns and what limitations they would want concerning the project.
- 4) Do you know the severity of the problem with the neighborhood systems? What kind of testing do you do to determine this? Soil samples? Visual inspection? Smell test?

- 5) Based on the state of the neighborhood septic systems, how soon do you think public hookup should occur to protect health and safety concerns?
- 6) Do you think believe upgrading current neighborhood septic systems would satisfy health and safety concerns?
- 7) If public system placed in neighborhood would everyone be required to hookup?
- 8) IF some households are allowed to opt out of being hooked up to public system, would they still be required to pay anything?
- 9) If testing reveals that many households have septic systems that are likely to fail in near future, how soon would public system be put into neighborhood?
- 10) If many septic systems are near failure and they need to pay many thousands to fix current system, will they then need to pay for the public system when it comes into neighborhood?
- 11) What concerns does the engineering firm have about the cost and difficulty of the proposed project?
- 12) Are there grants or other assistance from local or state or federal agencies?
- 13) Is there anything homeowners might do at this time to reduce the possible costs of this project?
- 14) Can we be updated about this project on a regular basis? And to save money this might be done through email except for those who may not have email?
- 15) Are our state and federal representatives aware or involved in this project? Perhaps their input might be helpful.
- 16) How much of an increase in cost for this project would you expect for each passing year? No increase? 2% ? 5? Etc.
- 17) Has a real estate company been consulted to advise the township and/or homeowners about ramifications of selling their home with the uncertain cost of the project?
- 18) Who is responsible for cost of repair of piping outside the home that connects to the public system if the problem is due to faulty material or an installation issue? Would it be similar to phone lines whereby homeowner responsible for lines in home and phone company responsible for lines outside home?
- 19) Is there a guarantee of proper functioning of the outside piping for a specified period of time?

I am grateful you have requested our input and questions concerning this project. I would have preferred asking questions in person because it's much quicker for both people. Also, follow-up questions could arise based on previous answers that could be answered at that time. But with so many people involved the written questions allow you more time to ponder the answers and contact others as needed for their expertise.

With appreciation,


Dennis Kozak

Richard & Theresa Langs
47 Chestnut Valley Drive
Doylestown, PA 18901
215-348-5611

RECEIVED

OCT 19 2023

DOYLESTOWN TOWNSHIP

October 14, 2023

Stephanie Mason, Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901

Subject: Lang Property - Act 537 Planning Exemption Request
TMP # 9-044-004

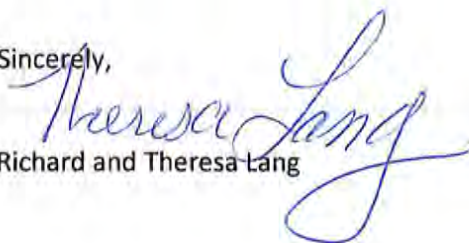
Dear Ms. Mason,

We reside at 47 Chestnut Valley Drive, Doylestown Township. In 2017, we installed, with the proper permissions from the Township and BCSWA, an on-site sanitary sewer system using forcemain and grinder system. At that time, we paid the fees associated with hookup, EDUs and all other corresponding fees.

We have been notified that the Township is planning to move ahead with Act 537 extension on our street, and are writing to verify our understanding that our property will not be subject to any further fees associated with this project.

Please provide confirmation that this is the case at your convenience. If you have any questions, please feel free to contact me.

Sincerely,



Richard and Theresa Lang

Twp responded to this question, stating this project was not part of the planned public sewer project because they already had a grinder pump connection.

RECEIVED

OCT 26 2023

DOYLESTOWN TOWNSHIP

October 26, 2023

Stephanie Mason
425 Wells Road
Doylestown, PA 18901

Dear Ms Mason;

In August of 2023, I discovered a problem in my septic system out at 101 Chestnut Valley Drive, Doylestown. I hired Gary Bouc to investigate the septic problem.

In September, I was informed about the 537 Sewage Plan by Joanna Eiser. I talked with Sinclair Salisbury at the Doylestown Township building at that time.

To date, under the guidance of Gary Bouc (Bouc Enterprises), I have brought my septic system back to a function status. All infeed pipes to my drain field have been replaced under the specifications of the Department of Health. This includes instructions for building a mound in the event my current septic system fails. My cost for this process has been approximately \$12,000.

If Act 537 passes, I will hook up to that sewage plan. My current systems should function until that time.

Very truly yours,



Eric Miller

EM:cm

RECEIVED
OCT 25 2023
DOYLESTOWN TOWNSHIP

112 Chestnut Valley Drive
Doylestown, Pennsylvania 18901
October 10, 2023

Stephanie J. Mason
Township Manager
Doylestown Township
425 Wells Road
Doylestown, Pennsylvania 18901

Dear Ms. Mason,

I am writing in regard to the Act 537 Plan Update as it pertains to Chestnut Valley Drive. I wish to address five areas.

First, the anticipated projected cost is \$46,000 per home. Most homeowners are either retired senior citizens or young families with children. The cost is prohibitive for either group. I am a disabled 83-year-old retiree. If financing is not obtained by the homeowner, what are the penalties?

Second, the time frame for this project is nebulous. Will this project start 3 to 5 years or 6 to 8 years from what date? The township administration must provide specific dates to allow homeowners to plan.

Third, if a homeowner has a working septic system, is the hook up to the new system mandatory? Will the township place a lien on the homes of nonparticipants?

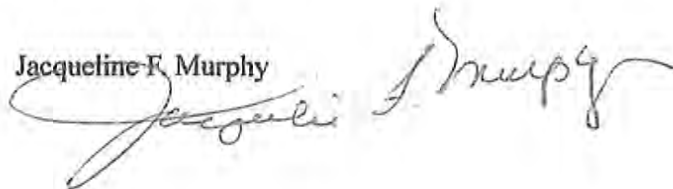
Fourth, for those homes having OLDS (On Lot Disposal Systems), if the present system is not faulty must the homeowner hook up to this new system? Who in Doylestown Township or the State EPA decides if the current OLDS is the selective alternative for the homeowner?

Finally, if the one hundred foot piping estimate is not adequate for most homeowners, what is the estimated price per home?

I look forward to hearing from you at your earliest convenience. Thank you for your time.

Sincerely,

Jacqueline F. Murphy



DR. PATRICK M. MURPHY, Au.D., M.Ed., CCC-A, FAAA Murphy Hearing Services

TELEPHONE: 215-230-9000
FACSIMILE: 215-230-9026
E-MAIL: HEARINGDOC@AOL.COM

Board Certified & Licensed Audiologist
Registered Hearing Aid Dealer
WWW.MURPHYHEARINGSERVICES.COM

330 North Main Street
Post Office Box 1111
Doylestown, Pennsylvania 18901-0037

October 27, 2023

*International
Society of
Audiology*

Stephanie J. Mason
Township Manager
Doylestown Township
425 Wells Road
Doylestown, Pennsylvania 18901

*Pan American
Society of
Audiology*

Dear Ms. Mason:

*Academy of
Doctors of
Audiology*

I am writing in regard to the Government Public Notice published in The Intelligencer involving revisions to the sewage facilities plan. My wife and I live in and own our home at 112 Chestnut Valley Drive in Doylestown Township.

*American
Audiology
Society*

We are probably one of two homes on Chestnut Valley Drive receiving the local daily newspaper enabling us to read your Notice. Your office should have notified every home in writing by regular mail to ensure the information was received and the opportunity to provide written comments afforded to each homeowner. I would recommend issuing a mailing and extending the time for written public comments to you.

*American
Academy of
Audiology*

I have taken the opportunity to review the Notice and copy of the draft proposal. Even though the document is a proposal, in my opinion and experience, when a proposal, issue, or topic is presented by a municipal governing body to the general public, the decision has already been made to move forward despite any comments or concerns by the citizens.

*Pennsylvania
Academy of
Audiology*

I have several concerns about this proposal.

*American
Speech-
Language-
Hearing
Association*

First, the estimated cost is \$8,776,600 in today's dollars. The Doylestown Township government has placed the cost at \$40,200 for Chestnut Valley Drive homes up to \$50,700 for other homes in adjacent areas. I have read other engineering analyses which peg the cost topping out at more than \$75,000 or more. The envisioned attempt by Doylestown Township government officials to place any amount associated with this project is ill-conceived, shortsighted, and shows a lack of planning. Any infrastructure projects should be funded by grants from the State and Federal governments. If these funds are not available or short on funding a project of this magnitude, a municipal bond must be created and offered to cover the cost.

*Pennsylvania
Speech-
Language-
Hearing
Association*

Second, the proposed cost per home to be paid by the homeowner is beyond the financial capability of the affected individuals and places an additional undue burden. Most all the forty homes on Chestnut Valley Drive are owned by people retired, near retirement, or families with young children. Personally, my wife is almost 83 years of age and has been disabled since 2000. I'm approaching 66 and have a plan in place to retire no later than 73 or earlier. This proposed additional outlay would require an extra two-year extension on my planned retirement date. The

encumbrance for individual payment out of personal retirement funds, second mortgage, HELOC, or other loan avenues for every homeowner within the proposed plan is a gross overstep by the creators of this draft.

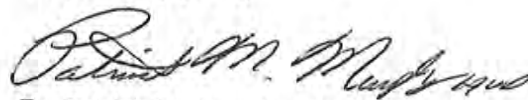
Third, my wife and I enjoy our independence for our well water and on-lot disposal septic system. Upon acquiring our home in January 2016, we paid approximately \$17,000 to have the Hague water system installed to process incoming water through a series of filters for purification, softening, arsenic, coliform, and reverse osmosis. Our OLDS three tank system is serviced, pumped, and inspected at our request and expense by Bouc Enterprises annually. Two weeks ago, the two service lines were replaced from our home to the distribution box at a cost of \$7,800 under permit and with the approval and inspection by the Department of Health with an official onsite to oversee the project.

Fourth, two years ago I discussed the Pebble Hill sewer installation project and associated cost with a Doylestown Township official. My expressed opinion was that my system was in excellent condition, inspected and maintained annually to ensure efficiency, and I would not participate in any sewer project if it ever came to Chestnut Valley Drive. This official nonchalantly stated not to worry about paying for the cost for the project because a lien would be placed upon my home and the amount owed would be taken from the proceeds whenever I chose to sell my home in the future.

In closing, please consider this letter as my notice to Doylestown Township that I will not be participating in any proposed sewer project for my home at 112 Chestnut Valley Drive as I have outlined with the aforementioned information contained herein.

Thank you for your time and opportunity to respond to the published Notice.

Respectfully yours,



Dr. Patrick M. Murphy, Au.D., M.Ed., CCC-A, FAAA

RECEIVED

OCT 27 2023

October 27, 2023

Doylestown Township Board of Supervisors
425 Wells Road
Doylestown, PA 18901

DOYLESTOWN TOWNSHIP

To the Act 537 Update Committee and Doylestown Board of Supervisors:

There are 3 main issues with proposed Act 537 Update that the Board of Supervisors needs to directly answer for the people you represent before this plan can be adopted. The huge change of scope in the proposed update is wildly inappropriate and functionally ends all on lot septic service throughout the Township over the course of the plan.

First, there was no independent engineering firm used to develop a comprehensive plan, and therefore does not balance the needs of the residents. In the September 20, 2018 letter to BCWSA, Ms. Mason states that "The PWSAB was pleased to know that the assistance [from BCWSA] was available at no charge to the Township." Unfortunately for residents, we are seeing what the real cost for this "no charge" assistance is. When a vendor is set loose to create their own plan, it maximizes the vendor's interests. The plan appears to be written from a perspective of "how many units can we connect to sewer" rather than "what do the residents of the Township NEED". There needs to be an independent study done representing the needs of the Township, not by a company that has direct interest in adding additional revenue to their bottom line.

Secondly, there is no study or data cited in the plan for the Pine Valley/Chestnut Valley/Shady Grove/Buttonwood Lane areas that there is any actual problem or benefit in this area, yet this area receives priority in the 5 Year plan. All data cited in the plan update was gathered south of US-202. It was like BCWSA threw this area in as a "what can we do to sign up revenue generating customers as quickly as possible" regardless of whether this is an area of most need. Contrast this with "Area A" and "Area B" in the plan which had actual data provided, and have been subject of discussion for the need of a sewer system for decades, yet these areas are deprioritized into the 10 year and Ultimate plan areas respectively.

Third, there has been no communication to the residents until the plan was presented. It is unacceptable that there has not been a single meeting of the Public Water and Sewer Advisory Board with a quorum in the six months leading up to the presentation of this proposal. No meeting minutes for this Board are available on the township website for over two years. In lieu of oversight from the PWSAB, there were zero questions from the Board of Supervisors when the plan was presented in the last Supervisors meeting, this just shows that there is no representation for the residents of Doylestown Township. In the end this plan only serves BCWSA's interests, not the residents of Doylestown Township, specifically it does not prioritize "Area A" which was cited as a need, and the reason for the Act 537 Plan update in the first place. A good plan is put together with input from residents, engineers and vendors, in the open, however this was not done in this case.

The only realistic plan would be to table approving this update and conduct an actual independent study to see if this major infrastructure investment is needed in the Pine Valley/Chestnut Valley/Shady Grove/Buttonwood Lane area. The Board needs to get the PWSAB functional during this time so that residents have a voice. In lieu of tabling the update, these new areas in the 5 Year phase must be moved to Ultimate phase to allow time for data to be collected and analyzed, especially given there are other areas of the township that have a documented and greater need (specifically "Area A").

Respectfully,



Michael O'Malley
105 Pine Valley Rd

RECEIVED

OCT 27 2023

DOYLESTOWN TOWNSHIP

October 26, 2023

To: Act 537 Update Committee

CC: Barbara N. Lyons; Ryan Manion; Jennifer Herring; Dan Wood; Nancy Santacecilia

From: Andrew and Debra Sypawka – 154 Pine Valley Rd, Doylestown PA 18901

We would like to express our concerns regarding an update to Act 537 plan for public sewer installation on Pine Valley Road, Doylestown Township.

1. We purchased our home at 154 Pine Valley Rd in 2002. We have resided here as a family of 5 for 21 years and have never had a problem with our septic system – nor do we have any problems now. We have our septic system pumped/inspected every 3 years in accordance with our township ordinance. If sewer lines were available for hookup in this part of Pine Valley Road, we would not be hooking up. It would be an unnecessary, significant expense to incur to fix something that is not broken at our personal residence and we are strongly opposed to it.
2. We purchased this property with private septic and well. We specifically chose to purchase a property in Doylestown township that was not in an HOA and did not have expenses out of our control such as public sewer and water costs. We have understood from the time we bought this house that IF the septic system has issues/fails, we will need to address it. We would repair, improve or replace our private system at our own expense (it would not be an expense to share with our neighbors). Likewise, if we continue (as we have for 21 years) to NOT have issues, our expense re septic here would manageable with the cost of regular pumping of our system (approximately \$250 every three years). We are not prepared to incur the expense of running sewer lines down into this area of our neighborhood, nor pay the cost to hook up our property and then incur the expense of a regular sewer bill with a perfectly fine operating private system. This is not a condensed neighborhood – properties here are 1+/- acre lots.
3. There are many homes in this neighborhood that have replaced their original septic system with a sand mound system (or they recently purchased here with new systems installed by previous owner). They did so with the understanding that they purchased a home with an updated/operating septic system for the foreseeable future. It is not reasonable for any homeowner with a sound, operating septic system to incur the expense of a public sewer system/service that is not needed.
4. The cost to replace a private septic system on Pine Valley Road (with a sand mound system for example) is SIGNIFICANTLY LESS than the total cost it would be to install lines/hook up to a public sewer system on Pine Valley Rd. Additionally, replacing a failed system with a new private system would be a fixed cost with no subsequent monthly/quarterly public sewer bills. There is no reasonable basis to mandate sewer installation here when we could replace with another private system at a much lower cost if we our current system fails now or in the future.

Thank you for considering our concerns and we will be sure to stay informed on updates to Act 537 as it applies to our home/Pine Valley Rd neighborhood.



Andrew Sypawka
Debra Sypawka

From: Stephanie Mason <sjmason@doylestownpa.org>
Sent: Monday, October 30, 2023 1:48 PM
To: Steven Hartman
Subject: FW: Act 537
Attachments: Act 537 letter.docx

External Sender - From: (Stephanie Mason
 <sjmason@doylestownpa.org>)
 This message came from outside your organization.

[Learn More](#)

Please add to public comment for the 537 Plan.

Stephanie J. Mason, ICMA-CM
 Township Manager
 425 Wells Road
 Doylestown, PA 18901
 Phone - 215-348-9915
 Fax - 215-348-8729
sjmason@doylestownpa.org

From: Dan Wood <dwood@doylestownpa.org>
Sent: Monday, October 30, 2023 1:43 PM
To: ANDREW SYPAWKA <asypawka@comcast.net>
Cc: Barbara N. Lyons <blyons@doylestownpa.org>; Ryan Manion <rmanion@doylestownpa.org>; Jen Herring <jherring@doylestownpa.org>; Nancy Santacecilia <nsantacecilia@doylestownpa.org>; Stephanie Mason <sjmason@doylestownpa.org>
Subject: Re: Act 537

Dear Mr Sypawka,

Thank you for reaching out to us with your concerns about the 537 plan being discussed. I just want clarify some details about the plan to avoid confusion.

The 537 plan is a document required by the state of Pennsylvania that outlines proposed areas of concern or need for the township's waste management. The biggest thing I want to emphasize is that this is just plan, almost more of a roadmap. Even if the 537 plan is adopted as is, with no changes, that does NOT mean sewers are guaranteed to be going in. There are many more next steps to discuss before any project is started. Any construction of sewers would require additional studies and ordinances passed. And I promise you that as long as I'm on the board of supervisors, the process will include ample discussion with impacted residents throughout any planning for an actual project.

One of the reasons for a 537 plan is to help residents make plans and consider what steps may be useful for

them to take. Residents such as yourselves have a fairly recent upgrade to their system. Some residents may have systems that are currently failing or may need to be replaced in the next 5-10 years. Replacement solutions like a new system or sand mound can end up costing more than a sewage system. We want to be able to give residents clarity of our future plans so they can plan as well. Residents thinking about selling their homes in the next 5-10 years may also see a benefit to their home value by having sewer access. There are several factors for home owners to consider and the 537 is the first part of informing them of possible plans.

Another thing I'd like to point out is that in previous projects, the township has not forced anyone with a working on lot system to hook up to the sewer line in the street. Residents with working systems have been allowed to use their system as they see fit.

I hope that answers some of your concerns. I have forwarded your comments to our manager to have them included as part of the public feedback. Please feel free to contact us with any additional concerns or questions you may have.

- Dan Wood

On Oct 27, 2023, at 13:41, ANDREW SYPAWKA <asypawka@comcast.net> wrote:

Hello,
 I just dropped off hard copies of the concerns we have about the update to Act 537.
 Sincerely,
 Andy Sypawka

October 20, 2023

Stephanie J. Mason, Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901

Re: Act 537 Sewage Facilities Plan Update for Doylestown Township

Dear Stephanie,

Imagine our surprise when we found out that the Township was planning to install a sewer system in our Chestnut Valley Drive development. We should have been directly contacted by mail concerning this important issue. A newspaper notice is insufficient, particularly for those citizens who are directly affected. Many people do not get newspapers any longer. We do not get newspapers and were lucky to be informed by a neighbor. The township needs to modify how they communicate important items such as this with the residents.

Two years ago, we were considering connecting to the existing sewer line on Shady Retreat Road via a gravity based system. As you might recall, we were not experiencing any issues with our septic system and that remains to be true at this writing. However, we thought at that time that we should be proactive. Several neighbors down the street from us, especially the ones located near the creek, had to replace their on site disposal systems with sand mounds. This was despite the fact that we are not anywhere near a creek and that our home is 14 years newer than the homes that had a failed septic system.

We are amazed and disappointed that back then, you did not inform us about the planned sewer installation in our neighborhood. The same goes for the people at the BCWSA. Surely, you and the BCWSA were intimately aware about what was being planned then, even if it was perhaps only a feasibility study.

It would have been a great advantage for us to know the plans at that time. We are lucky that we did not go through with the sewer connection two years ago because this would have been a missed opportunity to connect to a planned sewer line in our neighborhood.

Please note that we are happy to see that sewers are proposed to be installed in our area. **But we have reservations about the method currently planned.** That will be address later in this letter.

Table 6-3 of the plan, Opinion of Probable Costs, Chestnut Valley Drive Sanitary Sewer, appears to be a Bill of Materials. It is not apparent that installation costs are included. This could be the tip of the iceberg regarding the total cost for a typical homeowner to connect to the sewer line.

As you know, I am a retired Professional Engineer and I would like to know the total estimated cost for a homeowner to install the proposed system. That should include installation fees, hookup fees, BCWSA fees, township fees, and any other fees that would need to be paid. Also, what needs to be filed by the homeowner including permits, contracts, etc, including their fees? The township has a responsibility to be totally transparent about the total amount. I encourage the Township to hold a meeting with the residents of the neighborhood to explain your intentions and projected costs. Furthermore, it appears that nobody in the neighborhood was even aware that sewer lines were being considered to be installed in the neighborhood.

What are the options? Connect or not to connect and what are the associated costs either way? Is the cost of every home going to be assessed differently?

In my opinion, as a Professional Engineer, a gravity based system would be more reliable and efficient than a low pressure grinder based system. Furthermore, the cost of ownership of a gravity based system would be less than a low pressure system. Electric pumps do fail and it is very expensive to replace them. Sometimes a cookie-cutter approach is not always the best method and other alternatives need to be seriously considered. Two years ago, the installation contractors that we spoke with have advised us that the grinder pumps do fail and we should order a second pump as a spare to have on hand. I also have experienced failed electric pumps at the different sites that I have worked at including refineries, waste water treatment plants and pharmaceutical manufacturing plants.

SUGGESTION #1:

I believe that the properties along Shady Retreat Road would be better served by a gravity based system. Specifically they are 500 and 528 Shady Retreat Road and also 482 and 530 Chestnut Valley Drive. In addition, it makes little sense to install a new section of low pressure lateral line between the Manhole #1375 at the cul-de-sac and North Chestnut Valley Drive. The **existing gravity sewer line** should be extended from Manhole #1372 up Shady Retreat Road to the intersection of Chestnut Valley Drive. That would totally eliminate the low pressure lateral from Manhole #1375 at the cul-de-sac and North Chestnut Valley Drive. See Figure 2 below.

Note that the new “In-law Apartment House” at 500 Shady Retreat Road has been recently hooked up to the existing sewer line via a gravity system. Also note that the MH #'s have been defined by BCWSA.

SUGGESTION #2:

Furthermore, our home is the 530 Chestnut Valley Drive address mentioned above. I would sincerely hope that the existing gravity sewer line could also be extended from Manhole #1372 up Shady Retreat Road to within the first half of our property. Alternatively, the gravity sewer line could extend up into North Chestnut Valley Drive. Either extension would make for a much more efficient installation because our septic tank is at the rear of our house. We would then connect to the extended gravity sewer line on either Shady Retreat Road or Chestnut Valley Drive via a gravity based system. This would eliminate a grinder pump and an expensive electrical and difficult installation. Note that half of our house is on a concrete slab and that the septic tank is directly outside that area. See Figure 2 below.

SUGGESTION #3:

Make the entire sewer line in Chestnut Valley Drive a gravity based system. This would be more reliable and efficient than a low pressure grinder based system. It will reduce the initial cost as well as the eventual cost of ownership for each homeowner. In the long run, a gravity base system will last longer and be less problematic. This especially applies to us at the corner of Chestnut Valley Drive and Shady Retreat Road. Refer to Suggestion #2 above.

Each suggestion above begs the question - Why would you excavate the roads on Shady Retreat and Chestnut Valley and only run 1.5 to 4” plastic lines rather than running a proper gravity sewer line? Consider this: Just because installing smaller plastic lines is cheaper, it does not mean it is better.

Figure 1, immediately below, is an excerpt of the lower portion of the 537 Plan Update, Figure 5-4, Pine Valley / Chestnut Valley Area Sanitary Sewer.

Below that figure is Figure 2 and that illustrates the changes that I suggested and would best suit our neighborhood.

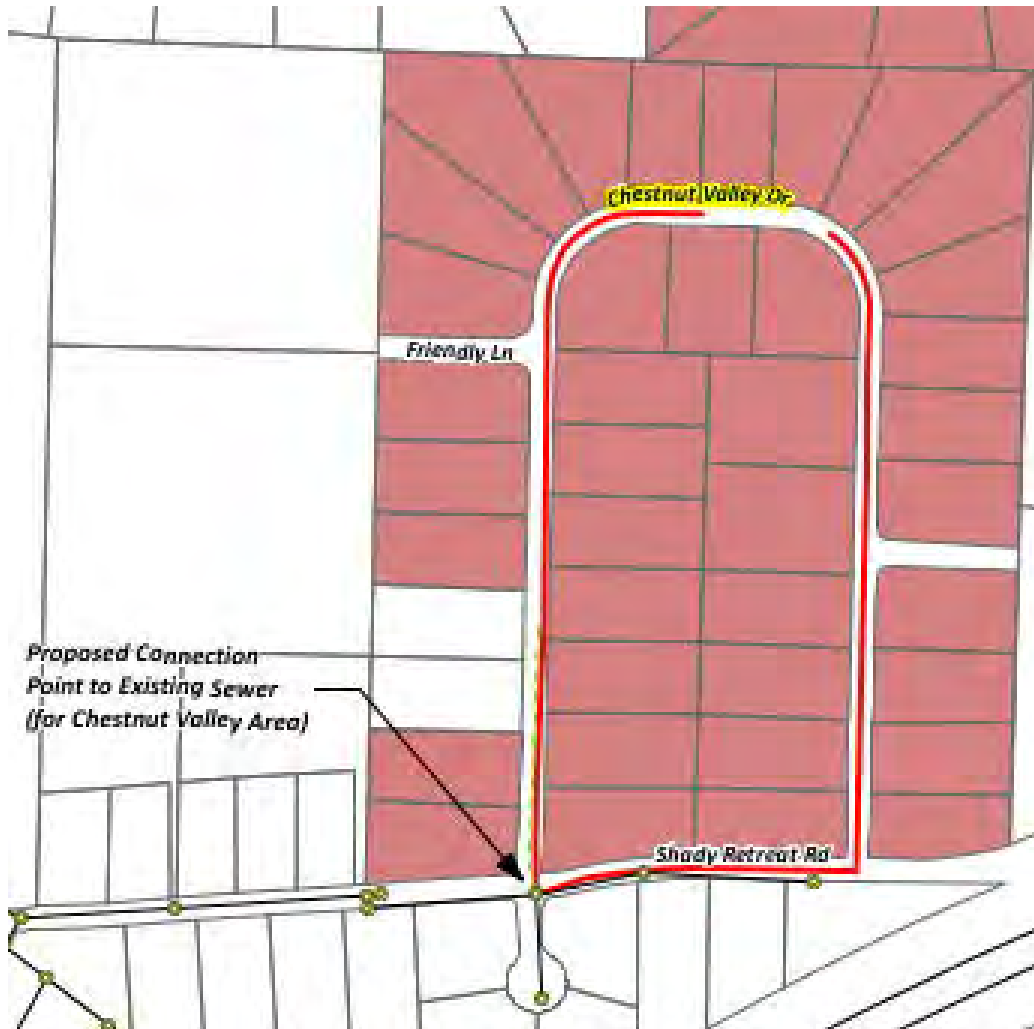


FIGURE 1: THIS IS THE ORIGINAL PLAN FIGURE

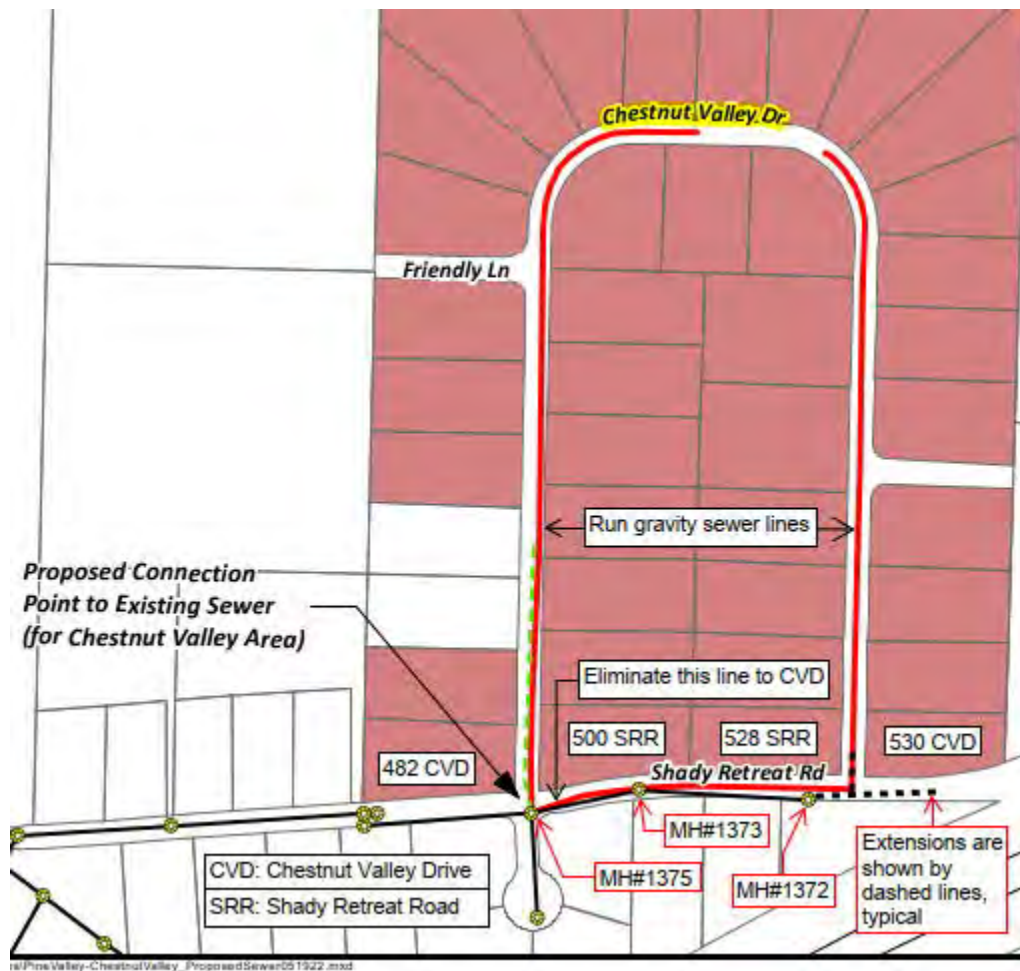


FIGURE 2: THE ABOVE SHOWS MY SUGGESTED CHANGES TO THE ORIGINAL PLAN

Stephanie, please forward this document to all interested parties as best you see fit.

I am counting on you to provide feedback regarding my concerns and suggestions that are mentioned in this document. I am available and welcome the opportunity to meet with you, other members of the Township staff, BCWSA and Consulting Engineers. Once again, I would like answers to the issues that I have addressed.

Please contact us if you have any questions. We look forward to working with you.

Sincerely,

Marc & Nata Schonfeld

530 Chestnut Valley Drive, Doylestown
 267-885-9575
 meschonfeld@gmail.com

RE: ACT 537 Plan for Pine Valley Estates Neighborhood

Dear Township Supervisors and respective officials:

As residents of the Pine Valley neighborhood, we'd like to offer our perspective with regard to the Act 537 Plan. Few things may be more divisive than politics or religion, though unfortunately, this plan may already be proving equally so. Having been residents of the Pine Valley Road neighborhood for eight years, we've enjoyed the fellowship of our neighbors, the camaraderie the community provides, and often reflect on the privilege of calling such a great place home. However, since the thought of this plan has been circulating amongst the neighbors of Pine Valley, there is already a divide between residents that are either for, or against, the proposal – essentially, pitting neighbor against neighbor, and creating angst, where formally great relationships flourished. While residents may be rationalizing and attempting to remain civil at this point, the sentiment is noticeable and pervasive – and sadly, these relations stand only to further deteriorate with open hearings/meetings, or when the plan becomes a project.

The nature of the Pine Valley neighborhood is that the decision was made upon construction, and well-after the availability of sewers, to allocate a septic system to each household (rather than sewer). This plan was approved with knowledge of the likelihood that the neighborhood may never be upgraded, and potentially without a definitive plan of doing so. While we have had some turnover in the neighborhood, the understanding of each homeowner (new and old) has been the same – septic systems either pass, or don't pass inspection, and if they don't pass the cost to replace is substantial, without the potential to connect to public sewer. Therefore, every resident has purchased their home with agreement and acceptance of this understanding, and without high upkeep costs or recurring bills, septic systems have actually been weighted in buying decisions, being viewed as generally economical.

While all our neighbors at Pine Valley are created equal, their circumstances and ability to pay are not. For instance, we have a diverse neighborhood occupied by young and old, new families and those who have lived here since the neighborhood was built, the highly successful, the unemployed, the healthy, sick, and everyone in between. The neighborhood itself is 50-60 years old, and the houses generally require constant maintenance or upkeep. In our case, the home was almost in complete disrepair and required major renovation efforts to bring it up to standard (with a lot of work still ahead of us). Doylestown in general is not one of the cheaper areas to live, and the truth is that, many newer families either bought at the top of their price range due to rising home prices, or had to invest a substantial amount to make their house a home, already setting them back in their savings goals. Some families have taken out lines of credit for repairs and improvements, and others refuse to do so, as they choose not to assume any form of debt. Despite the differences, one theme has been enjoyed by all families up until this point – in essence, each family has been given the choice to determine what works best for them, given their unique and individual financial circumstances.

From a financial perspective, it can be stated that ~\$50,000 is just an estimate, though the realization may be that **\$50,000 is not a certain amount** when considering invested income – in fact, at 9% growth (ten year average) over a 30 year period, this becomes **\$663,000 in today's dollars and over double that (\$1.6M) in future dollars** (or more), when considering a modest inflation rate of 2.75%. This figure quickly escalates to **just shy of \$2M** when taking into account the current average inflation rate of 3.7%. If homeowners need to remove the current septic system on top of installation (assuming approx. \$100K total investment), these numbers would again double for a total 30-year investment of **\$3.2M - \$4M in potentially unrealized Return-on-Investment (ROI)** missing out of our retirements, estates, college funds, local economy spending, and potentially much needed future healthcare coverage costs. Moreover, even if grants can decrease the cost of each household to **\$20,000**, the actual cost in 30 years at 9% is **\$265,000 in today's dollars, or \$600,000** when considering inflation over the same period. These are merely examples, and regardless of numbers or amounts, long-term financial implications should be taken into consideration as the appropriate measure when considering the financial impact on affected families.

These figures also do not take into account any recurring utility bills, annual percentage rates on loans, or any other additional maintenance, fees, and costs that are above what each household is currently being assessed. Additionally, these figures only cover a 30-year period, where a lot of us may, if we're graced with a full life, experience a 40-60 year maturity, which in turn exponentially increases these figures by upwards of millions (or in cases, tens of millions) of dollars. Of course, the argument may be made that if a septic system needs to be replaced, then these costs may be necessary at some point in the future regardless - however, that is not the reality for a lot of residents who have new, or well-maintained existing systems, many of which will last decades into the future, and require insignificant annual or bi-annual upkeep costs, comparatively. Depending how costs are assessed (e.g. via "frontage," curb feet, property size, etc), **recurring costs may also not be applied equally between neighbors**, as we're on a circle, and a number of homes (including our own) have considerably more curb space than others, yet the same or less actual property size. The ultimate result is that a lot of our homeowners are not equally benefited (if at all) from a mandated

installation, connection and/or support of public sewer, but instead, deprived of their freedom to make their own personal and financial decisions, based on their own individual circumstances.

From a right to choose standpoint, we would ask for you to please consider – if this were your neighborhood, in which you were mandated to remit a certain amount, potentially of detriment to your financial future, for something that you don't necessarily need or use, may never have a guaranteed Return-on-Investment, and mars otherwise great neighborly relations – what would your recourse be? We all have different occupations, and are not all blessed with legal agility, or have the ability to take an active part in government (at any level) – however, with this being the case, we rely heavily on our elected officials to represent the best interests of all our families, and not just those that might be more well-off financially, have greater buying capability, are less discerning with their financial plan, more vocal, or those that stand to profit from the long-term debt of our families.

In general, when considering the Act 537 Plan, we're not necessarily opposed to the idea of a sewer within the neighborhood either. In fact, like others, we would perceivably like to have the option to connect to a public sewer, should our septic system (which is well-maintained) ever fail. However, the thought of having to pay a significant amount for an off-property township project, and charged recurring fees for material and services that we may never use, and with no guaranteed deliverable or Return-on-Investment, is seemingly inequitable, and borderline unconscionable. Along those lines, at the very heart of any resultant plan should be the good faith interests and benefit of our residents, as well as a well-planned and negotiated path forward, reflecting a fair and equitable solution for all involved. If we had to envision this, it would essentially be postponed contributions or charges of any amounts for sewer install or operation until the time comes when our septic system fails - and even at that time, be permitted to retain the decision-making ability to determine whether installing a new septic system (without recurring sewage fees), or connecting to the public sewer, makes the most sense for us, depending on costs and our family/life circumstances at that time.

With all this in mind, and given the nature of the current situation, an equitable way forward may be proposed with input from our affected neighbors. First, there seems to be a lot of confusion and conflicting information in circulation, and it seems as if the average resident does not have clear information in which to make an informed decision. Therefore, we have questions posted on the subsequent pages of this letter, and aside from consideration and hopeful responses, it may be beneficial to all affected neighborhoods, to aggregate all the questions received, and have them posted in the public domain (non-attributed to the respective resident, of course), along with the official responses in Question & Answer (Q&A) format. Once that information is posted, a survey (or an addition to a local election form if able to identify individuals) can be issued for each neighborhood specifically, and uniquely identified for each household, where responses are requested from residents on several questions – namely:

1. Are they familiar with Act 537, and have they read the clarifying responses to questions?
2. Are they for, conditionally for, or against the plan/proposal?
3. If conditionally for – on what conditions would they be amenable to support?
4. If inclined to support, what would be their favorable timeline - < 5 years, <10 Years, <15 years, 15+?

Obtaining buy-in from the residents may not only provide a gauge of general sentiment towards this project and facilitate a more equitable process, but it may also assist with sequencing the projects between affected neighborhoods for inclusion and updates to the overall plan. In addition to any open meetings or planning sessions, an open forum/period (including virtual) where residents of affected neighborhoods may offer up potential arrangements, viable solutions, or alternatives may also prove beneficial, and result in a better situated, more palatable outcome for our neighbors and families.

Sincerely,



Mat Wilson
Pine Valley Resident
(717) 404-1320

Act 537 Questions – Pine Valley Rd.

1. Are the individual homeowners solely responsible for the total estimated cost of ~\$50k, or will the township be assuming any portion of the cost?
 - a. If so, how much of the estimated cost is the township assuming?
2. Does the ~\$50K include connection to the individual household, or is connection an additional cost?
3. If not included in the ~\$50K estimate, what is the estimated additional cost to connect?
4. For residents who remain on septic, would they pay the same amount for installation as the to-be-connected residents?
5. Is the ~\$50K estimated in today's dollars, or is inflation included in the calculations?
 - a. If in today's dollars, what is the estimated cost (including inflation) for the 5 year plan?
6. Will affected households be required to pay a monthly or quarterly sewage bill/fee?
 - a. If so, what is the average monthly/quarterly/annual bill per household?
7. Is there still a monthly bill, charge, or fee if the household is not connected?
 - a. If so, how is it assessed (e.g. "frontage," amount of curb, property size, etc)?
8. As far as any associated loans, are there annual percentage rates?
 - a. If so, what is the anticipated and average rate?
9. Are grants to the township (to reduce costs to homeowners) anticipated?
 - a. If so, how much is estimated/anticipated?
10. Will our current taxes cover this (the same as other infrastructure expenses)?
 - a. If not, why not?
11. Will there be any tax implications? (e.g. effect on any local/property taxes, tax deductions, rebates, etc)?
12. Are there any other taxes, fees, charges, etc. (initial or recurring) associated with sewer install, maintenance, repair, and operation, that the individual homeowners will be responsible for?
13. What are the average annual maintenance costs, if any?
14. Who is responsible for maintaining the sewer and household connections after installation?
15. Are there any annual or recurring service/inspection requirements?
 - a. If so, what is the estimated cost?
16. Will residents with existing septic systems be required to remove their retired (otherwise new and/or operational) systems once connected?
 - a. If so, how much is the average cost to remove/remediate?
 - b. If not required to be removed, would this be a liability (either physical or administrative, to include financial) with regard to insurance, or when attempting to sell the property?
17. Does having access to the sewer (without being connected) increase home/property value?
 - a. If so, how much of an increase (%) is estimated?
18. Does being connected to a sewer increase home/property value?
 - a. If so, how much of an increase (%) is estimated?

19. If selling the home prior to installation, will homeowners be required to disclose to the purchaser(s) that they will be responsible for the estimated amount at a future date?
20. Will other utilities, such as public water, buried electric, etc. be installed at the same time?
 - a. If so, is there any additional cost for those utilities, either installation, maintenance, or recurring billing?
 - b. If billing is recurring, would residents still be charged a bill/fee if they remain on a well, instead of using public water?
21. What is the consequence for residents unable/unwilling to pay? (is there regulation that covers this? If so, could you please provide the reference?)

129 Pine Valley Road
Doylestown, Pa 18901

Act 537 Update Committee
Doylestown Township Administration Building
Doylestown, Pa 18901
October 26, 2023

RECEIVED
OCT 27 2023
DOYLESTOWN TOWNSHIP

To The Act 537 Update Committee:

We are writing this to ensure that our concerns are incorporated into the Act 537 Updated Plan. These are in no particular order.

First, publicity about communication on the Act 537 Plan has been lacking. We were unaware of an update which took place at the September Board Meeting. As a result, we and our neighbors did not know that there was input required by residents with a deadline of October 27, 2023. So now everyone is scrambling to get input to the committee.

Please have clear communication forthcoming to all homeowners who might be impacted by this plan, if not all Township homeowners.

Second, the timing of a project of this magnitude is very critical to avoid double costs to residents. If in fact this is going to go forward due to a state DEP mandate, the sooner it is moved forward, the less homeowners will be impacted. What we mean by this is that septic systems will fail and will have to get repaired in the interim while this plan is being finalized and moving forward. Then these same homeowners will have to pay to have sewers installed, both at large costs.

Third, it is not clear why the county mandates that everyone connect to a sewer that is brought into a neighborhood even if their system is fine. It makes sense that people are required to connect upon septic issues or failure. But not an overall blanket law to connect. If this is the case, there must be enforcement. My understanding is that there a number of homeowners in Pebble Ridge that have sold and their homes have yet to be connected.

Fourth, cost at time of implementation is clearly a concern, especially when we don't know timing. Being on fixed income, it is difficult to determine how we will pay for our portion of "low rate" loans if we know neither the rate nor the timing.

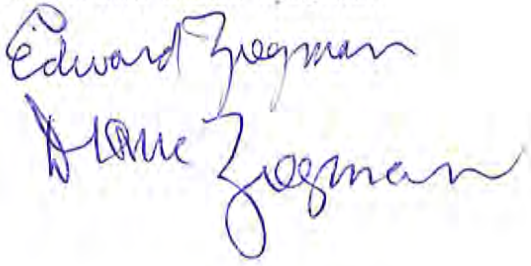
Fifth, it doesn't make sense to imminently pave the roads in these neighborhoods only to be torn up for the sewer project, which commands \$250,000 to replace the newly installed road surface.

Sixth, has there been a town in Pennsylvania who has successfully opposed the state DEP so that the

town's sewer initiative has been "shelved" indefinitely? If so, how were they able to postpone?
Page 57 of 75

Thank you for your time and we look forward to continuing conversations about Act 537.

Sincerely,
Edward and Diane Ziegman



Edward Ziegman
Diane Ziegman

Steven Hartman

From: Stephanie Mason <sjmason@doylestownpa.org>
Sent: Tuesday, October 17, 2023 3:01 PM
To: CARL Vozniak
Cc: Steven Hartman
Subject: RE: response to REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN

External Sender - From: (Stephanie Mason
<sjmason@doylestownpa.org>)

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This message came from outside your organization.

Mr. Vozniak,

Please see the information below from Steve Hartman from Carroll Engineering who prepared the document:

Stephanie,

You can pass this back to Mr. Vozniak. Thanks.

The highlighted costs below are the private costs, meaning those would only have to be paid when the property actually connects the house lateral to the sewer mains. So this would total $\$10,180 + 6,200 = \$16,380$.

By removing the grinder pump line item from the equation, and the associated contingency costs that are based on percentages of the total cost, \$18,900 would be the required share for the public portion of the project, whether the property connects to the sewer or not.

It should be noted that these public portion costs and the grinder pump costs are based on estimates using recent project values. Actual costs will not be known until the project is bid and contractor quotes are submitted.

TABLE 6-3
DOYLESTOWN TOWNSHIP ACT 537 PLAN UPDATE
OPINION OF PROBABLE COSTS
CHESTNUT VALLEY DRIVE SANITARY SEWER

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	T
1	2" PVC Low Pressure Mains - in roads	LF	3,775	\$48.00	
2	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	600	\$43.00	
3	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	90	\$37.00	
4	Cleanout Fittings	EA	40	\$422.00	
5	Low Pressure Fittings (estimated quantity)	EA	40	\$147.00	
6	Rock Excavation (estimated quantity)	CY	110	\$176.00	
7	Temporary Pavement Trench Restoration	LF	3,775	\$13.00	
8	Permanent Pavement Trench Restoration	LF	3,775	\$36.00	
9	Grass Restoration	LF	90	\$8.00	
10	Erosion and Sediment Control	LF	3,775	\$4.00	
11	Sewer Testing	LF	3,775	\$4.00	
12	Air Release Chambers (approx. quantity)	EA	2	\$8,770.00	
13	Cleanout Chambers (approx. quantity)	EA	1	\$3,510.00	
14	Creek Crossing	LS	2	\$11,700.00	
15	Grinder Pumps (see Note C)	EA	40	\$10,180.00	
16	Mobilization/Bonds/Insurance	LS	4%		
	Subtotal				
	5 year Escalation Factor	1.115			
	Escalated Costs				
	Construction Contingency, %	10			
	Engineering, Legal and Administration, %	20			
	Total Construction Cost				
	Tapping Fee	EA	40	\$6,200.00	
	Total Project Costs				
	Cost per EDU (round)				

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Majority of low pressure pipe installation in roadways involve local roads; it is assumed full time flagging is required on those roads, and that traffic will be detoured to other local roads.
- C. Price includes pump station, valves, electrical, control panel, restoration, 1.5" service piping (length of pipe 100' per lot).

Steven M. Hartman, P.E.



949 Easton Road, Warrington, PA 18976

215-343-5700 x 269 (o)

www.carrollengineering.com



Stephanie J. Mason, ICMA-CM

Township Manager

425 Wells Road

Doylestown, PA 18901

Phone - 215-348-9915

Fax – 215-348-8729

sjmason@doylestownpa.org

From: CARL Vozniak <cvoz@comcast.net>

Sent: Monday, October 16, 2023 6:19 PM

To: Stephanie Mason <sjmason@doylestownpa.org>

Subject: RE: response to REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN

Hello Stephanie,

Thank you for the quick response.

I am still not clear on my personal cost

Am I responsible for the \$40,200 to install the pipe in the street?

What is my financial responsibility if I have a functional septic system and I do not want to connect to the sewer?

Thank you

Carl Vozniak

On 10/13/2023 1:41 PM EDT Stephanie Mason <sjmason@doylestownpa.org> wrote:

Mr. Vozniak,

Steven Hartman

From: Stephanie Mason <sjmason@doylestownpa.org>
Sent: Wednesday, October 18, 2023 11:40 AM
To: CARL Vozniak
Cc: Steven Hartman
Subject: RE: response to REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN

External Sender - From: (Stephanie Mason <sjmason@doylestownpa.org>)

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This message came from outside your organization.

Mr. Vozniak,

In response to your questions below I believe you can submit your written comments via email. You can put them in the email and/or attach them to the email, drop them off at the Township and/or mail them to the Township.

The Planning Commission is a public meeting where the Planning Commission will review the document discuss it and then through their minutes share thoughts on the plan with the Supervisors. You are welcome to attend and share your concerns with them regarding the proposed plan. There is no need to request time before hand or questions ahead of time. I have invited Mr. Hartman to attend the meeting in hopes he'll be able to answer questions from the Planning Commission or audience.

I hope this email addresses your questions.

Thank you,

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: CARL Vozniak <cvoz@comcast.net>
Sent: Wednesday, October 18, 2023 11:14 AM
To: Stephanie Mason <sjmason@doylestownpa.org>
Subject: RE: response to REVISIONS TO DOYLESTOWN TOWNSHIP SEWAGE FACILITIES PLAN

Hello Stephanie,

Thanks again for the response. I spoke to a number of neighbors and we have a number of questions and concerns.

I have two specific questions for you.

1. the public notice states Written comments will be accepted by Doylestown Township for a thirty (30) day period between September 27, 2023 and October 27, 2023. - is an e-mail considered written comment or do we have to submit a written letter?
2. it appears there is a planning commission meeting scheduled for Oct 23 at 7:00 pm - is this a public forum where we can come in to discuss issues regarding this sewer proposal? and if so is there protocol regarding having our voice heard? do we need to request time before hand ? do we need to submit questions before hand ?

Thanks again
Carl

Below is repeated from prior email already included.

On 10/17/2023 3:01 PM EDT Stephanie Mason <sjmason@doylestownpa.org> wrote:

Mr. Vozniak,

Please see the information below from Steve Hartman from Carroll Engineering who prepared the document:

Stephanie,

You can pass this back to Mr. Vozniak. Thanks.

The highlighted costs below are the private costs, meaning those would only have to be paid when the property actually connects the house lateral to the sewer mains. So this would total \$10,180 + 6,200 = \$16,380.

By removing the grinder pump line item from the equation, and the associated contingency costs that are based on percentages of the total cost, \$18,900 would be the required share for the public portion of the project, whether the property connects to the sewer or not.

It should be noted that these public portion costs and the grinder pump costs are based on estimates using recent project values. Actual costs will not be known until the project is bid and contractor quotes are submitted.

Steven Hartman

From: Stephanie Mason <sjmason@doylestownpa.org>
Sent: Friday, October 20, 2023 3:25 PM
To: Marty Schor
Cc: Steven Hartman
Subject: RE: ACT 537 SEWAGE FACILITIES PLAN UPDATE

External Sender - From: (Stephanie Mason <sjmason@doylestownpa.org>)

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Mr. Schor,

Following up on your email I spoke with the solicitor, and he indicated that if a property abuts an existing line, they may be removed from a future a project. He did point out depending on how an existing line was installed there could be a recapture requirement to the initial installer. However, until such time as an actual project is in the works details such as you're inquiring about would be vetted. As noted, in the Plan it's still some time away before a project may be considered.

As noted, I am always available to discuss further.

Have a nice weekend.

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Marty Schor <martyschor@gmail.com>
Sent: Thursday, October 19, 2023 1:10 PM
To: Stephanie Mason <sjmason@doylestownpa.org>
Cc: Steven Hartman <shartman@carrollengineering.com>
Subject: Re: ACT 537 SEWAGE FACILITIES PLAN UPDATE

Thank you both for the prompt response.

This now raises the question as to whether homes such as 482 & 524 N Shady Retreat, that are adjacent to the existing sewer line, should bear the same cost as those on Chestnut Valley that will require significantly more cost to connect to the new facilities/sewer?

On Oct 19, 2023, at 9:50 AM, Stephanie Mason <sjmason@doylestownpa.org> wrote:

Mr. Schor,

Please see the highlighted response from Mr. Hartman in yellow to your email below.

From: Marty Schor <martyschor@gmail.com>
Sent: Wednesday, October 18, 2023 11:07 PM
To: Stephanie Mason <sjmason@doylestownpa.org>
Subject: ACT 537 SEWAGE FACILITIES PLAN UPDATE

Hi Stephanie,
It's been a while & I hope all is well with you.
I'm writing with some questions/comments regarding the Act 537 Plan Update.

I live at 482 N Shady Retreat and based on the attached map (from the update) it appears that my house is shaded and one of those included in the plan.

- Could you confirm whether that's the case? **Yes, this parcel is shaded as being a 5 year planned connection to public sewer.**
- Is there some place where all the houses included/impacted are explicitly listed? **Table 5-2 on PDF Page 33 summarizes the 5, 10 and ultimate connections to the Harvey Ave WWTP/Chalfont New Britain WWTP service areas, which is where this parcel is located. It sums the total EDUs up by Tax Parcel Block number instead of listing the parcels individually.**

My other attachment (also from the update) references 4 EDUs on Shady Retreat that are among 25 in the Twp. that "are not considered major extensions" and for which "cost estimates...are (therefore) not provided." Given my house's proximity to the existing sewer line, I believe that mine could be among those 4.

- Could you identify which specific houses those 4 are? **That reference is to a planned subdivision for 4 new houses, indicated by the "12" circled below, which is a portion of the overall map on PDF page 72 of the 537 Update. Address is 651 N Shady Retreat Rd.**

<image001.png>

- What are the costs for those houses? **No costs were developed for these 4 EDUs, as it would be a developer constructing new homes and installing the sewer as part of that project.**

Also, is it possible to get the agenda for the 10/19 Advisory Board Meeting?
Will the Act 537 Plan be on the agenda?

Thank You,
Marty Schor

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road

Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
simason@doylestownpa.org

From: Marty Schor <martyschor@gmail.com>
Sent: Wednesday, October 18, 2023 11:07 PM
To: Stephanie Mason <sjason@doylestownpa.org>
Subject: ACT 537 SEWAGE FACILITIES PLAN UPDATE

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- Could you identify which specific houses those 4 are?
- What are the costs for those houses?

Also, is it possible to get the agenda for the 10/19 Advisory Board Meeting?
Will the Act 537 Plan be on the agenda?

Thank You,
Marty Schor

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Steven Hartman

From: Stephanie Mason <sjmason@doylestownpa.org>
Sent: Tuesday, October 24, 2023 3:27 PM
To: Steven Hartman
Subject: FW: Act 537 Plan and Pebble Valley Community

External Sender - From: (Stephanie Mason <sjmason@doylestownpa.org>)
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Steve,

I just want to say thank you again for being at last night's Planning Commission meeting. Although, I was expecting a lot of residents to attend perhaps the Phillies game kept them away. I think it was important that you attended and heard the input from our Planning Commission.

This morning Chairman Lyons received the email below. Thought you could incorporate it into the information.

Thank you,

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Barbara Lyons <blyons@bcmac.org>
Sent: Tuesday, October 24, 2023 2:39 PM
To: Mark Strasburg <mark.strasburg@me.com>
Cc: Barbara Lyons <blyons@bcmac.org>; Stephanie Mason <sjmason@doylestownpa.org>
Subject: Re: Act 537 Plan and Pebble Valley Community

Mark;

For your neighbors, when the time comes and if and where the sewers have to be engineered, the residents will know the costs (cannot be estimated at this time) and the Twp will, as it has in the past, make every effort to help find funding.

Until then, the residents should stay involved and informed. All updates and other information will be on our website.

Thank you,

barbara



Barbara N. Lyons, Esquire
The Farm
220 Farm Lane
Doylestown, PA 18901
215-340-7655
Fax: 215-345-7216
bcmac.org

On Oct 24, 2023, at 2:33 PM, Mark Strasburg <mark.strasburg@me.com> wrote:

Barbara,


Thank you for getting back to me. My conversation this morning with Stephanie was very helpful. She took the time and explained the process very well. I am concerned how this expense will be handled by those affected. But I was glad to hear that, because we already have a sewer pipe in front of our house that we can hook up to, we are not affected by this plan.

I am sure this is taking a look of your and Stephanie's time and thank you for serving.

Take care.

Mark Strasburg

mark.strasburg@me.com

 [215-514-3864](tel:215-514-3864)

On Oct 24, 2023, at 1:41 PM, Stephanie Mason
<sjmason@doylestownpa.org> wrote:

Hi,

Following up on Ms. Lyons email below and our conversation here is a link to the 537 Plan update on our website. [doylestown-twp-537-plan-update-9-6-23.pdf](#)
(doylestownpa.org)

Please don't hesitate to reach out with further questions.

Thank you,

Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Barbara Lyons <blyons@bcmac.org>
Sent: Tuesday, October 24, 2023 1:38 PM
To: Mark Strasburg <mark.strasburg@me.com>
Cc: Barbara Lyons <blyons@bcmac.org>; Stephanie Mason <sjmason@doylestownpa.org>
Subject: Act 537 Plan and Pebble Valley Community

Good afternoon, Mark;

The Township is in the public comment phase of our 537 Plan. The 537 Plan is a DEP obligation for all municipalities in the Commonwealth to review areas within the municipal boundaries for compliance with septic needs and concerns for the health and welfare of the residents.

The 537 Plan was presented to the Twp on 9/19/23 by Carrol Engineering who represents the Bucks County Water and Sewer Authority, the owner of the sewer system in the Township. There appears to be concerns and possibly the need for sewers in the future in the Pebble Valley region. However, there is no approved project for Pebble Valley at this time. This discussion is only part of the planning process. It may take five years or more to certify a plan for sewers.

There will be many opportunities for residents to weigh in on the need/plans for sewers should the study take that direction. I am told certain areas are more of a concern due to more failing systems than others in the Pebble Valley region. They are on a sooner than later timeline (but not sooner than 5 years).

I have Stephanie Mason, Township Manager copied here who you spoke with this morning. Ms Mason can weigh in if I missed anything. There is a map that prioritizes the regions which Ms. Mason will provide to you and please know the plan is on our website.

Please share this message with your neighbors. I appreciate that you addressed these concerns to me directly.

Barbara N. Lyons, Chairman
Doylestown Township Board of Supervisors
blyons@doylestownpa.org

<image001.png>

<image001.png>

<image002.jpg>

Barbara N. Lyons, Esquire
The Farm
220 Farm Lane
Doylestown, PA 18901
215-340-7655
Fax: 215-345-7216
bcmac.org

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Steven Hartman

From: Stephanie Mason <sjmason@doylestownpa.org>
Sent: Monday, October 30, 2023 12:10 PM
To: Mark Strasburg
Cc: Steven Hartman
Subject: RE: Getting an EDU

External Sender - From: (Stephanie Mason <sjmason@doylestownpa.org>)

[Learn More](#)

This message came from outside your organization.

Mark,

You don't have to hook up when you sell unless you need or want to connect. If you're interested in a purchasing an EDU now I'd suggest you contact the BCWSA at 215-343-2538 and discuss that with them.

Thank you,


Stephanie J. Mason, ICMA-CM
Township Manager
425 Wells Road
Doylestown, PA 18901
Phone - 215-348-9915
Fax – 215-348-8729
sjmason@doylestownpa.org

From: Mark Strasburg <mark.strasburg@me.com>
Sent: Monday, October 30, 2023 11:57 AM
To: Stephanie Mason <sjmason@doylestownpa.org>
Subject: Getting an EDU

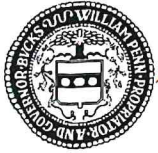
Stephanie,

Thank you for taking the time to talk with me last week. I am glad to hear we are not included in the plan as we are already on a public sewer line. However we realize we will have to hook up when we sell the house. We have no plans to move soon but thought it might be a good idea to purchase an EDU now. The price will only go up and then we have that our pocket in case we have hook up quickly. How would I do that and do you agree it's not a bad idea?

Also many of my neighbors on Pine Valley have spoken with you about the 537 plan have been very impressed with your support.

Mark Strasburg
mark.strasburg@me.com
 [215-514-3864](tel:215-514-3864)

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COUNTY OF BUCKS

DEPARTMENT OF HEALTH

Neshaminy Manor Center, 1282 Almshouse Road, Doylestown, PA 18901 - 215-345-3318
FIELD OFFICES

Bucks County Government Services Center, 7321 New Falls Road, Levittown, PA 19055 – 267-580-3510

Bucks County Government Services Center, 261 California Road, Suite #2, Quakertown, PA 18951 – 215-529-7000

County Commissioners

ROBERT J. HARVIE JR., Chair

DIANE M. ELLIS MARSEGLIA, LCSW, Vice-Chair

GENE DIGIROLAMO, Commissioner

RECEIVED

OCT 11 2023

Director

DAVID C. DAMSKER, M.D., M.P.H.

DOYLESTOWN TOWNSHIP

October 5, 2023

Stephanie Mason, Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901

RE: Act 537 Plan Update
Doylestown Township, Bucks County

Dear Ms. Mason:

Please be advised that this Department has received the proposed Act 537 Sewage Facilities Plan Update for Doylestown Township Bucks County. After reviewing the updated Act 537, this Department's comments are as follows:

1. Areas that this Department agrees that needs access to public sewer in the near future:
 - a. 611 Corridor - Lot sizes are small, and several malfunctions have been reported over the years in this area. The only option for many of the property owners is to install a holding tank. Many of these properties are rental units with landlords who cannot further develop the property or increase flows when on holding tanks. Due to existing lot sizes, installing a new on-lot septic system is not an option.
 - b. Phase 2 Study Area (square area that makes up Edison-Furlong Road, Sauerman Road, Turk Road, and Pebble Hill Road) – as older subdivisions, these properties have been further developed with house additions, pools, shed, etc. Along with maintaining a 100-foot isolation distance from a neighboring well, many of the lots do not have the area to install a new on-lot septic system if the existing system should malfunction. One area in particular is Southwoods Lane. Several of the properties have had to replace their existing on-lot septic systems with alternate on-lot septic systems or conduct a 4-year fill site due to poorly drained soils.
 - c. Chestnut Valley - Due to marginal soils and use of on-lot wells, delineating an on-lot septic system to replace the original septic system can be challenging. Alternate on-lot septic systems may be an option.
2. Ashbridge at Furlong is in the planning phase. In the project narrative of the Sewage Facilities Planning Module Component 3J (1-09919-343-3J) for this project it is noted that the Developer is proposing to install a separate parallel force main along the proposed wastewater conveyance route for the Ashbridge at Furlong development to the connection to existing public sewer so existing homes utilizing on-lot septic systems can connect to

public sewer. There are approximately 70 lots located between the development site and existing public sewer connection location. These 70 existing lots would be anticipated to generate 17,500 gpd of wastewater. The actual connection of these lots to the parallel force main and any additional sewage facilities planning or permitting required will be the responsibility of the individual property owners and Doylestown Township. Will Doylestown Township consider this area as an area with access to public sewers in the updated Act 537?

3. Section 4.3 "On-Lot Disposal Systems A. Individual Systems 2nd paragraph seems to be using terminology consistent to the late 1990s. Newer terminology like sub-surface OLDS and Alternate OLDS could be used.

If you have any questions or comments, feel free to contact me at (215)345-3848.

Sincerely,



Amanda Daniels

MEMORANDUM

To: Doylestown Township Board of Supervisors
Doylestown Township Planning Commission

From: Bucks County Planning Commission

Date: November 1, 2023

Subject: BCPC #9-23-WS1
Proposal for an Update to the Official Act 537 Sewage Facilities Plan
Applicant: Doylestown Township Board of Supervisors
Date Received: September 26, 2023
Hearing Date: Not indicated

In accordance with the provisions of the Pennsylvania Sewage Facilities Planning Act (Act 537) and Section 304 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at its meeting on November 1, 2023.

GENERAL INFORMATION

Proposed Action: Update the Doylestown Township's Act 537 Plan to address the present and future wastewater facilities needs of the township.

The *Act 537 Facilities Plan for Doylestown Township, Bucks County, Pennsylvania* provides short- and long-term recommendations to address the sewage disposal concerns in Doylestown Township. The update also provides a summary of population growth, anticipated development, previous sewage planning, sewage disposal alternatives, accompanying maps, and an analysis of the existing wastewater facilities in the township.

The update provides the following short-term recommendations:

- Within five years, provide low-pressure sewer collection facilities for the Chestnut Valley Drive area and extend and expand existing low-pressure sewer facilities in Pine Valley Road/Shady Grove Circle/Buttonwood Lane areas, which are all tributary to the Harvey Avenue Wastewater Treatment Plant (WWTP)
- Within five years, provide for sewer connections in areas already served by public sewer, including Tedwill, Burke Tract, Doylestown Hospital and Thompson Toyota, all of which are tributary to the Harvey Avenue WWTP

- Within five years, provide low-pressure and gravity sewer collection facilities for the Route 611 Corridor, Tabor Village, Neshaminy Dell Haven, and the Ashbridge at Furlong areas tributary to the Kings Plaza/Green Street Service Area

The update provides the following long-term recommendations:

- Within 10 years, provide either low-pressure sewers, gravity sewers, or a combination thereof for sewer collection and conveyance for the Area A Drainage Area, and the Edison-Furlong Road parcels tributary to the Kings Plaza/Green Street Service Area
- Beyond 10 years, provide either low-pressure sewers, gravity sewers, or a combination thereof for sewer collection and conveyance facilities for the remaining areas of the township tributary to the Harvey Avenue WWTP currently served by on-lot disposal systems (OLDS)
- Beyond 10 years, provide either low-pressure sewers, gravity sewers, or a combination thereof for sewer collection and conveyance facilities for the Area B Service Area and remaining areas of the township tributary to the Kings Plaza/Green Street Service Area currently served by an OLDS

COMMENT

We commend the township officials for undertaking this update of the township's official sewage facilities plan. The plan is comprehensive, well-prepared, and contains informative maps. It explains past Act 537 planning and describes the township's sewage facility planning issues in a clear and concise presentation.

We note that common and interconnecting sewage disposal infrastructure are shared between Doylestown Township and Doylestown Borough. We recommend that township officials coordinate sewage planning efforts to anticipate the needs of the entire system and make sound and cost-effective infrastructure decisions.

Once the plan is approved by the Pennsylvania Department of Environmental Protection, we request that the township send a final copy of the Act 537 plan to the Bucks County Planning Commission in accordance with Section 306.(b) of the Pennsylvania Municipalities Planning Code.

LR:emh
23-0313

cc: Genevie Kostick, BCDH (via email)
Elizabeth Mahoney, PaDEP (via email)
Jeffrey P. Garton, Esq., Begley, Carlin, and Mandio, LLP, Township Solicitor (via email)
Stephanie Mason, Township Manager (via email)
John Butler, Chief Operating Officer, Bucks County Water and Sewer Authority (via email)
Steve Hartman, Project Manager, Carroll Engineering Corp. (via email)
John Davis, Doylestown Borough Manager (via email)
Act 537 file (via email)

APPENDIX F

Township Ordinance 299

DOYLESTOWN TOWNSHIP

ORDINANCE NO. 299

AN ORDINANCE OF THE TOWNSHIP OF DOYLESTOWN, BUCKS COUNTY, PENNSYLVANIA, REGULATING THE MANAGEMENT AND MAINTENANCE OF ON-LOT SANITARY SEWAGE DISPOSAL FACILITIES WITHIN THE TOWNSHIP OF DOYLESTOWN.

WHEREAS, the Board of Supervisors of Doylestown Township, as a result of a public hearing conducted on this Ordinance, as well as other information made available to it during the study of sanitary sewer problems in Doylestown Township, has determined that it is in the best interest of the residents of Doylestown Township that the Township adopt an On-Lot Sanitary Sewage Disposal (OLDS) Management Program.

NOW, THEREFORE, be it ORDAINED and ENACTED by the Board of Supervisors of Doylestown Township, as follows:

Section 1. Short Title; Introduction; Purpose

A. This ordinance shall be known and may be cited as the "Doylestown Township On-Lot Sewage Disposal System (OLDS) Management Ordinance."

B. This Ordinance is adopted pursuant to the authority set forth in the Second Class Township Code, the Pennsylvania Clean Streams Law (35 P.S. §§699.1 - 699.1001), and the Pennsylvania Sewage Facilities Act (Act of January 24, 1966), P.L. 1535, as amended, 35 P.S. §750.1, *et seq.*, also known as Act 537. This Ordinance is also adopted pursuant to the official Sewage Facilities Plan adopted for Doylestown Township pursuant to Act 537.

C. This Ordinance is intended to prevent and abate water pollution and the hazards to the public health caused by the improper treatment and disposal of sanitary sewage. This Ordinance is further intended to provide for the inventory and inspection of on-lot sanitary sewage disposal systems within the Township, which said inventory and inspections are designed to provide for the adequate maintenance, management, rehabilitation/repair/replacement and construction of on-lot sewage disposal systems; to permit the Township to intervene in events which are public

nuisances or hazards to the public health; to license wastewater management persons that engage in the repair, inspection, and/or installation of on-lot sanitary sewage disposal systems, as well as the removal and disposal of septage; and, to establish penalties and appeal procedures necessary for the appropriate administration of the Doylestown Township On-Lot Sanitary Sewage Disposal System (OLDS) Management Program.

D. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency including but not limited to Ordinance No. 259 adopted on February 18, 1997 which was identified as the Maintenance of On-Lot Septic Systems Ordinance.

Section 2. Definitions.

A. Act 537: The Act of January 24, 1966, P.L. 1535 as amended, 35 P.S. Section 750.1 et. seq. known as the Pennsylvania Sewage Facilities Act.

B. Evidence of Malfunction: Wet, murky conditions (not resulting from surface water runoff or ponding) in areas designated as the absorption area of an OLDS. These conditions are typically accompanied by high grass and/or increased growth in the warmer months. In the winter, these areas generally do not freeze and the area is typically spongy and soft. Snow does not normally accumulate in these areas. Information received from Property Owners concerning frequent septic tank pumping or difficulty in pumping a septic tank due to backflow from the absorption area is also evidence of malfunction. Other factors considered as evidence of malfunctions are indications of previous repairs and/or extensions of the system not permitted by the Bucks County Health Department, and/or evidence of recently placed soil and/or dirt in the vicinity where the absorption area is located. The installation of a garden, shrubs and/or trees in the vicinity of the absorption area, as well as the inability to distinguish "gray water" discharge, is also evidence of a malfunction.

C. Authority: Bucks County Water and Sewer Authority.

D. Authorized Agent: Any representative of the Township authorized by the Board of Supervisors to carry out the provisions of this Ordinance.

E. Board: The Board of Supervisors of Doylestown Township.

F. Board of Sewer Appeals. A board which may be created by Resolution of the Board of Supervisors who shall be residents of Doylestown Township.

G. Cesspool: A covered pit with open jointed lining which receives the sanitary sewage or other organic wastes directly from a building drain or building sanitary sewer. It retains and allows liquid waste to pass through the bottom and sides. This is an antiquated system which predates the standards (Chapter 73, Title 25 Pa. Code).

H. Code Enforcement Officer (CEO): An individual employed by the Township to administer and enforce ordinances in the Township.

I. Community Sanitary Sewage System: Any system, whether publicly or privately owned, for the collection of sanitary sewage from two or more lots or structures, and the treatment and/or disposal of the sewage on one or more lots or at any other site.

J. Gray Water: Domestically generated liquid wastes, including kitchen and laundry wastes and water softener backwash.

K. Health Department: Bucks County Health Department (BCHD).

L. Holding Tank: A watertight receptacle that receives and retains sewage and is designed and constructed to facilitate ultimate disposal of the sewage at another site.

M. Maintenance: Those actions required to provide for the long-term proper functioning of an on-lot sanitary sewage disposal system, including, but not limited to the pumping of septage from a septic tank, cesspool, or dry well and pump tank; the cleaning, pumping and/or leveling of a distribution box; the removal of trees or growth affecting the operation of an on-lot sanitary sewage disposal system; the diversion of surface water away from an on-lot sanitary sewage disposal system; and, the reduction of flow from the structure being served (*i.e.*, the installation of water conservation devices).

N. Malfunction: The condition which occurs when an on-lot sanitary sewage disposal system discharges untreated or inadequately treated sewage onto the surface of the ground, into the ground water, or into the surface waters of the Commonwealth. Malfunction also occurs when sanitary sewage backs-up into the building connected to the system, or otherwise causes a nuisance

or hazard to the public health or pollution of the ground or surface water or contamination of any public and/or private drinking water wells.

O. Municipality: Doylestown Township, Bucks County, Pennsylvania.

P. New System: The installation of an on-lot sewage disposal system on a property where a system has not previously existed, or, the installation of a larger on-lot sewage disposal system in conjunction with the expanded use of an existing structure. A New System does not include replacement systems installed on properties with existing on-lot sewage disposal systems where rehabilitation/repair efforts are required to correct an existing malfunction.

Q. Official Sewage Facilities Act 537 Plan: The plan adopted by the Township and approved by the Pennsylvania Department of Environmental Protection in furtherance of the requirements as set forth in the Pennsylvania Sewage Facilities Act.

R. On-Lot Sanitary Sewage Disposal System (OLDS): Any system for disposal of sanitary sewage involving pretreatment and subsequent disposal of the clarified sewage into the soil for final treatment and disposal; including both individual sanitary sewage systems and community sanitary sewage systems.

S. PADEP: The Department of Environmental Protection of the Commonwealth of Pennsylvania.

T. Person: Any individual, company, association, public or private corporation for profit or not for profit, partnership, firm, trust, estate, department, board, bureau or agency of the Commonwealth, political subdivision, municipality, district, authority, or any other legal entity whatsoever which is recognized by law as having rights and duties. Whenever used in any clause prescribing and imposing a penalty or imposing a fine, the term person shall include the members of an association, partnership or firm and the officers of any local agency or municipal, public or private corporation for profit or not for profit.

U. Pumper/Hauler, Designer and Installer of On-Lot Septic Systems: Any person, as that term is defined in this Ordinance, who engages in the design, installation, and/or cleaning of community or individual sanitary sewage systems and/or transports the septage removed from these

systems for disposal, and, is licensed by the Bucks County Health Department and the Township. For the purposes of this Ordinance, persons identified herein shall be hereinafter referred to as "Pumper/Hauler".

V. Pumper's Report: Form which shall be used by all licensed Pumper/Haulers to report each pumping of an on-lot sanitary sewage disposal system in the Township.

W. Registration and Pumper/Hauler Selection Form: Form which shall be made available by the Township. It is the means for property owners to register their on-lot sanitary sewage disposal system with the Township, and to select a Township licensed Pumper/Hauler of their choice.

X. Rehabilitation or Repair: Work done to modify, alter or repair an existing on-lot sanitary sewage disposal system or individual components thereof, including the enlargement of the total absorption area, provided the flows from the structure being served are unchanged or reduced.

Y. Replacement Area: A portion of a lot, or property, sized to allow the installation of a subsurface sanitary sewage disposal area, which is reserved to allow for the installation of a replacement sanitary sewage system in the event of the malfunction of the originally installed on-lot sanitary sewage disposal system.

Z. Replacement System: An on-lot sanitary sewage disposal system which replaces a previously installed on-lot sanitary sewage disposal system which cannot be repaired or rehabilitated to a condition acceptable to the Bucks County Health Department.

AA. Septage: The residual scum and sludge pumped from septic systems.

BB. Sewage: Any substance that contains any of the waste products or excrement or other discharge from the bodies of human beings or animals, and any noxious or deleterious substance being harmful or inimical to the public health, or to animal or aquatic life, or to the use of water for domestic water supply, or for recreation, or which constitutes pollution under the Act of June 22, 1937 (P.L. 1987, No. 394), known as "The Clean Streams Law," as amended.

CC. Sewage Enforcement Officer (SEO): A person certified by the Pennsylvania Department of Environmental Protection who issues and reviews permit applications and/or

conducts such investigations and inspections as are necessary to implement the Sewage Facilities Act (Act 537), and the rules and regulations promulgated thereunder and this or any other ordinance adopted by the Township.

DD. Sewage Management Program: A comprehensive set of legal and administrative requirements encompassing the requirements of this ordinance and other administrative requirements adopted by the Township to effectively enforce and administer the ordinance.

EE. Subdivision: The definition of Subdivision shall be the definition as set forth in the Doylestown Township Subdivision and Land Development Ordinance.

FF. Township: Doylestown Township, Bucks County, Pennsylvania.

GG. Water Test: The bacteriological water test supplied by the Pennsylvania Department of Environmental Protection which analyzes the presence of bacteriological contamination including coliform organisms in drinking water.

HH. Waters of the Commonwealth: All streams, lakes, ponds, marshes, watercourses, waterways, wells, springs, reservoirs, aquifers, irrigation systems, drainage systems and all other bodies or accumulations of water, surface or underground, natural or artificial, public or private, which are contained within, flow through or border upon the state or any portion thereof, and as defined by the Pennsylvania Clean Streams Act.

II. Zoning Officer: An individual employed by the municipality to administer and enforce the Township Zoning Ordinance.

All definitions included in Act 537 and the Clean Streams Act, as amended, are hereby incorporated by reference into this Ordinance.

Section 3. Applicability.

A. The provisions of this Ordinance shall apply to all existing on-lot sewage disposal systems, as well as all new systems proposed within the Township.

B. A Registration Form shall be filed with the Township for all new systems prior to the issuance of a Use and Occupancy Permit for the use of the structure being served by the on-lot sanitary sewage disposal system.

Section 4. Permit Requirements.

A. No person shall install, rehabilitate, construct, or solicit proposals for the construction or alteration of an on-lot sanitary sewage disposal system, or construct or request proposals for the construction, installation, or occupancy of any building or structure for which an on-lot sanitary sewage disposal system is to be installed without first obtaining the appropriate permit from the Health Department confirming that the system complies with the provisions of the Pennsylvania Sewage Facilities Act, and any and all regulations adopted pursuant to said Act.

B. No system or structure designed for on-lot sanitary sewage disposal or for a rehabilitation, repair and/or replacement to or of an existing on-lot sewage disposal system shall be covered from view until a final inspection and approval of same has been provided by the Health Department.

C. Applicants for on-lot sanitary sewage disposal system permits shall notify the Health Department of the schedule for construction or rehabilitation, repair and/or replacement of the permitted on-lot sanitary sewage disposal system so the appropriate inspection(s) shall be scheduled and performed by the Health Department.

D. No building or occupancy permit shall be issued by the Township for a new building which will utilize an on-lot sanitary sewage disposal system, until such time as a valid sanitary sewage permit has been obtained from the Health Department, and a Registration Form is filed with the Township.

E. No building permit shall be issued by the Township, and, no work shall begin on any new building, addition, alteration or the change of use of any existing building until the Health Department has informed the Township that the existing sanitary sewage system has been completed, operating, and has had a final inspection or that no such certification is necessary. Furthermore, no occupancy permit shall be issued by the Township until such time as the proposed sanitary sewage system has been completed, operating, and has had a final inspection or that no such certification of same is necessary. The Health Department shall determine whether the proposed addition, alteration or change of use of the existing structure will result in increased sewage flows. The Township should be notified by the Health Department of all permits issued and final inspections performed

in Doylestown Township. A system registration and Pumper Hauler Selection Form from the property owner must be on file with the Township.

F. Sanitary sewage permits may only be issued by the Health Department.

G. No contractor shall install, construct, rehabilitate or alter an on-lot sanitary sewage disposal system without verifying that the property owner has complied with the provisions of this Ordinance.

H. All structures served by New Sanitary Sewer Systems shall be required to install water conservation devices and fixtures, in compliance with the provisions of the Doylestown Township Water Conservation Ordinance adopted on November 19, 1991, and identified as Ordinance No. 209.

I. The Township shall provide a copy of this Ordinance and any other relevant material related to the management and maintenance of on-lot sanitary sewage disposal facilities to all Property Owners who are issued a move-in permit by the Township, where the move-in permit is issued by the Township for a property that makes use of on-lot sanitary sewage disposal facilities.

Section 5. Right of Entry.

A. Authorized persons acting on behalf the Township shall, upon presentation of the proper credentials and identification, be permitted to enter upon the outside of the property that contains an on-lot sanitary sewage disposal system for the purpose of inspecting, observing, photographing, and sampling the on-lot sanitary sewage disposal system or alternate system, in accordance with the provisions of this Ordinance.

B. The Township shall provide advance notice to the property owner of the on-lot sewage disposal system and/or alternative system prior to a regularly scheduled inspection or maintenance.

Section 6. Inspections.

A. All on-lot sanitary sewage disposal systems will be inspected by a Township approved pumper/hauler, as set forth previously in this Ordinance, which said inspection shall include a physical tour of the outside of the property, inspection and pumping of the system. The inspection may also include the taking of samples from surface water, or other ground water sources,

and/or the sampling of the contents of the sanitary sewage disposal system. It shall, however, be mandatory that a water test shall be performed on any well where the water from the well is consumed by any person. The water test to be performed shall be in accordance with the provisions of this Ordinance. The report of the inspection of the on-site sanitary sewage disposal system shall be furnished to the property owner of each property at the conclusion of the pump-out and inspection, and a copy of the report furnished by the pumper/hauler shall be provided to the Township. The property owner shall also provide a copy of the water test to the Township.

B. In the event inspection is denied by the property owner, the Township shall be authorized to take such steps as are appropriate to secure access to the property for the purpose of determining compliance with the terms and conditions of this Ordinance. Said steps shall include, but not be limited to, the seeking of an administrative search warrant from the appropriate judicial official.

C. All on-lot sanitary sewage disposal systems, in the Township, shall be inspected and pumped-out by a Township licensed Pumper/Hauler selected by the property owner, at least, once every three (3) years. The three (3) year time period shall begin when the Township has completed the first three (3) year cycle.

D. Property owners of all on-lot sanitary sewage disposal systems making use of a septic tank, cesspool and/or dry well, if same receives solids from the structures served, and pump tank, if present, shall have their system inspected and pumped. Said inspection and pumping shall occur once every three (3) years. Furthermore, the baffles of the septic tank shall be inspected by the Township approved pumper/hauler in order to determine if the baffles are functioning properly. All costs of excavation shall be borne by the property owner. All pumping scheduled on the three (3) year cycle pursuant to the provisions of this Ordinance.

E. The Township approved pumper/hauler shall generate a report after completing each inspection and pump-out, and will provide a copy of the report to the owner of the property inspected. The report shall include the findings of the inspection and any recommendations for the maintenance of the on-lot sanitary sewage system. Such recommendations may include but not be limited to, the property owner securing professional advice related to a further evaluation of the

system and a program to correct any malfunctions. The Health Department shall be notified of any potential malfunctions by the Township.

F. All owners of on-lot sanitary sewage systems with gray water discharges to the ground surface shall correct such discharges and route the gray water into the treatment tank (i.e., septic tank, cesspool, etc.). All rerouting and connections of gray water discharge to the on-lot sanitary sewage disposal systems shall require a permit from the BCHD. Gray water discharges are a violation of Section 73.11 of the Pennsylvania Code, Title 25, Environmental Protection; and, may also may be a violation of Sections 202 and 207 of the Pennsylvania Clean Streams Law, if the discharge is to any Waters of the Commonwealth (as defined herein). All violations shall be referred to the Health Department.

G. The Township will periodically review the number and location of malfunctioning on-lot sewage disposal systems to determine if alternate sewage disposal solutions may be necessary. A resolution of the area wide problems may necessitate detailed planning and a Township revision to the Township's Act 537 Official Sewage Facilities Plan related to that area.

Section 7. Operation.

A. No Property Owner shall operate and maintain an on-lot sanitary sewage disposal system in such a manner that it malfunctions. No system shall discharge untreated or partially treated sanitary sewage to the surface of the ground or into the Waters of the Commonwealth, as defined herein.

B. Sewage, which contains any of the following, shall not be discharged into any on-lot sanitary sewage disposal system:

- 1) Industrial waste.
- 2) Automobile oil and other non-domestic oil.
- 3) Toxic or hazardous substances or chemicals, including but not limited to, pesticides, disinfectants, acids, paints, paint thinners, herbicides, gasoline and other solvents.
- 4) Clean surface or ground water, including water from roof or cellar drains, springs, basement sump pumps and French drains.
- 5) Any non-biodegradable materials.
- 6) Radioactive waste materials.

C. The Township may require the installation of water conservation devices, and other operation or maintenance procedures, to improve on-lot sanitary sewage system operation.

Section 8. Maintenance.

A. Any Property Owner owning a building served by an on-lot sanitary sewage disposal system shall have that system inspected by an approved pumper/hauler and pumped by a Township licensed Pumper/Hauler selected by the Property Owner. Following the initial inspection, every Property Owner shall have the system inspected and pumped, at least, once every three (3) years thereafter. A Pumper's Report from the Pumper/Hauler shall be submitted to the Property Owner and the Township immediately after each pump-out.

B. If excavation is necessary to accomplish the pump-out, the excavation is the responsibility of the Property Owner prior to the scheduled pumping. The cost for this excavation will be borne by the Property Owner. Any tank pumping shall include an inspection of the baffles within the septic tank by the Pumper/Hauler selected by the Property Owner. If the baffles are in a deteriorated condition, the property owner selected Pumper/Hauler shall be responsible for replacing the baffles with the cost for this baffle(s) replacement borne by the Property Owner. A permit from the BCHD is not currently required to replace deteriorated or missing baffles. All tank pumping on the three (3) year cycle shall be done in the presence of the Township's approved pumper/hauler. If deemed necessary by the authorized agent, the distribution box, if one is present, shall be excavated and remain excavated until inspection has been completed by the Township's approved pumper/hauler. Thereafter, all tanks shall be pumped, at least, once every three (3) years. A Township approved pumper/hauler must be present at all subsequent pumping during the normally scheduled triennial pumping and inspections. If tanks are pumped at a greater frequency than every three years, the Pumper/Hauler shall supply a Pumper's Report to the Township within fourteen (14) days after the pumping.

C. The required pumping frequency may be increased at the discretion of the OLDS Property Owner if the septic tank is undersized; if solids buildup in the tank is above average; if the hydraulic load on the system increases significantly above average; if a garbage disposal is used in the building; if the system malfunctions, or, for other good cause shown.

D. Any Property Owner owning a building served by an on-lot sanitary sewage disposal system which contains an aerobic treatment tank shall follow the operation and maintenance recommendations of the equipment manufacturer. In no case may the service or pumping intervals for aerobic treatment tanks exceed those required for septic tanks (three years).

E. Any Property Owner owning a building utilizing a cesspool or dry well, which is the receiving unit for solids, shall have that system pumped according to the schedule prescribed for septic tanks (three years). As an alternative to this scheduled pumping of the cesspool or dry well, the property owner may secure a sewage permit from the Health Department for a septic tank to be installed preceding the cesspool or dry well. For a system consisting of a cesspool or dry well preceded by an approved septic tank, only the septic tank must be pumped at the prescribed interval (three years).

F. The Township and/or Health Department may require additional maintenance activity as needed including, but not limited to, cleaning and unclogging of piping, servicing and the repair of mechanical equipment, leveling of distribution boxes, tanks and lines, removal of obstructing roots or trees and the diversion of surface water away from the disposal area, etc. None of these maintenance activities require a permit from the Health Department. However, if repair to a pump requires removal and replacement, a permit from BCHD is needed to ensure that an appropriate replacement pump is provided.

G. Initial and periodic pumping shall be performed to these minimum standards unless other standards are specified by an equipment manufacturer:

- 1) At all times, the pumper truck operator's personal safety, as well as protection of the environment and the landowner's property, shall receive the highest priority.
- 2) Tanks shall ONLY be pumped from / through the manhole / access port (i.e., the largest tank opening).
- 3) Tanks shall NOT be pumped from / through the observation port.
- 4) When necessary to break up solids, back-washing with clean water or material of a similar nature already on board the pumper truck may be employed. Mechanical means (scraping, raking, etc.) are NOT necessary, but may be employed provided that appropriate safeguards are taken to prevent injury.

- 5) When back-washing, care shall be taken NOT to fill / refill the tank to a level greater than twelve inches (12") below the elevation of the outlet pipe.
- 6) No liquids or solids are to be discharged into / through the outlet pipe.
- 7) Tanks shall be deemed to be cleaned when all organic solids are removed and the total average liquid depth remaining in the tank is less than one inch (1").
- 8) Every pump-out shall include a visual inspection, by the Pumper/Hauler, of the tank's interior. The inspection shall include a determination regarding the presence of baffles and their condition, as well as the physical condition of the treatment tank. Presence and condition of observation port(s) shall also be reported.
- 9) At all times, and in all phases of operations, Pumper/Hauler businesses, and equipment operators shall comply with all laws and regulations regarding the activities associated with on-lot wastewater system maintenance and disposal of materials removed therefrom.
- 10) When the Township requires documentation of pump-out and tank and site conditions, the Property Owner may not prevent the Pumper from complying with this Ordinance or any other applicable Township, County, State or Federal requirements. A copy of any report given to the Township shall also be provided to the property owner.

H. In addition to the requirements for initial tank pumping, periodic tank pumping shall include an inspection of and a Pumper's Report submitted to the Township on forms provided by the Township regarding the presence of any or all of the following:

- 1) Defective tank components (lids, baffles, dividers, etc.).
- 2) Before pumping, water level above outlet pipe elevation.
- 3) Following or during pumping, backflow from the absorption area.
- 4) When possible, inflow from building(s) served, to verify connection to the building(s).
- 5) Surface discharge, ponding or other signs of malfunction in the vicinity of the absorption area.

Section 9. System Rehabilitation/Repair/Replacement.

A. If the BCHD determines that any on-lot sewage disposal system is malfunctioning and, further, if that property abuts or fronts an existing public sewer, then the BCHD shall require that property be connected to said public sewer, at the property owner's sole cost and expense.

Under those circumstances, the BCHD will not issue a permit for the repair of a malfunctioning on-lot sewage disposal system.

B. If any on-lot sewage disposal system is observed to be malfunctioning, the Township will notify the BCHD. The Township should be notified by the Health Department of all permits issued, and final inspections performed, in Doylestown Township.

C. Should the Health Department indicate that it is not possible to repair or modify the system to comply with PADEP's standards for on-lot sewage disposal systems, then the Property Owner shall be required to have a replacement on-lot sewage disposal system designed for the property. Said design shall conform to current regulations as promulgated by the PADEP.

D. The Health Department may require the repairs/rehabilitation/replacement of any malfunction by the following methods: cleaning, repair or replacement of components of the existing system, adding capacity or otherwise altering or replacing the system's treatment tank, expanding the existing disposal area, replacing the existing disposal area, replacing a gravity distribution system with a pressurized system, and such other alternatives as appropriate for the specific site, including use of reservation areas as required for New Systems in Section 4 (I.) of this Ordinance.

Section 10. Liens.

The Township, upon written notice from the Health Department that an imminent health hazard exists, due to failure of a Property Owner to maintain, repair/rehabilitate or replace any on-lot systems, as provided under the terms of this Ordinance, shall have the authority to perform or contract to have performed, the work required by the Health Department. The Property Owner shall be charged for the work performed and, if necessary, a lien shall be recorded therefore in accordance with law.

The Township shall not, however, be obligated to perform or contract to have performed any work required to maintain, repair, rehabilitate or replace any on-lot sanitary sewage system.

Section 11. Disposal of Septage

A. All septage Pumper/Haulers operating within the Township shall be licensed by the Township, and shall comply with all reporting requirements established by the Township.

B. All septage originating within the Township shall be disposed of at sites or facilities approved by the PADEP.

C. The Septage secured by Pumper/Haulers operating within the Township shall be handled consistent with the provisions of the Pennsylvania Solid Waste Management Act (Act 97 of 1980, 35 P.S., Sections 6018.101-6018.1003), and Regulations adopted pursuant to such ACT.

D. The requirements to obtain a license shall be in compliance with the provisions of this Ordinance and the Township may, by resolution of its Board of Supervisors, establish a fee for said license.

Section 12. Wastewater Management Business Licensing (Pumping/Hauling).

A. Before offering pump and haul services to Property Owners in Doylestown Township, all Pumper/Hauler businesses shall:

- 1) Obtain a license from the Township and comply with all reporting requirements established herein.
- 2) Identify all employees / owners and vehicles that will provide services in the Township.
- 3) Operate in a matter consistent with the provisions of the Pennsylvania Solid Waste Management Act (Act 97 of 1980, 35 P.S., Sections 6018.101 – 6018.1003).
- 4) Provide documentation that all septage pumped from properties in this Township will be delivered to a PADEP approved site or facility.
- 5) Be licensed by the Bucks County Health Department.

B. The requirements to obtain a license shall be in compliance with the provisions of this Ordinance and the Township may, by resolution of its Board of Supervisors, establish a fee for said license.

C. When there is a change in the personnel/employees or vehicles that provide services in accordance with this Ordinance, it shall be the obligation of the business owner to notify the Township of the changes within seven (7) days of the effective date of the change.

Section 13. Administration.

A. The Township shall be authorized to exercise the powers conferred upon it pursuant to the terms and conditions of this Ordinance or any other applicable laws of the County, State and Federal government.

B. The Township Board of Supervisors may establish a fee, by resolution, the purpose of which is to defray the cost of the inspections and other aspects of the on-lot sanitary sewage management plan as set forth in this Ordinance.

Section 14. Appeals.

A. Any Property Owner aggrieved by the decision of a Township employee or other authorized agent of the Township pursuant to this Ordinance may appeal said decision by sending the appropriate appeal form to the Board of Supervisors or its designees, provided that said Appeal shall be filed within thirty (30) days from the date of the decision at issue.

B. The Property Owner and/or person filing said Appeal shall be entitled to a hearing before the Board of Supervisors, or its designee, within fourteen (14) days of receipt of the Appeal. Either party, by good cause shown, may extend the time for a hearing but said decision shall be left to the discretion of the Board of Supervisors, or its designee. A hearing shall be conducted in accordance with the provisions of the Pennsylvania Local Agency Act and a decision shall be rendered, in writing, within forty-five (45) days of the conclusion of the hearing and all proceedings related thereto. If the Board of Supervisors or its designee shall fail to render a decision within forty-five (45) days following the conclusion of all proceedings related to the hearing, then the relief sought by the Property Owner and/or person filing the appeal shall be deemed granted. Any Property Owner and/or person aggrieved by a decision of the Board of Supervisors or its designee may, within thirty (30) days after such decision of the Board, file an appeal to the Court of Common Pleas of Bucks County.

Section 15. Penalties.

A. Any Property Owner and/or person who has violated or permitted the violation of the provisions of this Ordinance, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, shall pay a judgment within \$1,000.00 plus all court costs, including reasonable attorney's fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of the violation by

the District Justice. If the responsible party neither pays judgment nor files a timely appeal, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney's fees collected for the violation of this Ordinance shall be paid over to the Township.

B. In addition to the rights as set forth in this paragraph, the Township may take such other rights as are available to it to enforce the provisions of this Ordinance including resort to the courts of equity to seek compliance with the provisions of this Ordinance.

Section 16. Severability.

Should any section of this Ordinance or part thereof be declared invalid by a court of competent jurisdiction, such invalidity shall not affect the balance of the Ordinance since it was the intent of the Board of Supervisors that said Ordinance would have been adopted even if such invalid provision had not been included.

This Ordinance was duly ORDAINED and ENACTED this 14th day of January, 2001.

DOYLESTOWN TOWNSHIP BOARD OF SUPERVISORS

By: Walter C. Berry
Walter C. Berry, Chairman

By: E. Thomas Scarborough
E. Thomas Scarborough, Vice Chairman

By: _____
John T. Carson, Jr., Member

By: Barbara Eisenhardt
Barbara Eisenhardt, Member

By: Richard K. Gaver
Richard K. Gaver, Member

APPENDIX G

Township Resolution for Revision to Official Sewage Facilities Plan

**TOWNSHIP OF DOYLESTOWN
RESOLUTION NO. 2568**

RESOLUTION FOR REVISION TO OFFICIAL SEWAGE FACILITIES PLAN

RESOLUTION OF THE SUPERVISORS OF DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA (hereinafter “the municipality”).

WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the “Pennsylvania Sewage Facilities Act” as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the Municipality to adopt an Official Sewage Facilities Plan (Facilities Plan), providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said Plan, whenever it is necessary to meet the sewage disposal needs of the municipality; and

WHEREAS, Doylestown Township has prepared a report titled, “Act 537 Sewage Facilities Plan Update” which provides for the sewage facilities in portions of Doylestown Township, and the sewage disposal alternative to be implemented is:

- Proceed with the design and construction of public sewers to the 5-Year Projected areas of the 611 Corridor area, the Pine Valley Road/Shady Grove Circle/Buttonwood Lane area, the Chestnut Valley Drive area and the Neshaminy-Dell Haven area. The Tedwill area is also listed as a 5-Year Project, though this is only individual connections to an already installed public sewer.
- Take initial steps for the progression of planning to provide public sewers for the area designated as “Area A Drainage Area”. While this is a 10-Year projected area, and the Township is only required to implement schedules for 5-Year projections in this 537 Plan Update, the Township wishes to be proactive in forecasting the need for public sewer in this area.

WHEREAS Doylestown Township finds that the Act 537 Sewage Facilities Plan Amendment described above conforms to zoning, subdivision, other municipal ordinances and plans and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Supervisors of Doylestown Township hereby adopts and submits to the Department of Environmental Protection for its approval as a revision to the “Official Facilities Plan” of the Municipality, the above referenced Facilities Plan. The Municipality hereby assures the Department of the complete and timely implementation of the said Plan, as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended).

RESOLVED, this 20th day of February 2024, at a public meeting of the Supervisors of Doylestown Township.

I, Stephanie J. Mason, Secretary/Township Manager, Doylestown Township Board of Supervisors, hereby certify that the foregoing is a true copy of the Municipality’s Resolution No. 2568, adopted February 20, 2024.

**TOWNSHIP SUPERVISORS
TOWNSHIP OF DOYLESTOWN**

By: _____
Chairperson

ATTEST:

Secretary

APPENDIX H

Area A Feasibility Study



Carroll Engineering Corporation

MAIL AND EMAIL

January 4, 2019

Stephanie J. Mason, Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901

Dear Ms. Mason:

Subject: Feasibility Study - Doylestown Township Phase 2

The Authority asked that we forward you the feasibility study requested in your letter dated September 20, 2018 (copy enclosed), regarding the sanitary sewer needs for the Township's designated "Phase 2" area. After reviewing the enclosed, please verify that you would like the Authority to proceed with updating the Township's 537 Plan.

Enclosed please find Exhibit A, which is a highlighted map showing the "Phase 2" study area outlined in green. For informational purposes, we included the future "Phase 3" area outlined in red. Due to the topography of the "Phase 2" and "Phase 3" areas, we feel it is appropriate to bring several items to your attention.

- The eastern corner of "Phase 2" (highlighted in gray on Exhibit A) slopes away from the proposed "Phase 2" Pump Station along Sauerman Road (pump station discussed later in this letter). This area consists of ninety (90) existing lots. To serve this area as part of "Phase 2", a low pressure sewer system would be required, with each property having a private grinder pump system. If this is not desired, the area could be served by gravity sewers flowing to the future "Phase 3" area.
- The northwestern portion of the future "Phase 3" area (highlighted in light green on Exhibit A) would be best served by connecting it via gravity sewer to the sewers proposed for "Phase 2". For this reason, it is proposed that the "Phase 2" pump station and trunk line sewer be upsized to handle the additional flow from this area, consisting of 214 existing lots. The sewers for this area could be installed in conjunction with "Phase 2", or postponed until "Phase 3". If postponed till "Phase 3", some additional engineering may be required during "Phase 2" to ensure the trunk line sewer is installed at the proper depth.
- This does not affect "Phase 2" in any way, but when "Phase 3" is being considered, the ideal location for that area's pump station is at the southern tip of the Township, along St. Lawrence Way (area highlighted in purple on Exhibit A). Though this area was not indicated to be part of "Phase 3", the Township may want to consider its inclusion at some point in the future.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

The “Phase 2” area will require a new pump station and force main to convey all flows to the Green Street Wastewater Treatment Plant. The ideal location for this pump station is on or adjacent to Doylestown Township park property along Sauerman Road. The enclosed Exhibit B is an aerial showing the property. The majority of “Phase 2” can flow by gravity sewer to this location, and all surrounding properties appear to be smaller in size and privately owned, making this the ideal location for the pump station.

The Township’s park property is listed on the Bucks County Agriculture & Open Space mapping as a “municipal park and open space”. As an alternative, there is a parcel immediately adjacent to the park consisting of 13 acres, which would also be sufficient as a pump station site. However, it is privately owned and there is a residence on the property. An easement would have to be negotiated with the property owner. Also, additional field investigations would be required as there are indications of wetlands in the area, though it appears they can be avoided.

The Green Street Wastewater Treatment Plant has adequate capacity at this time to accept the proposed flows from “Phase 2”, which would be:

	Number of Existing Lots ⁽¹⁾	Ultimate EDU's ⁽²⁾	Gallons/Day per EDU	Ultimate Average Flow (GPD)
“Phase 2” Gravity	386	466	250	116,500
“Phase 2” Low Pressure Area	90	97	250	24,250
Total ⁽³⁾	476	563		140,750

- (1) Total number of existing Tax ID’s in “Phase 2” area based on information provided by the Township (476).
- (2) Number of ultimate EDU’s are based on the Year 1999 Act 537 Plan, for the parcels within the “Phase 2” area.
- (3) Should the “Phase 3” area that can flow by gravity to “Phase 2” be included, that would add 239 ultimate EDU’s or 59,750 GPD of average flow to the WWTP. This would still be within the WWTP’s capacity at the present time.

The enclosed Figure 1 summarizes the project costs with and without the Phase 2 Low Pressure area. This figure breaks out the total public and private project costs for each alternative. The public costs consist of the Sauerman Road Pump Station, its force main, and all gravity and low pressure sewer up to the right-of-way lines. The private costs consist of the gravity laterals and low pressure grinder pumps from the right-of-way lines to the residence or building to be served.

The cost to the homeowners range from \$47,800 per EDU to \$50,800 per EDU (not including mill and overlay of Township Roads). This includes the Authority’s standard tapping fee (conveyance portion) for this sewer service area of \$6,200 per EDU. The public costs also include a 10% construction contingency plus another 30% for engineering, legal administration and easement acquisition costs. Detailed cost estimates can be found in the enclosed Figure No.’s 2, 3 and 4.

Stephanie J. Mason, Township Manager
Page Three
January 4, 2019

There are three (3) items not included in the cost estimate at this time, and they are:

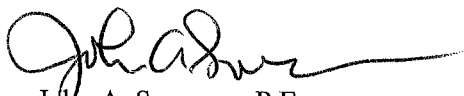
1. Full width mill and pavement overlay of Township Roads is not included in the cost estimates. Only pavement trench restoration is included at this time. The majority of proposed sewer would be located in Township Roads.
2. As "Phase 3" will require its own pump station and force main, it may be beneficial to lay a parallel force main alongside the proposed "Phase 2" force main in Pebble Hill Road as it is installed under the Route 202 overpasses and up to the existing sewer leading into the Green Street WWTP.
3. The existing peak flows in the 18" gravity sewer leading into the Green Street WWTP is unknown. A flow meter would be required in this 18" sewer to evaluate peak flows so it can be determined if that sewer has sufficient capacity to convey the proposed "Phase 2" flows, or if it needs to be upgraded.

For the purposes of completing this feasibility study, we estimated the depth of bedrock using County Soil Mapping, which is very approximate. This allowed us to include rock excavation in the cost estimates. A large number of test borings would be required as part of the design to confirm depth to bedrock along the proposed sewer alignments.

If you have any questions, please do not hesitate to call.

Very truly yours,

CARROLL ENGINEERING CORPORATION



John A. Swenson, P.E.
Vice President

JAS:lms

Enclosures

cc: Benjamin W. Jones, Chief Executive Officer (w/enclosures)
John Butler, Chief Operating Officer, BCWSA (w/enclosures)
Steven Hartman, P.E., CEC

BOARD OF SUPERVISORS
Barbara N. Lyons, Chairman
Richard F. Colello, Vice Chairman
Ryan Manion
Ken Snyder
Jennifer V. Herring



BICENTENNIAL COMMITTEE
Arthur Zapolski, Chairman
Chris Nardo, Vice Chairman
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Tina Mazaheri, Esq.
Renu Dalal
Dr. Vail Garvin
John Arnold
Alvin Clark
Barbara N. Lyons, Liaison
Stu Abramson
Mary Lou Parry
David Hansen
Anne Woodbury
Christopher Maddish

September 20, 2018

Benjamin Jones, Executive Director
Bucks County Water and Sewer Authority
1275 Almshouse Road
Warrington, PA 18967

Dear Mr. Jones;


On September 18, 2018 at the Doylestown Township Board of Supervisors meeting, the Chairman of our Public Water and Sewer Advisory Board (PWSAB), Joseph Van Houten, presented an update on the data that the Committee has gathered over the past few years. You will recall this is the same data that the PWSAB shared with you at their meeting you attended on August 1st. The data leaves the PWSAB with conclusion that there may be a need for sewers in "Phase 2" of the Township. I have enclosed a copy of Mr. Van Houten's presentation for your information

As you may recall, in August when you met with members of our Public Water and Sewer Advisory Board and discussed the possible need for a feasibility study for the Phase 2 portion of the Township and the need to update our 537 Plan. You indicated that the BCWSA was able to assist the Township with both of these items. The PWSAB was pleased to know that this assistance was available at no charge to the Township.

After Mr. Van Houten's presentation, the Doylestown Township Board of Supervisors unanimously approved going forward and concurred that Bucks County Water and Sewer Authority should begin the Feasibility Study for the "Phase 2" area of the Township as outlined in the attached document. The Board also authorized Bucks County Water and Sewer Authority to begin working with the Township to update our 537 Plan.

If you have any questions concerning this matter or if I can be of any assistance, please feel free to contact me. In the meantime, Doylestown Township looks forward once more to working with you.

Sincerely,


Stephanie J. Mason
Township Manager

SJM/Jr

Enclosure

CC: Board of Supervisors
Public Water & Sewer Advisory Board

9/24/18
C: - Sean Buttle
- Jen Sweeney
- Jeff Biele
- 2 O'Brien
- Alvin Clark
- Barbara N. Lyons, Liaison
Start 537
& phase 2
ASAP
RECEIVED
SEP 24 2018
BY: _____



**FIGURE 1
COMPARISON MATRIX**

**DOYLESTOWN PHASE 2 SANITARY SEWER
FEASIBILITY STUDY
(prepared January 2019)**

	Without 90-Lot Low Pressure Area			With 90-Lot Low Pressure Area		
	# Existing EDU's ⁽²⁾	Total Cost	Cost per EDU	# Existing EDU's ⁽²⁾	Total Cost	Cost per EDU
Total Public Costs	386	\$ 15,994,490.00	\$ 41,400.00	476	\$ 17,760,300.00	\$ 37,300.00
Tapping Fee ⁽¹⁾	386	\$ 2,393,200.00	\$ 6,200.00	476	\$ 2,951,200.00	\$ 6,200.00
Private Costs	386	\$ 1,252,600.00	\$ 3,200.00	476	\$ 2,035,600.00	\$ 4,300.00
Total Cost per EDU ⁽³⁾	386	\$ 19,640,290.00	\$ 50,800.00	476	\$ 22,747,100.00	\$ 47,800.00

Footnotes:

- ⁽¹⁾ Tapping Fee is the current BCWSA Collection System Tapping Fee for Conveyance Portion only. The Collection Portion was omitted.
- ⁽²⁾ This is based on the number of Tax ID Records noted in the Public Water & Sewer Advisory Board's Phase 2 Feasibility Study dated September 18, 2018, which accompanied the Township's letter to BCWSA dated September 20, 2018.
- ⁽³⁾ If the Phase 3 "Gravity Area" was to be included in the costs above, there would only be a very minimal decrease in Property Owner Cost per EDU. Even though the denominator would increase by the number of EDU's in that area, the additional construction costs would offset any financial benefit.

General Notes:

- A. Costs per EDU in tables above are rounded for presentation purposes.
- B. Costs above do not include any mill/overlay of Township Roads; only pavement trench restoration.

**FIGURE 2
PHASE 2 COLLECTION SYSTEM AND PUMP STATION
OPINION OF PROBABLE COSTS**

**DOYLESTOWN PHASE 2 SANITARY SEWER
FEASIBILITY STUDY
(prepared January 2019)**

<u>NO.</u>	<u>ITEM</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
A. Collection System					
1	12" PVC Sanitary Sewer (w/suitable backfill, 12 to 14 feet deep)	LF	2,600	\$ 110.00	\$ 286,000.00
2	10" PVC Sanitary Sewer (w/suitable backfill, 8 to 10 feet deep)	LF	6,100	\$ 78.00	\$ 475,800.00
3	8" PVC Sanitary Sewer (w/stone backfill, 6 to 8 feet deep)	LF	35,700	\$ 84.00	\$ 2,998,800.00
4	8" PVC Sanitary Sewer (w/suitable backfill, 6 to 8 feet deep)	LF	1,300	\$ 57.00	\$ 74,100.00
5	Rock Excavation (estimated quantity)	CY	10,696	\$ 150.00	\$ 1,604,400.00
6	Sanitary Manholes	EA	131	\$ 3,000.00	\$ 393,000.00
7	6" PVC Lateral - in roads (see Note A)	LF	5,640	\$ 39.00	\$ 219,960.00
8	6" PVC Lateral - in grass (see Note A)	LF	1,880	\$ 31.00	\$ 58,280.00
9	Cleanout Fittings (Gravity)	EA	376	\$ 290.00	\$ 109,040.00
10	2" PVC Low Pressure Mains - in roads	LF	1,870	\$ 29.00	\$ 54,230.00
11	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	150	\$ 20.00	\$ 3,000.00
12	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	50	\$ 13.00	\$ 650.00
13	Cleanout Fittings (Low Pressure System)	EA	10	\$ 360.00	\$ 3,600.00
14	Low Pressure Fittings (estimated quantity)	EA	20	\$ 50.00	\$ 1,000.00
15	Concrete Encasement (estimated quantity)	LF	1,500	\$ 60.00	\$ 90,000.00
16	Temporary Pavement Trench Restoration	LF	43,360	\$ 10.00	\$ 433,600.00
17	Permanent Pavement Trench Restoration	LF	43,360	\$ 30.00	\$ 1,300,800.00
18	State Road - Full Road Mill and Overlay (see Note B)	SY	14,067	\$ 15.00	\$ 211,000.00
19	Grass Restoration	LF	11,930	\$ 6.00	\$ 71,580.00
20	Erosion and Sediment Control	LF	47,570	\$ 2.00	\$ 95,140.00
21	Sewer Testing	LF	55,290	\$ 2.00	\$ 110,580.00
22	Traffic Control (see Note C)	LF	37,570	\$ 1.00	\$ 37,570.00
23	Tree Clearing	LF	5,200	\$ 25.00	\$ 130,000.00
24	Creek Crossings	EA	5	\$ 10,000.00	\$ 50,000.00
25	Mobilization/Bonds/Insurance	LS	4%		\$ 352,490.00
Subtotal Collection System					\$ 9,164,620.00
B. Pump Station					
1	Sauerman Road Pump Station	LS	1	\$ 1,224,000.00	\$ 1,224,000.00
2	8" DIP Force Main (w/stone backfill) - (see Note D)	LF	1,450	\$ 90.00	\$ 130,500.00
3	8" DIP Force Main (w/suitable backfill)	LF	7,450	\$ 78.00	\$ 581,100.00
4	Temporary Pavement Trench Restoration	LF	1,450	\$ 10.00	\$ 14,500.00
5	Permanent Pavement Trench Restoration	LF	1,450	\$ 30.00	\$ 43,500.00
6	State Road - Full Road Mill and Overlay (see Note B)	SY	4,030	\$ 15.00	\$ 60,450.00
7	Force Main Testing	LF	8,900	\$ 2.00	\$ 17,800.00
8	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00
9	Air Release Manholes	EA	6	\$ 8,000.00	\$ 48,000.00
10	Fittings	LBS	2,200	\$ 6.00	\$ 13,200.00
11	Creek Crossing	EA	3	\$ 10,000.00	\$ 30,000.00
12	Mobilization/Bonds/Insurance	LS	4%		\$ 86,920.00
Subtotal Pump Station					\$ 2,259,970.00
Construction Contingency (10%)					\$ 1,142,500.00
Engineering, Legal, Administration and Easements (30%)					\$ 3,427,400.00
Total Public Cost					\$ 15,994,490.00
Private Costs					
	Grinder Pumps (see Note E)	EA	10	\$ 8,700.00	\$ 87,000.00
	Gravity Laterals (see Note F)	EA	376	\$ 3,100.00	\$ 1,165,600.00
Total Private Costs					\$ 1,252,600.00
Total Cost					\$ 17,247,090.00

Notes:

- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Presumed full road overlay will be required, based on estimated average road width of 25 feet in this area (State Roads only).
- C. Majority of sewer installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- D. Grass restoration and clearing would be done under the gravity sewer work, as this force main would be installed along side the gravity sewer. There would be some additional pavement restoration required, as the force main must continue to the WWTP along Pebble Hill Road.
- E. Price includes pump station, valves, electrical, control panel, restoration, and 1.25" service piping (length of piping estimated at 100' per lot).
- F. Price is based on estimated distance from house to right-of-way of 75 feet.

FIGURE 3
PHASE 2 LOW PRESSURE AREA (90 LOTS)
OPINION OF PROBABLE COSTS

DOYLESTOWN PHASE 2 SANITARY SEWER
FEASIBILITY STUDY
(prepared January 2019)

<u>NO.</u>	<u>ITEM</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
1	2.5" PVC Low Pressure Mains - in roads	LF	11,810	\$ 32.00	\$ 377,920.00
2	1.5" PVC Grinder Laterals - in roads (see Note A)	LF	1,350	\$ 20.00	\$ 27,000.00
3	1.5" PVC Grinder Laterals - in grass (see Note A)	LF	450	\$ 13.00	\$ 5,850.00
4	Cleanout Fittings	EA	90	\$ 360.00	\$ 32,400.00
5	Low Pressure Fittings (estimated quantity)	EA	143	\$ 50.00	\$ 7,150.00
6	Rock Excavation (estimated quantity)	CY	330	\$ 150.00	\$ 49,500.00
7	Temporary Pavement Trench Restoration	LF	13,160	\$ 10.00	\$ 131,600.00
8	Permanent Pavement Trench Restoration	LF	13,160	\$ 30.00	\$ 394,800.00
9	State Road - Full Road Mill and Overlay (see Note B)	SY	14,300	\$ 15.00	\$ 214,500.00
10	Grass Restoration	LF	450	\$ 6.00	\$ 2,700.00
11	Erosion and Sediment Control	LF	11,810	\$ 2.00	\$ 23,620.00
12	Sewer Testing	LF	13,610	\$ 2.00	\$ 27,220.00
13	Traffic Control (see Note C)	LF	11,810	\$ 1.00	\$ 11,810.00
14	Mobilization/Bonds/Insurance	LS	4%		\$ 52,240.00
Subtotal					\$ 1,358,310.00
Construction Contingency (10%)					\$ 135,800.00
Engineering, Legal and Administration (20%)					\$ 271,700.00
Total Public Cost					\$ 1,765,810.00
<hr/>					
Private Costs					
	Grinder Pumps (see Note D)	EA	90	\$ 8,700.00	\$ 783,000.00
Total Private Costs					\$ 783,000.00
<hr/>					
Total Cost					\$ 2,548,810.00

Notes:

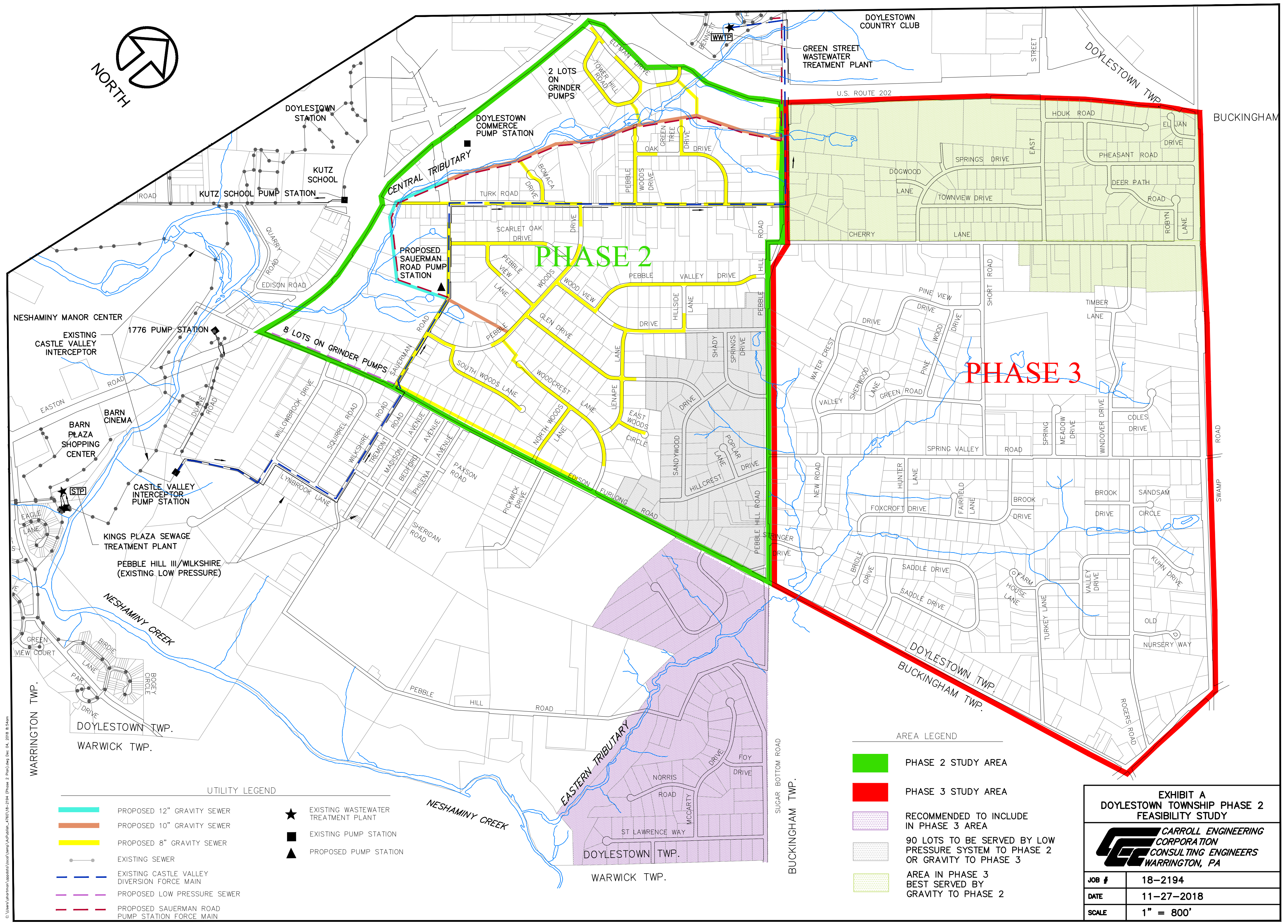
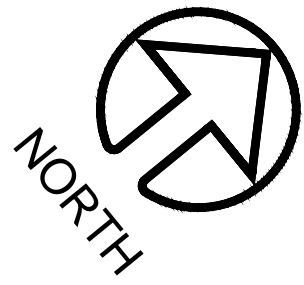
- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
- B. Presumed full road overlay will be required, based on estimated average road width of 20 feet in this area (State Roads only).
- C. Majority of low pressure pipe installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
- D. Price includes pump station, valves, electrical, control panel, restoration, and 1.25" service piping (length of piping estimated at 100' per lot).

FIGURE 4
PHASE 3 "GRAVITY" AREA TO PHASE 2 SEWER
OPINION OF PROBABLE COSTS
(FOR INFORMATIONAL PURPOSES ONLY - NOT PART OF PHASE 2 STUDY AREA)

DOYLESTOWN PHASE 2 SANITARY SEWER
FEASIBILITY STUDY
 (prepared January 2019)

<u>NO.</u>	<u>ITEM</u>	<u>UNITS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>
1	10" PVC Sanitary Sewer (w/suitable backfill, 8 to 10 feet deep)	LF	3,600	\$ 78.00	\$ 280,800.00
2	8" PVC Sanitary Sewer (w/stone backfill, 6 to 8 feet deep)	LF	25,300	\$ 84.00	\$ 2,125,200.00
3	8" PVC Sanitary Sewer (w/suitable backfill, 6 to 8 feet deep)	LF	1,450	\$ 57.00	\$ 82,650.00
4	Rock Excavation (estimated quantity)	CY	5,820	\$ 150.00	\$ 873,000.00
5	Sanitary Manholes	EA	87	\$ 3,000.00	\$ 261,000.00
6	6" PVC Lateral - in roads (see Note A)	LF	3,210	\$ 39.00	\$ 125,190.00
7	6" PVC Lateral - in grass (see Note A)	LF	1,070	\$ 31.00	\$ 33,170.00
8	Cleanout Fittings (Gravity)	EA	214	\$ 290.00	\$ 62,060.00
9	Concrete Encasement (estimated quantity)	LF	1,000	\$ 60.00	\$ 60,000.00
10	Temporary Pavement Trench Restoration	LF	28,510	\$ 10.00	\$ 285,100.00
11	Permanent Pavement Trench Restoration	LF	28,510	\$ 30.00	\$ 855,300.00
12	State Road - Full Road Mill and Overlay (see Note B)	SY	2,220	\$ 15.00	\$ 33,300.00
13	Grass Restoration	LF	6,120	\$ 6.00	\$ 36,720.00
14	Erosion and Sediment Control	LF	30,350	\$ 2.00	\$ 60,700.00
15	Sewer Testing	LF	34,630	\$ 2.00	\$ 69,260.00
16	Traffic Control (see Note C)	LF	25,300	\$ 1.00	\$ 25,300.00
17	Tree Clearing	LF	3,600	\$ 25.00	\$ 90,000.00
18	Creek Crossings	EA	3	\$ 10,000.00	\$ 30,000.00
19	Mobilization/Bonds/Insurance	LS	4%		\$ 215,550.00
Subtotal					\$ 5,604,300.00
Construction Contingency (10%)					\$ 560,400.00
Engineering, Legal, Administration and Easements (30%)					\$ 1,681,300.00
Total Public Cost					\$ 7,846,000.00
<hr/>					
Private Costs					
	Gravity Laterals (see Note D)	EA	214	\$ 3,100.00	\$ 663,400.00
Total Private Costs					\$ 663,400.00
<hr/>					
Total Cost					\$ 8,509,400.00

- Notes:
- A. Used an estimated 20' for lateral length (between sewer main and Right-of-Way).
 - B. Presumed full road overlay will be required, based on estimated average road width of 20 feet in this area (State Roads only).
 - C. Majority of sewer installation in roadways involve local roads; it is assumed full time flagging will not be required on those roads, and that traffic will be detoured to other local roads.
 - D. Price is based on estimated distance from house to right-of-way of 75 feet.



G:\Users\jwherman\Documents\Projects\2018\2018-2194\Phase 2\2018-2194_P2\2018-2194_P2.dwg, 04/18/2018 10:54am

- UTILITY LEGEND**
- PROPOSED 12" GRAVITY SEWER
 - PROPOSED 10" GRAVITY SEWER
 - PROPOSED 8" GRAVITY SEWER
 - EXISTING SEWER
 - EXISTING CASTLE VALLEY DIVERSION FORCE MAIN
 - PROPOSED LOW PRESSURE SEWER
 - PROPOSED SAUERMAN ROAD PUMP STATION FORCE MAIN
 - ★ EXISTING WASTEWATER TREATMENT PLANT
 - EXISTING PUMP STATION
 - ▲ PROPOSED PUMP STATION

- AREA LEGEND**
- PHASE 2 STUDY AREA
 - PHASE 3 STUDY AREA
 - RECOMMENDED TO INCLUDE IN PHASE 3 AREA
 - 90 LOTS TO BE SERVED BY LOW PRESSURE SYSTEM TO PHASE 2 OR GRAVITY TO PHASE 3
 - AREA IN PHASE 3 BEST SERVED BY GRAVITY TO PHASE 2

EXHIBIT A DOYLESTOWN TOWNSHIP PHASE 2 FEASIBILITY STUDY	
 CARROLL ENGINEERING CORPORATION CONSULTING ENGINEERS WARRINGTON, PA	
JOB #	18-2194
DATE	11-27-2018
SCALE	1" = 800'

EXHIBIT B

(LOCATION OF PROPOSED SAUERMAN ROAD PUMP STATION)



APPENDIX I

Resident Notification Letter and List of Recipients



Board of Supervisors

Barbara N. Lyons, Esq.
Jennifer V. Herring
Ryan Manion
Nancy Santacecilia
Dan Wood

Chairman
Vice Chairman
Member
Member
Member

425 Wells Road
Doylestown, Pennsylvania 18901-2717
(215) 348-9915 · FAX (215) 348-8729

www.doylestownpa.org

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December 29, 2023

RE: 537 Sewage Facility Plan Update

Dear Resident,

As you may know the Township is in the process of updating its 537 Sewage Facility Plan (Plan) which is a requirement of every municipality in the Commonwealth of Pennsylvania. The last time the Township updated its plan was in 1999 and that plan remains in effect today. The purpose of the plan is to indicate what areas of a municipality will remain with on-lot sewage disposal systems compared to areas that should be considered for public sewers in a five or ten-year period. In most cases, it takes many years for a project in the plan to come to fruition in the period identified. At this time, the Township is currently finalizing the public comment period for the proposed update to the plan.

The 1999 plan designated the implementation of the Septage Management Plan (SMP) which has been in existence for over 20 years and continues throughout the Township for properties not connected to public sewer. The SMP requires that properties with on-lot disposal systems (OLDS) have their OLDS pumped by an approved pumper/hauler once every three years and report on its functionality via a pumbers report, prepared by the pumper/hauler. In addition, if the property has an onsite well, the well water must be tested for coliform bacteria by an approved lab and the results provided to the Township.

Over the past twenty-three years the Township's 537 Sewage Facility Plan has been amended for properties with OLDS to connect to public sewer systems. Four amendments included projects of specific neighborhoods in need of public sewers based upon data gathered that indicated public sewers were essential due to malfunctioning septic systems. These areas include Pebble Hill III/Wilkshire, Fountainville, Turk Road between Bristol and Almshouse and the Pebble Ridge/Woodridge and Vicinity.

The 1999 plan identified areas of Chestnut Valley, Pine Valley, Shady Grove Circle and Buttonwood as being in the ten-year sewer service area. The updated 537 plan, based on the PADEP's suggestions, and through our Public Water and Sewer Advisory Board, at this time recommends placement of these areas in the five-year sewer service area.

As indicated above, just because the Township identifies an area for the five-year area, doesn't mean it's going to come to fruition within those years. Let's look back at the ten-year area proposed in 1999; it didn't come to completion at that time, nor after twenty-three years. To sewer a neighborhood takes a lot of planning and review before a project area is designated and moves forward.

Many residents from the neighborhoods have attended recent PWSAB meetings. The Township appreciates everyone's attendance and participation. Notes from that meeting along with the public comments received during the public comment period will be incorporated into the Plan update. The Plan update will be shared with the Township Supervisors at their February meeting and with the PADEP.

We want to thank those who have taken an interest in the Plan update and those who attended the PWSAB meeting to better understand the process the Township must follow to update the current 537 Sewage Facilities Plan.

Sincerely,

The Doylestown Township Public Water & Sewer Advisory Board

cc: Board of Supervisors

ELANAGAN, HEATHER ANN		
JOSHUA MARK	15 HAPP DRIVE	DOYLESTOWN
CHIAPPA, DENIS J & CAROL A	12 HAPP DRIVE	DOYLESTOWN
BARNHART, CHRISTOPHER C & LEAH E	198 PINE VALLEY RD.	DOYLESTOWN
MCMACKIN, BRYON	186 PINE VALLEY RD.	DOYLESTOWN
CAMPBELL, THOMAS & KRISTA	176 PINE VALLEY RD.	DOYLESTOWN
JAROSZ, DAVID K & HEATHER R	164 PINE VALLEY RD.	DOYLESTOWN
SYPAWKA, ANDREW JR.+ DEBRA A.	154 PINE VALLEY RD.	DOYLESTOWN
FAIN, JAMES K. + CAREY R.	132 PINE VALLEY RD.	DOYLESTOWN
GAUDIO, ALAN N & SHELBY A	120 PINE VALLEY RD.	DOYLESTOWN
SEWARD, JAMES M & MARIE R	110 PINE VALLEY RD.	DOYLESTOWN
SANCHEZ, EUGENE F III	92 PINE VALLEY RD.	DOYLESTOWN
HARTWICK, STEVEN M	84 PINE VALLEY RD.	DOYLESTOWN
ADAM KINSLEY &, KELLY CLARK	76 PINE VALLEY RD.	DOYLESTOWN
LACAJ, SHAN & LAURETA	60 PINE VALLEY RD.	DOYLESTOWN
ADELBERGER, BRIAN D & CHRISTINA	217 PINE VALLEY RD.	DOYLESTOWN
RICHARDS, OTTO W & MARY C	40 PINEVAL RD.	DOYLESTOWN
MAIO, ALBERT F ,JR & LYNN M	35 PINEVAL RD.	DOYLESTOWN
GIMBOL, MICHAEL J & SANDRA L	179 PINE VALLEY RD.	DOYLESTOWN
WILSON, MATHEU C	145 PINE VALLEY RD.	DOYLESTOWN
ZIEGMAN, EDWARD R & DIANE K	129 PINE VALLEY RD.	DOYLESTOWN
SCHMIDT, MATTHEW JOSEPH	121 PINE VALLEY RD.	DOYLESTOWN
DIMAURO, THOMAS STEVEN	113 PINE VALLEY RD.	DOYLESTOWN
OMALLEY, MICHAEL T	105 PINE VALLEY RD.	DOYLESTOWN
ADAMS, JOHN R	91 PINE VALLEY RD.	DOYLESTOWN
GARRITY, BRIAN P & CHRISTINA L	73 PINE VALLEY	DOYLESTOWN
GLITZ, JAMES E & CLAUDIA A	59 PINE VALLEY	DOYLESTOWN
MCDONAGH, RONALD & MARGARET E	55 PINEVALE RD.	DOYLESTOWN
MACAULEY, DOUGLAS JR & WENDY L	49 PINEVALE RD.	DOYLESTOWN
MURPHY, DENNIS J & BETTY E	45 PINEVALE RD.	DOYLESTOWN
BERGMANN, PETER JOHN	39 PINEVALE RD.	DOYLESTOWN
SANDERS, JASON & ERIN M	44 PINEVALE RD.	DOYLESTOWN
SHANE, KATHLEEN T FAMILY TRUST	46 PINEVALE RD.	DOYLESTOWN
FISCHER, DONALD O & ANNE M	50 PINEVALE RD.	DOYLESTOWN
STRASBURG, MARK D & PAMELA I	13 PINE VALLEY RD.	DOYLESTOWN
GINGRAS-LELEU, LISA A	19 PINE CIRCLE	DOYLESTOWN
SOLOMON, CRAIG & MARY THERESA	1 PINE VALLEY RD.	DOYLESTOWN
FITZPATRICK, J RAYMOND,JR & SANDRA A	12 PINE VALLEY RD.	DOYLESTOWN
WOLTEMATE, CAROL J	596 SANDY RIDGE RD	DOYLESTOWN
MIEKLEY, STEPHEN D	70 SHADY GROVE CIR.	DOYLESTOWN
WOHLPART, DAVID L	62 SHADY GROVE CIR.	DOYLESTOWN
PENHALLOW, ROBERT C & BECKY ANN	56 SHADY GROVE CIR.	DOYLESTOWN
EAGLES, WILLIAM T JR & CAITLIN	50 SHADY GROVE CIR	DOYLESTOWN
DEPELER, JEREMY B & KATEY L	44 SHADY GROVE CIR	DOYLESTOWN
FORTNA, MARK A & AILEEN M	38 SHADY GROVE CIR	DOYLESTOWN
WOOD, RICHARD & TRICIA	26 SHADY GROVE CIR	DOYLESTOWN
SIMPSON, MATTHEW & KELLY	18 SHADY GROVE CIR	DOYLESTOWN

WETMORE, MARK T & TERESA A	10 SHADY GROVE CIR	DOYLESTOWN
VAYNBERG, DMITRY & ANASTASIA	8 SHADY GROVE CIR	DOYLESTOWN
WHITE, DANIEL FRANCIS & ALEXA BRESLIN	710 SANDY RIDGE RD	DOYLESTOWN
MCPHERSON, F DARLA W TRUST	692 SANDY RIDGE RD	DOYLESTOWN
LEVY, WARREN C & DEBORAH J	666 SANDY RIDGE RD.	DOYLESTOWN
GLAUSH, JEFFREY A & CELINA M	632 SANDY RIDGE RD	DOYLESTOWN
ALTADONNA, ANGELO & DIANE BUKTA	15 SHADY GROVE CIR	DOYLESTOWN
NELSON, RONALD W & PATRICIA	21 SHADY GROVE CIR	DOYLESTOWN
IATESTA, JOHN & AUTUMN	35 SHADY GROVE CIR	DOYLESTOWN
HARE, JOHN & KATHLEEN	51 SHADY GROVE CIR	DOYLESTOWN
KEPPOL, RYAN & KRISTINA	653 SANDY RIDGE RD	DOYLESTOWN
SHARER, ANN M & MARILYN	687 SANDY RIDGE RD	DOYLESTOWN
MOYER, FAWN & KEVIN	23 SYCAMORE WAY	DOYLESTOWN
PODSTAWA, JACOB & DEANNA	45 SYCAMORE WAY	DOYLESTOWN
JAROSSY, MICHAEL J & LEANNE E	59 SYCAMORE WAY	DOYLESTOWN
MUTH, ERIC & MARY	40 BUTTONWOOD LN	DOYLESTOWN
KELLY, JOSEPH & JENNIFER	22 BUTTONWOOD LN	DOYLESTOWN
PALMITESSA, GLENN M & JANINE M	48 BUTTONWOOD LN	DOYLESTOWN
RASKIN, DONALD & MARY L LIVING TRUST	68 BUTTONWOOD LN	DOYLESTOWN
GREENWOOD, JEFFREY L & MYLENE H	90 BUTTONWOOD LN	DOYLESTOWN
ROWE, DOUGLAS+NOVITSKAIA NINA	98 BUTTONWOOD LN	DOYLESTOWN
CASALE, STEVEN & KIMBERLY &	709 SANDY RIDGE RD	DOYLESTOWN
THOMPSON, PATRICK M & VALERIE D	30 SYCAMORE WAY	DOYLESTOWN
PILEGGI, ANTHONY VINCENT & SHANNON	52 SYCAMORE WAY	DOYLESTOWN
GROB, KENNETH W & BRENDA R	64 SYCAMORE WAY	DOYLESTOWN
ALOISI, PETER V & JANICE A	80 SYCAMORE WAY	DOYLESTOWN
REICHNER, JAMES D. & GEORGIA A.	96 SYCAMORE WAY	DOYLESTOWN
HUBER, EARL JR & MARY LOU	120 SYCAMORE WAY	DOYLESTOWN
COLBURN, SAMANTHA A	93 BUTTONWOOD LN	DOYLESTOWN
STEVENS, DAVID E & ELIZABETH C	85 BUTTONWOOD LN	DOYLESTOWN
DESCHAIINE, RICHARD S & KATHLEEN M	79 BUTTONWOOD LN	DOYLESTOWN
VONMAACK, DOROTA	71 BUTTONWOOD LN	DOYLESTOWN
BOSLER, LINWOOD W, III & JAN L	63 BUTTONWOOD LN	DOYLESTOWN
BENYOVSZKY, ALEXANDER P & XENIA	55 BUTTONWOOD LN	DOYLESTOWN
MACANIFF, JOSEPH P & KATHLEEN O	145 ASH WAY	DOYLESTOWN
BALAZA, JOSEPH F & CAROL A	41 BUTTONWOOD LN	DOYLESTOWN
KARDANE, PATRICIA	27 BUTTONWOOD LN.	DOYLESTOWN
ZEO, LAURA ANN	31 BUTTONWOOD LN	DOYLESTOWN
ESSER, DOUGLAS S & JENNIFER A	140 ASH WAY	DOYLESTOWN
SAMPSON, MARK N & CLAIRE M	162 ASH WAY	DOYLESTOWN
KALKBRENNER, KAITLYN & MATTHEW	154 ASH WAY	DOYLESTOWN
MILLER FAMILY REVOCABLE TRUST	101 CHESTNUT VALLEY DR	DOYLESTOWN
KREISLER, JOHN C & CARMELLA	109 CHESTNUT VALLEY DR	DOYLESTOWN
WITT, JEFFREY L & ANNE P	117 CHESTNUT VALLEY DR	DOYLESTOWN
BRADY, PAUL P & MARY M	125 CHESTNUT VALLEY DR	DOYLESTOWN
DEVENNY, BRIAN & PAMELA	133 CHESTNUT VALLEY DR	DOYLESTOWN
RAGNAUTH, MARC	141 CHESTNUT VALLEY DR	DOYLESTOWN

RAGNAUTH, MARC	149 CHESTNUT VALLEY DR	DOYLESTOWN
HEALION, PATRICIA M	157 CHESTNUT VALLEY DR	DOYLESTOWN
BENTZ, JUSTIN & STEPHANIE	165 CHESTNUT VALLEY DR	DOYLESTOWN
KIERNAN, PHILLIP & ERIN	173 CHESTNUT VALLEY DR	DOYLESTOWN
GANS, THOMAS B & LYNN GEIGER	181 CHESTNUT VALLEY DR	DOYLESTOWN
SCHECK, GREGORY R & KAREN S	189 CHESTNUT VALLEY DR	DOYLESTOWN
SNYDER, DAVID N & JOAN K	197 CHESTNUT VALLEY DR	DOYLESTOWN
WALL, DAVID R	211 CHESTNUT VALLEY DR	DOYLESTOWN
SMITH, MATTHEW C. + KRISTINA	225 CHESTNUT VALLEY DR	DOYLESTOWN
ROSS, STEVEN R & JOAN G	239 CHESTNUT VALLEY DR	DOYLESTOWN
SCHONFELD, MARC E & NATA	530 CHESTNUT VALLEY DR	DOYLESTOWN
PATRICK, AARON N., & MARCIA A.	89 CHESTNUT VALLEY DR	DOYLESTOWN
KLING, PATRICK & KARYN	75 CHESTNUT VALLEY DR	DOYLESTOWN
KULP, CLORECE K & TODD M	61 CHESTNUT VALLEY DR	DOYLESTOWN
PHILLIPS, WAYNE L & LISA A	19 CHESTNUT VALLEY DR	DOYLESTOWN
SCHOR, MARTIN + KAREN I.	482 SHADY RETREAT ROAD	DOYLESTOWN
HARING, RICHARD J & REBECCA A CARTEE-	500 N SHADY RETREAT RD	DOYLESTOWN
SINOEUN TOUCH, & SCOTT A. GUGGER	524 SHADY RETREAT RD	DOYLESTOWN
VOZNIAK, CARL W. + CYNDEE T.	242 CHESTNUT VALLEY DR	DOYLESTOWN
BORISH, DAVID M & CHRISTINE D	24 CHESTNUT VALLEY DR	DOYLESTOWN
KIRK, DAVID C & LYNN M	38 CHESTNUT VALLEY DR	DOYLESTOWN
BULSZA, EDWARD C ,JR & SUSAN W	52 CHESTNUT VALLEY DR	DOYLESTOWN
FRATRIK, MICHAEL J & WENDY A	66 CHESTNUT VALLEY DR	DOYLESTOWN
STEINBACH, BENJAMIN H & AMANDA	80 CHESTNUT VALLEY DR	DOYLESTOWN
COTTER, JOHN J	94 CHESTNUT VALLEY DR	DOYLESTOWN
MURPHY, PATRICK MAXWELL	112 CHESTNUT VALLEY DR	DOYLESTOWN
KOZAK, DENNIS & MIRIAM	138 CHESTNUT VALLEY DR	DOYLESTOWN
SULLIVAN, RORY & CECILY	164 CHESTNUT VALLEY DR	DOYLESTOWN
MURPHY, JOHN J & KARIN N	186 CHESTNUT VALLEY DR	DOYLESTOWN
BURCHETT, JEREMY W. & MICHELLE L.	200 CHESTNUT VALLEY DR	DOYLESTOWN
HAYTER, CHRISTOPHER N & RACHEL C	214 CHESTNUT VALLEY DR	DOYLESTOWN
PROGEN, RICHARD & ANGELA	228 CHESTNUT VALLEY DR	DOYLESTOWN
GRADIN, CHRISTOPHER	3435 BRISTOL RD	DOYLESTOWN
TUMELTY, ROBERT W & DIANE ALICE	3443 BRISTOL RD	DOYLESTOWN
LAMELZA, MICHAEL J	3447 BRISTOL RD	DOYLESTOWN
BOROWY, JOHN R & DIANE K	15 NESHAMINY DELL DR	DOYLESTOWN
KRAUTTER, CHRISTINE M	19 NESHAMINY DELL DR	DOYLESTOWN
MANGIONE, CARL & KATHLEEN	23 NESHAMINY DELL DR	DOYLESTOWN
STEELE, G JAMES & JOAN V	27 NESHAMINY DELL DR	DOYLESTOWN
GERAGHTY, DANIEL G & DOLORES R	3455 BRISTOL RD	DOYLESTOWN
BEAN, WILLIAM A & SHIRLEY	3461 BRISTOL RD	DOYLESTOWN
LANG, FRANCIS C & JOANNE V	9 DELL HAVEN DR	DOYLESTOWN
GALLAGHER, LAUREEN G	13 DELL HAVEN DR	DOYLESTOWN
HALLMAN, KATHLEEN & PATRICK	17 DELL HAVEN DR	DOYLESTOWN
ONEILL, CHRISTINE M	21 DELL HAVEN DR	DOYLESTOWN
HIERHOLZER, JEFFREY	25 DELL HAVEN DR	DOYLESTOWN
KUPST, CHRISTOPHER J	29 DELL HAVEN DR	DOYLESTOWN

BORKOWSKI, DONALD E & LINDA J	33 DELL HAVEN DR	DOYLESTOWN
HAYTON, CHARLES ANDREW	37 DELL HAVEN DR	DOYLESTOWN
GILLARD, DANIEL RE: 1965 TURK RD	1225 TOCKINGTON CT	RYDAL PA 19046
CATZ, HAROLD RE: 1880 S. EASTON ROAD	564 NEW BRITAIN RD	DOYLESTOWN
SEIF, JOSEPH F & DONNA RE: 1862 S. EASTON ROAD	1700 TURK RD	DOYLESTOWN
DVT PROPERTY HOLDINGS LLC RE: 1864 S. EASTON RD.	520 ABBOTT DR SUITE F	BROOMALL
GALEV, SIDNEI R & MIRIAM L RE: 1860 & 1858 S. EASTON RD		
MAGEE, DAVID RE: 1854 S. EASTON RD	326 HORSESHOE WAY	
COUPPAS, DINOS & ANTOINETTE RE: 1850 & 1852 S EASTON RD	216 DECAUTER ST APARTMENT 2	
NEILL, MARK RE: 1844 & 1846 S. EASTON RD	2609 PICKERTOWN RD	WARRINGTO
MCKENNA, KAREN RE: 1840 S. EASTON RD.	6 LOWER STATE RD	NORTH WALES
YUENGEL, WILLIAM STEPHEN RE: 1836 S. EASTON RD	1 POPLAR LN	DOYLESTOWN
NICKETT, SCOTT & NOVEMBER RE: 80, 90, 100 EDISON RD	PO BOX 1553	DOYLESTOWN
PLUSIT, LLC RE: 65 QUARRY RD.	PO BOX 1553	DOYLESTOWN
NICKETT, SCOTT RE: 61 QUARRY	PO BOX 1553	DOYLESTOWN
JJJ&N ACRES LLC RE: 37 QUARRY	25 QUARRY RD	DOYLESTOWN
SHEAFFER, CHRISTINE A & DEREK JOHN	60 QUARRY RD	DOYLESTOWN
TORRES, NELSON A RE: 68 QUARRY	2320 S LINCOLN AVE	LEBANON
BUCKMAN, ROBERT W & RUTH J RE: 1814 S EASTON RD	PO BOX 18	CARVERSVILLE
MANN, ERIC K & SCOTT L	1800 S EASTON RD	DOYLESTOWN
MANN, ERIC&SCOTT REAL ESTATE PART	1800 S EASTON RD	DOYLESTOWN
BRIDGE PT PROP LLC RE: 86 QUARRY RD. / 33. EDISON RD	67 W PEACE VALEY RD	CHALFONT
NAPPI, JOSEPH M RE: 27 EDISON	3062 CLOVERLY DR	EURLONG
REI SOLUTIONS INTERNATIONAL, LLC RE: 25 EDISON RD	PO BOX 0	DOYLESTOWN
VANCE, ALEXANDER T & LILLIAN	PO BOX 2	DOYLESTOWN