



Board of Supervisors

Regular Meeting

MINUTES

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

Follow us on social media!    

Tuesday, February 20, 2024

7:00 PM

Community Meeting Room

Board Members in attendance: Jennifer V. Herring, Chairman; Barbara N. Lyons, Vice Chairman; Nancy Santacecilia; Dan Wood; Judy Dixon.

Township Staff in attendance: Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Andrea Susten, Assistant Township Manager; Chief Dean Logan; Sean Torpey, Township Engineer and Michael Clarke, Solicitor.

7:00 PM REGULAR MEETING

Pledge to the flag

Ms. Herring welcomed everyone to the meeting, she stated that the Board had an Executive Session prior to the start of this meeting discussing Personel matters.

Presentation

Presentation by Neshaminy Consortium Neshaminy Watershed

Karen Ogden, Watershed Specialist and Ken Jones, President of the Neshaminy Watershed Association started the presentation saying that they are looking to make improvements in the watershed. They are asking for the Township's support as they try to set up a steering committee for municipalities to work with the conservation community.

Mr. Jones stated that the Neshaminy Watershed is the largest in Bucks County and touches 27 municipalities. What we do in our communities affects the watershed and its inhabitants. There are a number of approaches to take to help slow the flow and help counteract problems caused.

Ms. Ogden stated that they want to have a collaboration with municipalities in Bucks County. They are starting with six municipalities, who are asking to appoint one or two people to be on a steering committee. How municipalities conservation meets with the goals of the community. We all have a common interest. They are asking that in one year they have a person from the municipalities that they can ask about their conservation practices and then appoint a person to participate in six steering committee meetings within one year.

Mr. Wood stated that he is interested as he lives near the Neshaminy and can see the damage from the runoff and would be interested in how this can be addressed.

On motion of Ms. Santacecilia, seconded by Ms. Dixon, the Board will address the appointments and resolution at the next meeting of the Board, March 19, 2024. The motion carried 5 – 0.

Public Comment Agenda Items Only

None

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, March 19, 2024 at 7:00 PM.
- B. Keep up to date with Township News / Events – sign up for E-news at www.doylestownpa.org. E-News is sent out every Friday at 4:00PM.

MINUTES APPROVAL: Regular Meeting – January 16, 2024

On motion of Ms. Lyons, seconded by Mr. Wood the minutes of January 16, 2024 were approved. The motion carried 5 – 0.

CORRESPONDENCES**Volunteer Resignation**

On motion of Ms. Lyons, seconded by Mr. Wood, the board accepted with regret the resignation of Mr. Stone from the Doylestown Township Municipal Authority Board. The motion carried 5 – 0.

TASA Award

Ms. Mason wanted to let the Board know that DVRPC 2023 Transportation Alternative Set Aside Program (TASA) awarded the Township \$1.5 million grant for South Easton Road – Township to Borough connector. It will go from Steeplechase / WAWA down Easton Road to the Tabor property. Additional information will follow.

Ms. Santacecilia inquired if the Township will pay for engineering costs with this grant? Ms. Mason stated that this is for 100% construction, the Township will be responsible for engineering costs.

Mr. Wood stated that we are currently constructing a path from Central Park along New Britain Road near the new roundabouts which will also have bike paths which will connect with the area of the grant we received.

Ms. Dixon stated that it is wonderful to receive a \$1.5 million grant, she thanked Ms. Mason for her efforts.

REPORTS**Solicitor**

Nothing to Report

Township Engineer

Nothing to Report

Police Chief**CODY Pathfinder Records management Systems Contract**

Chief Logan stated that in the 2024 Budget there is a line item to change the format of the Police record management system from in-house server-based system to a cloud-based system. In order to complete this we need contracts signed with Cody vendor, the contract was reviewed and approved by our solicitor's office. He is looking for the Boards approval to have either Ms. Mason, Township Manager or himself sign the contract. If the Board has any questions Lt. Zeigler is here to answer any questions they may have.

On motion of Ms. Lyons, seconded by Ms. Santacecilia, the motion to approve Ms. Mason or Chief Loan to sign the contract was approved. The motion carried 5 – 0.

Dir. of Operations**MS4 Streambank Stabilization Project – Award Recommendation**

Mr. Tomko stated that this project is behind our Public Works buildings, it starts in Central Park behind Kids Castle and runs about 2500' to Turk Road. This design and permitting were done by Gilmore & Associates, public bid on Penn Bid. He is asking the Board to approve awarding the project for the Streambank Stabilization to Stonewood Landshaping Inc. in the amount of \$743,100.00, this includes the base bids plus alternates one, two and three.

Ms. Herring stated that the line item in the budget for this project was significantly higher than this bid, she appreciates the work done to save a significant amount of money on this project.

On motion of Mr. Wood, seconded by Ms. Lyons, the motion to approve Stonewood Landshaping, Inc for the MS4 Streambank Stabilization Project in the amount of \$743,100.00 was approved. The motion carried 5 – 0.

Central Park – New Britain Road Parking Lot Improvements

Mr. Tomko stated that this was identified as a project during the 2024 budget process. Since we are underway with the Community Recreation Center Park Improvement Project, we do not have enough parking in Central Park. We would like to expand the parking lot off New Britain Road, almost doubling its size. In this year's budget we have \$35,000 in engineering and over \$400,000 for construction/paving. We are looking to save money and do this work in house to create this lot as we go through the programs and concerts this summer. We are asking the Board to approve Pennoni scope of work, design development, site plan improvement, stormwater management and permitting totaling \$28,700.

On motion of Ms. Lyons, seconded by Ms. Dixon the motion for Pennoni Scope of work for \$28,700. The motion carried 5 – 0.

Mr. Wood, if there would be full-scope lighting for that area? Mr. Tomko lighting will not be 24hrs it would be on an as needed basis. They are looking for the long-term options, perhaps solar.

Ms. Brown, Sunset View Drive – asked if there was a way to add a connection between existing parking and the 202 trail to the Central Park bike path? Mr. Tomko stated that this is part of the plan.

Community Recreation Center – Skepton Construction – Change Order #1

Mr. Tomko stated that Skepton is one of the four prime contractors, they are the general contractor for the project. Change Order #1 is for coverboard or flat roof installation, protecting the underlying installation in the amount of \$4,115.34. He is asking the Board approval of Change Order #1 for Skepton Construction.

On motion of Ms. Lyons, seconded by Ms. Dixon, the motion to approve Change Order #1 was approved. The motion carried 5 – 0.

Ms. Santacecilia inquired if the architects missed this and why do we have to cover the costs? Mr. Tomko stated that he cannot speak for the architects, there are many reasons for change orders, deletions, additions. It just happened that the contractor's roofer, knowing this is a flat roof where AC units will be located, people are going to be walking on it and it is part of the warranty suggested adding the underlying installation.

Ms. Herring mentioned that we know that there may be extras as we move forward.

Access Control & Security Camera Proposal – Award Recommendation

Mr. Tomko stated that this item is also for the Community Recreation Center, security cameras proposal from Access Control. We contracted with Access Control for the Municipal Building, they are on co-stars, we intend to expand that security system to include the Community Recreation Center and surrounding area. We obtained a proposal from Access Security Corporation totaling \$212,655.00.

Ms. Santacecilia asked if the cameras would also be on the courts. Mr. Tomko stated yes, they will be.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board accepted the proposal from Access Security in the amount of \$212,655.00. The motion carried 5 – 0.

Community Recreation Center – Builder's Risk Insurance Policy

Mr. Tomko stated as we did with the Municipal Building, we obtained our own Builders Risk Policy, we reached out to our insurance carrier to obtain quotes. We received a quote from Selective in the amount of \$11,105.00 for March 2024 through March 2025.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board accepted the Builders Risk Policy from Selective. The motion carried 5 – 0.

Change Order Policy

Mr. Tomko stated that when we were building the Municipal Building, to keep things on schedule we developed a change order policy. He drafted this policy to keep us on track, if we have change order that falls outside of the regular Board meeting schedule, the Chair and Vice Chair have the ability to approve the change order or to wait to go to the Board meeting for discussion on any change order based on the dollar amount of \$10,000 or higher for approval. All change orders will be reported to the Board in the monthly report packet regarding the project.

Ms. Santacecilia asked if there was or should be a stop gap where the entire Board would have to vote on it. Ms. Herring thinks it is an interesting question, if it is something she believes should be brought to the whole Board, it can be held for the next meeting, this is really just for emergency purposes.

Ms. Lyons stated that there is a real tone and energy to construction, if something comes up, if you can resolve it then and there, as with this policy, it moves along. If you have to wait, stopping construction is going to cost a lot more.

Mr. Wood inquired about how often it was used for this building. Mr. Tomko stated that it was used a lot, for a lot of little things occurred, and the policy worked out well.

On motion of Ms. Lyons, seconded by Ms. Dixon the Board approved the Change Order Policy for the Community Recreation Center Park Improvement Project. The motion carried 5 – 0.

Township Manager

Nothing to Report

Supervisors

Ms. Santacecilia – Thanked the Environmental Advisory Committee for all their hard work and thank you to the chairman for educating me on all your work. She thanked Mr. Denton for all of the hard work of PAC as well this week.

Ms. Dixon – Thank you to all volunteers, your work and knowledge is invaluable. Bike & Hike met this morning the Shady Retreat Road Safe Routes to School is underway, exciting, this will safeguard the shoulder close to the Hospital protecting people from cars. Great project along with all the other Bike/Hike projects. Happy to help out with the Capital Campaign, wonderful to see all the donations coming in. Public Water & Sewer Advisory Board (PWSAB) full support of the ACT 537 Plan Update. Local Traffic Advisory Committee (LTAC) continuing to talk about Turk Road traffic calming, looking for a Doylestown Township / Warrington Township joint resolution for those residents. Thank you to the various Police Departments & Fire Departments attending the fire this past Sunday.

Ms. Lyons – Park & Recreation – this year's Golf Outing will not be at Doylestown Country Club; they became cost prohibited. This year the Golf Outing will be held at Commonwealth National Golf Club on October 7th, Park & Rec along with Capital Campaign are looking for sponsors, thank you in advance for your sponsorship. Ms. Kathy Brown, member of the Park & Recreation Board, is working on a virtual golf outing starting January 2025 in a new business in the center of town, where you can golf several different golf courses, have a foursome, beer, it will be a fun time. Telecommunication Advisory Board (TAB) are very busy doing promotions for Doylestown Dart, the Dog Park, the Community Recreation Center, EAC, summer concert series and will promo the Golf Outing and National Night Out. Creating videos for all these events and putting them out there on social platforms, DTV, the amount of work that goes into these videos is amazing. Veterans Advisory Committee are looking to do something in new park improvements for the Veterans Association, they are working on something. Capital Campaign Committee we have a \$3 million goal, we are at \$2.2 million, looking for people who want to put their names to various places in the building and sports courts and she is happy to announce that the Thompson Family will put their name to our patio for \$150,000, very grateful for all the Thompson Organization has done for us. They have been long-time sponsors. Always

looking for donations for the Community Recreation Center and Park Improvements. Want your name on a piece of the building or sign see her.

Mr. Wood – EAC spoke about ways they can adapt the upcoming Central Park Plan to better suit our environmental policies and goals. Planning Commission will be talked about later in this meeting.

Ms. Herring – Wanted to acknowledge that it is Black History Month, there are a lot of interesting and important members of our community and former members who should be acknowledged, Leila Lane, educator and social activist, convincing President Truman to desegregate the military; Benjamin Jones aka Big Ben an enslaved person who escaped and lived the rest of his life in the Almshouse, independent film called “The North Star” is about his life and stars Jeremiah Trotter; Gene Toomer, American poet and novelist associated with the Harlem Renaissance, most know novel is called Cane. You can find more information at the Doylestown Historical Society and African American Museum of Bucks County which is under construction.

Chinese New Year, the year of the Wood Dragon, Happy New Year to those who celebrate.

As Ms. Dixon mentioned there was a devastating house fire, thanks to all the fire companies, our Fire Marshal, the fire took five hours to put out, a significant and devastating event.

Congratulations to Sgt Jessica Whiteside for graduating the Northwestern University School of Police Staff and Command.

Thanks to all of the road crew for all of their work during the winter weather events.

Doylestown Township has a No Solicitation request form on the Police Crime Watch Page under forms – good for a calendar year.

She participated along with others from the Township in a meeting hosted by Sen. Santarsiero related to Blue Zones, areas in the world with significant longevity and health, exercise, food, and community and they’re studying how to bring this to our region.

She also attended a NAACP policing study discussion, discussing the results a Bucks County NAACP of the departments in Bucks County.

UNFINISHED BUSINESS

Resolution to Sunset Dog Park Committee

Ms. Herring explained that the Dog Park Advisory Board was instrumental in getting the Doylestown Dog Park built and running. Most of the members of the Board are also members of the Park & Recreation Board. The Dog Park Advisory Board will be rolled in as a subcommittee to the Park & Recreation Board.

On motion of Ms. Lyons, seconded by Ms. Dixon the Board agreed to sunset the Dog Park Advisory Board. The motion carried 5 – 0.

ACT 537 Plan – Update

Mr. Hartman, Carroll Engineering stated that the Doylestown Township ACT 537 Plan Update has been updated and includes residents’ comments, answers to questions from residents, and a letter to residents in the 5-year plan. He believes it should be sent to the Department of Environmental Protection (DEP) for approval.

On motion of Ms. Dixon, seconded by Ms. Lyons, the Board agreed to send the updated ACT 537 Plan to the DEP for their approval. The motion carried 5 – 0.

NEW BUSINESS

Boards and Commission Appointments (Finance Committee, EAC & DTMA)

During several Executive Sessions, the Board interviewed several candidates to fill vacancies on the Boards and Commissions.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board appointed Michael Ivicic and Christina Maida to the fill the vacancies on the Finance Committee. The motion carried 5 – 0.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board appointed Marcello Mangano to the Environmental Advisory Committee (EAC). The motion carried 5 – 0.

On motion of Ms. Lyons, seconded by Ms. Santacecilia the Board appointed Matthew Oakes to the Doylestown Township Municipal Authority (DTMA). The motion carried 5 – 0.

Exonerate Tax Collector

Ms. Mason stated each year the Board of Supervisor must move to exonerate the Tax Collector for the previous years uncollected taxes and for them to be transferred to Bucks County Tax Claim Bureau.

On motion of Mr. Wood, Seconded by Ms. Lyons the Board approved exonerating the Tax Collector in the amount \$48,090.25 for 2023 unclaimed taxes. The motion carried 5 – 0.

Pension Investment Advisory Appointment

Ms. Herring explained that Vanguard will no longer be servicing Municipal Pension Funds. The Township asked via advertisement requested RFP's (Request for Proposals), eight Proposals were received. The Pension Advisory Committee along with our Finance Department & Township Staff went through all of the RFP's received, narrowed the list down to three to bring in for in person interviews. Girard, PNC and CBIZ were asked to present their proposals, after the presentation it was decided the best candidate would be brought it to meet with the Board. Girard met all of the criteria, municipal experience, and good references.

On motion of Ms. Lyons, seconded by Ms. Santacecilia, the Board approved the hiring of Girard to handle the pension plans. The motion carried 5 – 0.

Land Development

Doylestown Veterinary Hospital & Holiday House – Land Development Plan

Location: 380 N. Shady Retreat Rd – TP# 09-009-001-001

Ms. Kristen Holmes stated that this is an expansion to the existing Doylestown Veterinary Hospital and Holiday House.

Mr. Clarke stated that he had completed the Conditions of Approval, and they were sent to the applicant. The applicant will comply with the following conditions:

The Approval of the Plans is subject to all of the terms and conditions contained in this letter. Applicant is required to comply in all respects with each and every requirement of the Doylestown Township Subdivision and Land Development Ordinance, except as provided herein, the Doylestown Township Zoning Ordinance, all other municipal ordinances and regulations, and with the laws and regulations of every agency having jurisdiction over any aspect of the Property.

Without limiting the generality of the foregoing, the Board of Supervisors has approved the Plans subject to specific compliance with the following additional terms and acknowledgements:

1. The Applicant shall comply with the comments set forth in the letters of Pennoni dated November 20, 2023, November 21, 2023 and December 11, 2023, or the latest revisions thereof, to the satisfaction of the Township Engineer.
2. The Applicant shall comply with the comments set forth in the review letter of Gilmore & Associates, Inc. dated November 20, 2023, or the latest revision thereof, to the satisfaction of the Township Engineer.
3. The Applicant shall comply with the comments of the Doylestown Township Fire Marshal and Director of Code Enforcement dated November 20, 2023, or the latest revision thereof, to the satisfaction of the Township.

4. The Applicant shall comply with the comments of the Bucks County Planning Commission set forth in the review letter dated December 21, 2023, or the latest revision thereof, to the satisfaction of the Township.
5. The Applicant shall comply with the comments of the Doylestown Township Planning Commission dated January 22, 2024, to the satisfaction of the Township.
6. The Applicant shall comply with the comments set forth in the review letter of Michael Bakers International, Inc. dated November 17, 2023, or the latest revision thereof, to the satisfaction of the Township.
7. The Applicant shall comply with the conditions of approval of the May 2, 2023 written decision of the Doylestown Township Zoning Hearing Board.
8. The Applicant shall, within ninety (90) days from the date of this Approval, obtain the appropriate signatures from Doylestown Township and submit the final plan to the Township Solicitor for recording with the Bucks County Recorder of Deeds Office.
9. Prior to construction, the Applicant shall submit to the Township evidence of all required permits and approvals necessary to complete construction, including but not limited to the following:
 - a. All applicable permits issued by PaDEP;
 - b. Soil Erosion and Sediment Pollution Control Plan approval by the Bucks County Conservation District, if applicable;
 - c. Approval of the Doylestown Township Fire Marshal;
 - d. Approval of the Doylestown Township Traffic Engineer, if applicable;
 - e. PennDOT Highway Occupancy Permit, if required;
 - f. Building permits, construction permits, road opening permits, electrical permits, earth disturbance permits from Doylestown Township, as applicable;
 - g. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.
10. Applicant shall provide “will serve” letters or other evidence that the premises are to be served by public water and sewer and shall submit signed agreements to the Township.
11. All outstanding Township fees associated with the review and approval of the foresaid plan shall be paid in full prior to the recording of the final plan.
12. Material specifications and standards of construction shall be in accordance with Doylestown Township requirements, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.
13. This Approval is subject to Applicant’s compliance with all regulations, rules, resolutions and ordinances of Doylestown Township, except as otherwise provided for herein or by the terms of any variances, waivers or resolutions related to this project.
14. Required Agreements. Prior to recording of the final plan, the Applicant shall provide the following executed agreements for recording in a form acceptable to the Township Solicitor, each of which shall be recorded concurrently with the final record plans:
 - a. Land Development Agreement. Applicant shall enter into a Land Development Agreement with the Township.
 - b. Escrow Agreement. Applicant shall enter into an Escrow Agreement and shall post adequate securities in order to construct public improvements, as determined by the Township Engineer.
 - c. Stormwater Operation and Maintenance Agreement. Applicant shall enter into a Stormwater Operations and Maintenance Agreement, in a form acceptable to the Township Solicitor, which provides ongoing maintenance obligations for the Stormwater Management BMPs. Facilities, areas or structures used as Stormwater Management BMPs shall be enumerated as permanent real estate appurtenances and

- encumbered by the Applicant as deed restrictions or conservation easements that run with the land. The ownership and maintenance of these Stormwater Management BMPs shall be the responsibility of the individual Lot Owners and their heirs, successors or assigns or Homeowners' Association, as applicable.
- d. Easement Agreements. Applicant shall provide all required Easement Agreements in a form acceptable to the Township Solicitor. The Applicant shall sign a Developer's Agreement with the Township.
15. The Applicant shall, within ninety (90) days from the date of this Approval, submit final Mylars and papers to the Township for signature and recording at the Bucks County Recorder of Deeds. There shall be two (2) Mylars and six (6) papers submitted. The record plans shall be submitted to the Township in the most recent version of AutoCAD and in PDF format.
16. Applicant shall attend a pre-construction meeting with the Township staff to be held prior to commencement of work.
17. The applicant shall contact the Township Engineer to perform a final grading inspection prior to issuance of an occupancy permit.
18. The applicant shall submit a final as-built plan to the Township for review and approval prior to the issuance of an occupancy permit. This plan shall include stormwater management facilities.
19. Dead street trees or trees on the Property within 100 feet of impervious surfaces must be replaced by the property owner within 6 months.
20. Prior to the issuance of any Certificate of Occupancy or Use and Occupancy permit, Applicant, at its sole cost and expense, shall complete all steps necessary to dedicate any facilities proposed for dedication to the Township as set forth on the Record Plans, including but not limited to dedication of any rights-of-way.
21. All administrative, legal and engineering expenses owed to the Township for plan review and/or planning services shall be paid in full by the Applicant prior to release of signed record plans.
22. The Applicant shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this Application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

In addition, the Board of Supervisors approved the following waivers from the Doylestown Township Subdivision and Land Ordinance:

- a. Section 153-20.C.10 – requiring that the Plan identify the location of watercourses, wells, on-site septic systems, stormwater management facilities and similar features on and within 400 feet of any part of the land to be subdivided or developed. Applicant has requested a waiver from this section of the Ordinance due to the scope of the Project and the provision of an aerial plan to show existing features. The Board of Supervisors has GRANTED this waiver from the Ordinance.
- b. Section 153-20.E – requiring the submission of a traffic impact study. Applicant has requested a waiver from this section of the Ordinance because the Project proposes to provide more space within existing facilities and to add more parking and drop-off areas for smoother operation of existing uses. Due to the scope of the Project, the Board of Supervisors has GRANTED this waiver from the Ordinance.
- c. Section 153-24-B.2.a – requiring the widening of North Shady Retreat Road to provide a 22 foot wide cartway and a 4 foot shoulder. Applicant has requested a waiver from this section of the Ordinance due to the existing site conditions along the property frontage with a multi-use trail immediately abutting the cartway along the entire frontage, and widening the cartway would require trail realignment and other necessary

improvements. Due to the scope of the Project and the existing site conditions, the Board of Supervisors has GRANTED this waiver from the Ordinance.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Land Development Plan for Doylestown Veterinary Hospital & Holiday House. The motion carried 5 – 0.

Doylestown Veterinary Hospital & Holiday House – Planning Module

Location: 380 N. Shady Retreat Rd – TP# 09-009-001-001

On motion of Ms. Lyons, seconded by Mr. Wood the Board approved the Planning Module for the Doylestown Hospital Bucks County Crisis Center. The motion carried 5 – 0.

Doylestown Hospital Bucks County Crisis Center – Land Development Plan

Location: 595 W State Street – TP 09-009-032-003 & 09-009-033

Ms. Kellie McGowan stated that the applicant has met with staff and engineers. They are working on landscaping, relocation of the Bike/Hike Path making the pathway safer with a separation between the roadway and pathway. There was discussion regarding traffic, visibility, signage, connection with the hospital property and outdoor space for patients.

Mr. Clarke stated that he had completed the Conditions of Approval, and they were sent to the applicant. The applicant will comply with all conditions:

The Approval of the Plans is subject to all of the terms and conditions contained in this letter. Applicant is required to comply in all respects with each and every requirement of the Doylestown Township Subdivision and Land Development Ordinance, except as provided herein, the Doylestown Township Zoning Ordinance, all other municipal ordinances and regulations, and with the laws and regulations of every agency having jurisdiction over any aspect of the Property.

Without limiting the generality of the foregoing, the Board of Supervisors has approved the Plans subject to specific compliance with the following additional terms and acknowledgements:

1. The Applicant shall comply with the comments set forth in the letters of Pennoni dated January 16, 2023, January 17, 2023 or the latest revisions thereof, to the satisfaction of the Township Engineer.
2. The Applicant shall comply with the comments set forth in the review letter of Gilmore & Associates, Inc. dated January 17, 2024, or the latest revision thereof, to the satisfaction of the Township Engineer.
3. The Applicant shall comply with the comments of the Director of Code Enforcement dated January 16, 2024, or the latest revision thereof, to the satisfaction of the Township.
4. The Applicant shall comply with the comments of the Bucks County Planning Commission set forth in the review letter dated January 5, 2024, or the latest revision thereof, to the satisfaction of the Township.
5. The Applicant shall comply with the comments of the Doylestown Township Planning Commission dated January 22, 2024, to the satisfaction of the Township.
6. The Applicant shall comply with the comments set forth in the review letter of Michael Baker International, Inc. dated January 16, 2024, or the latest revision thereof, to the satisfaction of the Township.
7. The Applicant shall comply with the conditions of approval of the December 19, 2016 and October 18, 2021 written decisions of the Doylestown Township Zoning Hearing Board.
8. The Applicant shall, within ninety (90) days from the date of this Approval, obtain the appropriate signatures from Doylestown Township and submit the final plan to the Solicitor's Office for recording with the Bucks County Recorder of Deeds Office.
9. Prior to construction, the Applicant shall submit to the Township evidence of all required permits and approvals necessary to complete construction, including but not limited to the following:
 - a. All applicable permits issued by PaDEP;

- b. Soil Erosion and Sediment Pollution Control Plan approval by the Bucks County Conservation District, if applicable;
 - c. Approval of the Doylestown Township Fire Marshal;
 - d. Approval of the Doylestown Township Traffic Engineer, if applicable;
 - e. PennDOT Highway Occupancy Permit, if required;
 - f. Building permits, construction permits, road opening permits, electrical permits, earth disturbance permits from Doylestown Township, as applicable;
 - g. Shop drawings for all materials associated with water, sanitary sewer and/or storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to commencement of construction.
10. Applicant shall provide "will serve" letters or other evidence that the premises are to be served by public water and sewer and shall submit signed agreements to the Township.
 11. All outstanding Township fees associated with the review and approval of the foresaid plan shall be paid in full prior to the recording of the final plan.
 12. Material specifications and standards of construction shall be in accordance with Doylestown Township requirements, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.
 13. This Approval is subject to Applicant's compliance with all regulations, rules, resolutions and ordinances of Doylestown Township, except as otherwise provided for herein or by the terms of any variances, waivers or resolutions related to this project.
 14. Required Agreements. Prior to recording of the final plan, the Applicant shall provide the following executed agreements for recording in a form acceptable to the Township Solicitor, each of which shall be recorded concurrently with the final record plans:
 - a. Land Development Agreement. Applicant shall enter into a Land Development Agreement with the Township.
 - b. Escrow Agreement. Applicant shall enter into an Escrow Agreement and shall post adequate securities in order to construct public improvements, as determined by the Township Engineer.
 - c. Stormwater Operation and Maintenance Agreement. Applicant shall enter into a Stormwater Operations and Maintenance Agreement, in a form acceptable to the Township Solicitor, which provides ongoing maintenance obligations for the Stormwater Management BMPs. Facilities, areas or structures used as Stormwater Management BMPs shall be enumerated as permanent real estate appurtenances and encumbered by the Applicant as deed restrictions or conservation easements that run with the land. The ownership and maintenance of these Stormwater Management BMPs shall be the responsibility of the individual Lot Owners and their heirs, successors or assigns or Homeowners' Association, as applicable.
 - d. Easement Agreements. Applicant shall provide all required Easement Agreements in a form acceptable to the Township Solicitor. The Applicant shall sign a Developer's Agreement with the Township.
 15. The Applicant shall, within ninety (90) days from the date of this Approval, submit final Mylars and papers to the Township for signature and recording at the Bucks County Recorder of Deeds. There shall be two (2) Mylars and six (6) papers submitted. The record plans shall be submitted to the Township in the most recent version of AutoCAD and in PDF format.
 16. Applicant shall attend a pre-construction meeting with the Township staff to be held prior to commencement of work.
 17. The applicant shall contact the Township Engineer to perform a final grading inspection prior to issuance of an occupancy permit.

18. The applicant shall submit a final as-built plan to the Township for review and approval prior to the issuance of an occupancy permit. This plan shall include stormwater management facilities.
19. Dead street trees or trees on the Property within 100 feet of impervious surfaces must be replaced by the property owner within 6 months.
20. Prior to the issuance of any Certificate of Occupancy or Use and Occupancy permit, Applicant, at its sole cost and expense, shall complete all steps necessary to dedicate any facilities proposed for dedication to the Township as set forth on the Record Plans, including but not limited to dedication of any rights-of-way.
21. All administrative, legal and engineering expenses owed to the Township for plan review and/or planning services shall be paid in full by the Applicant prior to release of signed record plans.
22. The Applicant shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this Application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

In addition, the Board of Supervisors granted the following waivers from the Subdivision and Land Development Ordinance ("Ordinance"):

- a. Section 153-20.C.10 – requiring that the Plan identify the location of watercourses, wells, on-site septic systems, stormwater management facilities and similar features on and within 400 feet of any part of the land to be subdivided or developed. Applicant has requested a waiver from this section of the Ordinance due to the scope of the Project and the provision of an aerial plan to show existing features. The Board of Supervisors has GRANTED this waiver from the Ordinance.
- b. Section 153-20.D.21– requiring that a landscape conservation plan be submitted. The Applicant has requested a waiver from this section to allow Applicant to satisfy the intent of this section via field survey and information provided to the satisfaction of the Township planner. Due to the proposed compliance with landscaping conservation requirements, the Board of Supervisors has GRANTED this waiver from this section of the Ordinance, subject to Applicant's provision of a field survey and information provided to the satisfaction of the Township planner.
- c. Section 153.34.I – requiring tree preservation. Applicant has requested a partial waiver from this section or the ordinance to permit a waiver for tree preservation based upon size, subject to a fee in lieu and subject to the satisfaction of the Township. Due to the proposed provision of a fee in lieu, the Board of Supervisors has GRANTED this waiver from this section of the Ordinance, subject to the Applicant's cooperation with Township staff to provide for tree preservation based upon size, and subject to a fee in lieu for trees that will not be preserved, as calculated by the Township.

On motion of Ms. Lyons, seconded by Ms. Dixon the Board approve the Bucks County Crisis Center Land Development Plan. The motion carried 5 – 0.

Doylestown Hospital Bucks County Crisis Center – Planning Module

Location: 595 W. State Street – TP # 09-009-032-003 & 09-009-033

On motion of Ms. Lyons, seconded by Ms. Dixon the Board approved the Planning Module for the Doylestown Hospital Bucks County Crisis Center. The motion carried 5 – 0.

1796 S. Easton Road – Redevelopment – Plan Review Extension

TP#'s 09-019-002, 09-019-003 & 09-019-004

Ms. McGowan stated that they are requesting a plan review extension for this project. They will have a presentation for the Planning Commission at their next meeting Monday, February 26, 2024, they plan to be back before the Board of Supervisor in either April or May.

On motion of Ms. Lyons, seconded by Ms. Santacecilia Board approved the plan review extension to May 30, 2024. The motion carried 5 – 0.

202 Briarwood Court Resolution for Plan Revision

Ms. Mason stated that this property was seen by the Zoning Hearing Board requesting a special exception for an accessory family apartment, this was approved. Therefore, a Planning Module will need to be submitted to the Department of Environmental Protection.

On motion of Ms. Lyons, seconded by Mr. Wood, the motion carried to approve Resolution #2572. The motion carried 5 – 0.

Resolutions

Records Disposition Resolution

Ms. Mason stated that the Open Records Officer coordinates with the Township department to gather the documents that we have kept and have reached the requirements for disposition in accordance with the PA Municipal Records Manual.

On motion of Ms. Lyons, seconded by Ms. Dixon, the motion to approve Resolution #2570 was approved. The motion carried 5 – 0.

Zoning Hearing Board

KRT Prop Holdings Inc – 1745 S Easton Rd – TP #09-014-037-003 - Requests a Variance –
application sent to Zoning Hearing Board without opposition by the Township.

Treasurers Report – February 20, 2024 – On motion of Ms. Lyons, seconded by Ms. Santacecilia the Treasurers Report for February 29, 2024 was approved. The motion carried 5 – 0.

Bills List – February 20, 2024 – On motion of Ms. Lyons, seconded by Mr. Wood the Bills List in amount of \$1,389,752.96 was approved. The motion carried 5 – 0.

Public Comment – All Items

None

ADJOURNMENT 8:19PM

Respectfully submitted,



Stephanie J. Mason
Secretary