



Board of Supervisors

Regular Meeting

425 Wells Road
Doylestown, PA 18901
www.doylestownpa.org
Twitter: @DoylestownTwp
www.facebook.com/doylestowntwp
215-348-9915

~ Minutes ~

Tuesday, July 15, 2014

7:00 PM

Public Meeting Room

I. 7:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairman; Barbara N. Lyons, Vice Chairman; Richard F. Colello, Supervisors; Ken L. Snyder and Ryan Manion.

Township Staff in attendance included Township Manager; Stephanie J. Mason, Director of Operations; Richard E. John, Township Solicitor; Jeffrey P. Garton, Chief of Police; A. Dean Logan.

Absent: Supervisor; Shawn Touhill and Township Engineer; Mario Canales. In Mr. Canales' absence, Pickering Corts & Summerson Project Manager; Mark A. Havers, PE was present.

A. Pledge to the flag

The Board met in Executive Session, prior to the meeting to discuss personnel and policy matters where no decisions were made.

B. Presentations - Open Space Farm Land Preservation Board Final Report – J. Feldstein

Open Space Farmland Preservation Board Chairman; Dr. Joshua Feldstein addressed the Board to present the committee's final report. He began by thanking the Board, Ms. Mason and township staff for their support with the committee and enhancing the quality of life for all residents with excellent security, parks, trails and other facilities.

Dr. Feldstein then thanked the Open Space Committee, especially Thomas Kelso for providing his expertise and knowledge. He then reported; two municipal grants were received by Bucks County. The first was received in 1998 for \$508,400. The second received in 2007 for \$620,408. The grants were awarded on the basis of the County providing 75% of the easement land purchase and the municipalities are responsible for the remaining 25%. Because of the Committee and Ms. Mason ability to receive numerous land contributions, Doylestown Township is the only municipality where the 25% contribution was not required. To date, the committee has saved 45.15 acres and 80 acres in donations, such as from Dr. Eves, Dr. Fox and Judge Ludwig. The township consists of approximately 17,700 residents where almost 10% of total land was preserved as open space.

Dr. Feldstein concluded his presentation by requesting the Board consider sun-setting the committee and have the Planning Commission handle any future interest in preservation. He also offered his services via phone, if needed. Mrs. Lyons thanked Dr. Feldstein for his services since 1998 by assisting in preserving 740 acres for the township.

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors placed the Open Space Farmland Preservation Board on suspension and have the

Planning Commission oversee any future funds received.

MOTION CARRIED 4 to 0.

Mrs. Lyons indicated if funds are received by the County to distribute, based upon all the municipalities not using their space, the Board will contact Dr. Feldstein.

C. Visitors/Public Comments

No comments

II. ANNOUNCEMENTS

A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, August 19, 2014.

B. The Ways and Means Committee will hold a meeting on Tuesday, July 22nd at 7:00PM. The public is welcome to attend.

C. Sounds of Summer Concert Series 2014 – Free Admission

1. Almost Fab will play at Central Park on July 16th at 7:00 PM

2. Jimmy & the Parrots will play at Chapman Park on July 23rd at 7:00PM

3. Green Tea Revival will play at Central Park on July 30th at 7:00PM

D. Leaf and Yard Waste Recycling - Doylestown Township residents only. The Drop off Site is open every third Saturday of the month, March-December from 9 am to 11 am. Location: New Britain Road access to the back part of Central Park.

E. Reminder: You can purchase Discount Movie Tickets and Discount Theme Park Tickets from our Administration Offices.

III. MINUTES APPROVAL: June 17, 2014

Mr. Snyder made a MOTION; seconded by Mr. Colello the June 17, 2014 Doylestown Township Board of Supervisors Regular meeting minutes be approved.

MOTION CARRIED 3 to 1 with Ms. Manion abstaining due to her absence.

IV. CORRESPONDENCES

A. Boards/Committees - Resignations

Mrs. Lyons made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors accept with regrets, Mr. Gregory Coverdale's resignation as Secretary from the Traffic Advisory Committee.

MOTION CARRIED 4 to 0.

Mr. Colello made a MOTION; seconded by Ms. Manion The Doylestown Township Board of

Supervisors accept with regrets, Mr. Bruce R. Taylor's resignation as a member of the Bike and Hike Committee.

Mr. Colello commented on Mr. Taylor's excellent report of the Bike and Hike Trail history which can be obtained by contacting the township's administrative offices. Mrs. Lyons suggested the report be placed on the township's website and as per Dr. Feldstein's suggestion, to have all similar reports archived.

MOTION CARRIED 4 to 0.

V. REPORTS

A. Solicitor – Pebble Ridge/Woodridge Sewer Project

Mr. Garton reported on the status of the proposed Pebble Ridge - Woodridge and Vicinity sewer project where the Department of Environmental Protection (DEP) reviewed all materials and the 537 was processed. A draft agreement was received from the Bucks County Water & Sewer Authority. Upon reviewing, several Board members and Mr. Garton found the report to be deficient and not consistent with the past two projects. He commented Chief Executive Officer; Benjamin W. Jones may have not understood the content of the agreement, because it did not mirror the process completed in the past. Based upon a conversation between Ms. Mason and Mr. Jones resulted in no aversion in proceeding with the same process.

Mr. Garton concluded by suggesting the Board proceed by directing the Township Manager to notify BCW&SA to proceed with design and bidding of the Pebble Ridge \ Woodridge and Vicinity sewer project with the understanding the agreement and ordinance will be reviewed for revisions. Ms. Mason agreed.

Mr. Snyder questioned when the residents were last notified of the sewer connection process. Ms. Mason responded; the last communication was in December announcing the 3m Module approval. However, a letter has been drafted and is ready to be forward informing residents of the next steps. Upon the Board action, the letter can be mailed shortly.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors authorize the Township Manager notify BCW&SA to proceed with design and bidding of the Pebble Ridge \ Woodbridge and Vicinity sewer project with the understanding the agreement and ordinance will be reviewed for revisions.

MOTION CARRIED 4 to 0.

B. Police Chief - Request Tenure – Off. J. Stich

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisor grant Officer Jeffrey Stich tenure upon completion his twelve month training period effective on July 3, 2014 as per recommendations of Police Chief Dean Logan.

MOTION was ADOPTED 4 to 0.

C. Township Engineer

On behalf of Township Engineer; Mario Canales, Mark Havers reported the Township Engineer's report has been included in tonight's Board packet.

D. Manager

No Report

E. Supervisors

Mr. Colello reported on a letter received from a resident thanking and praising services received from Water Superintendent; Scott Miele. He congratulated and thanked Mr. Miele for a job well done.

Mr. Snyder reported on the July 29th Philly Band performance, where approximately 5,000 residents were in attendance. He then commented on the job well done by the township's staff.

The Roads Department are continuing to repair townships roads and a list can be found at www.doylestownpa.org.

The Environmental Advisory Committee are continuing with the Native Garden plantings. All plantings should be completed by the fall of 2014.

The Telecommunications Advisory Board is reviewing options on how to expand social media. The plans include reaching out to residents for suggestions regarding how often they would like to be notified and by what mechanism.

Mr. Colello made a MOTION; seconded by Mr. Snyder The Doylestown Township Board of Supervisors appoint Mr. Kevin A. Harrigan as a member of the HARB Committee.

MOTION was ADOPTED 4 to 0.

Mrs. Lyons reported the Township settled with Delaware Valley College for the purchase of 10 acres for open space.

VI. PUBLIC HEARING

A. Peddling & Solicitation Ordinance

Mr. Garton reported the Peddling and Solicitation ordinance was drafted and advertised to include..

- 1) Definitions
- 2) When licenses are required
- 3) Fees and expiration of fees
- 4) Application and license procedures
- 5) Provides basis for denial of a license
- 6) Provides for exemptions
- 7) Provides for revocation of suspension of licenses
- 8) Contents of a license
- 9) Hours and primary entrance
- 10) Entry of the premise of unlawful premise size
- 11) Aggressive peddling or solicitation is prohibited
- 12) Vehicles
- 13) Sidewalks violations and penalties

Board Comments:

Mrs. Lyons questioned Subsection I, Section G on page 8 regarding farmers selling their own produce. She asked if the section is governed by special events. Mr. Garton answered; the exception should be created to be covered by special events.

Mr. Colello had several questions to include why are insurance agent exempt. Mr. Garton answered; a state process is in place, which cannot prevent agents from solicitation.

Referencing page 8, Subsection F, Mr. Colello questioned if anyone taxed by the township is exempt. Mr. Garton clarified facilitates, such as 7/11 will be considered exempt. However, the section can be removed without having to re-advertise. Chief Logan explained, it's his understanding anyone doing business for the township is exempt from the solicitation process. Mrs. Lyons suggest the word "taxed" be removed from Subsection F.

Mr. Colello suggested to change the one year non-solicitation list be expanded to every three years. Mr. Garton informed the change can be made without re-advertising. Chief Logan explained one year was chosen so that every January the list can easily be reviewed and resubmitted to prevent a constant roll-over. Mr. Garton suggested the township note on a newspaper article informing residents of solicitation renewal dates. Chief Logan added; an automatic renewal tab can be placed on the police department's website.

Mr. Colello then questioned can additional information be received when reviewing if an applicant committed a crime, such as if they have been arrested. Mr. Garton answered; an arrest has no meaning under the law. Denials cannot be granted on the basis of an arrest. A conviction will be the essential element.

Mr. Colello last note was the ordinance has several grammatical corrections and sections skipped needed to be addressed, but not significant to discussions. Mr. Garton commented the Board can approve the ordinance subject to grammatical changes as noted and removing the word taxed located on Section F on the top of page 8.

Public Comments: None

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the Peddling & Solicitation Ordinance subject to grammatical corrections as noted by Supervisor; Richard J. Colello and removing the word "taxed" located on Section F on the top of page 8.

MOTION was ADOPTED 4 to 0.

VII. NEW BUSINESS

A. Eagle Scout Proclamation – Ned Moore – Troop 6

Ms. Manion made a MOTION; seconded by Mr. Colello The Doylestown Township Board of Supervisors recognizing Boy Scout Troop 6 member; Ned Moore for earning the rank of Eagle Scout during the July 26, 2014 Court of Honor ceremony.

MOTION was ADOPTED 4 to 0.

B. Delaware Valley College Stormwater Maintenance Agreement

Upon a MOTION by Mr. Snyder, the Board agreed to table the Delaware Valley College Stormwater Maintenance agreement until more information is provided.

C. 2014 Seal Coating Bid

Mr. Snyder made a MOTION; seconded by Ms. Manion The Doylestown Township Board of Supervisors award the 2014 Seal Coating Bid to Custom Surface Company, New Britain PA in the amount of \$47,100 for supply, delivery and installation of certain crack filling materials and pavement markings and parking lines.

MOTION was ADOPTED 4 to 0.

D. Sensory Trail – Recommendation for Change

Ms. Mason reported Baker Engineering submitted a change order on June 30, 2014 in the amount of \$2,700 from Barwis Construction regarding the inability to use the Township's stockpile along New Britain Road. Upon a pre-construction meeting with Bucks County Conservation District, it was determined the E&S permit was expired and needed to be renewed to accommodate more than one acre of material and to be disposed of in the stockpile.

Ms. Manion made a MOTION; seconded by Mr. Snyder The Doylestown Township Board of Supervisors approve Barwis Construction change order in the amount of \$2,700 to cover additional costs incurred with disposal of materials.

MOTION CARRIED 4 to 0.

E. Heritage Trail Connector - Bike/Hike Grant – Resolution

Ms. Mason reported the Bike and Hike Committee request Board approval of the Greenways, Trails and Recreation Program Grant in the amount of \$44,480 be applied towards the Heritage Trail Connection. The amount represents 15% of the township's commitment towards the trail, if the grant is awarded. Upon questions, Ms. Mason clarified Board approval of the resolution is to allow submittal of the application to the Pennsylvania Department of Community and Economic Development (DCED) for the missing link along the Heritage Trail off Route 611 towards Turk Road. Doylestown Township is the only municipality applying for the grant, since the trail will be located solely in the township. Also, the amount will be applied to the 2015 Township Budget once the grant is awarded.

Bike and Hike Committee Chairman; Tom Kelso added; the form is required as part of the application. He then suggested the 15% amount be placed in parenthesis as clarification of the township's commitment. Mrs. Lyons suggested to place the entire amount of the grant requested noting the 15% of the township's obligation. Upon further discussion, Mr. Kelso noted the missing link is an important segment to have the township tie into the Village of Edison to strike more interest.

Mr. Colello made a MOTION; seconded by Ms. Manion The Doylestown Township Board of Supervisors approve a resolution to apply for the Pennsylvania Department of Community and Economic Development (DCED) grant for construction of a connection for the missing link along the Heritage Trail off Route 611 towards Turk Road. Further, the application is subject to note the application modification to have the entire amount of the grant requested in the amount of \$44,480 which represents the 15% of the township's obligation added.

MOTION was ADOPTED 4 to 0.

F. Multi-Bank Securities, Inc. – Non-Corporate Resolution

Mr. Snyder made a MOTION; seconded by Ms. Manion The Doylestown Township Board of Supervisors execute the Non-Corporate Resolution to allow the township through TD Bank apply for a Certificate of Deposit in order to facilitate investments.

MOTION was ADOPTED 4 to 0.

G. Zoning Hearing Board Application – Blueberry Hill – Request Variance

Mrs. Lyons questioned what are the applicants; Blueberry Hill's intentions. Ms. Mason answered; due to parking issues, the applicants are requesting to modify the parking spaces and utilize the reserved spaces previously approved by the Zoning Hearing Board. Mr. Colello added smaller parking spaces at 9x18 are

also requested.

The Board agreed by consensus to forward Blueberry Hill request for variance to the Zoning Hearing Board as per recommendations from Township Manager; Ms. Stephanie J. Mason.

H. Land Development/Subdivision Plans

1. Casa Bella – Preliminary Minor Subdivision

Mr. Garton reported applicants; Casa Bella are proposing to subdivide tax parcels 9-4-10-7 into four residential lots to be served by a cul-de-sac. Plans were prepared by Siteworks Consultants, Inc on March 17, 2014. The Doylestown Township Planning Commission recommended the plan for Board approval on June 28, 2014, subject to certain conditions.

James Cegllia of Siteworks Consultants, Inc addressed the Board to request Preliminary Subdivision Land Development approval. He then provided a brief description of the plan to include, the site is approximately 15.6 acres on a R1A residential zone along the north west side of Sandy Ridge Road between Pine Valley Road and Theodore Way. The site was previously used for crop farming and the original farm homes were subdivided in 2008. A gravel driveway provides access to Sandy Ridge Road. The existing gravel road traversing the site will be removed and replaced with a single privately owned cul-de-sac. A drainage ditch flows underneath the existing driveway and offsite to the south west side near the toll bridge of the Doylestown Woods project. Public water, electric and cable service exist off Sandy Ridge Road.

The plans proposes to create four single family residential lots with public water and on lot sewage disposal. Access will be provided by a 650 foot long cul-de-sac with a center island feature. The road will have a 20 foot cart way. The plans shows the cart way as a 44 foot right of way. However as per a request from the Planning Commission, the width will be changed to 50 feet. Mr. Garton noted a waiver will not be needed with the increase in width. Mr. Ceglia agreed and believes the change will be conforming with the ordinance. Mr. Garton questioned if public water will be provided to each of the lots. Mr. Celgia indicated although not currently shown on the plan, the Municipal Utilities Authority (MUA) requested public water be provided. A 12 inch water main off Sandy Ridge Road that ends off the south westerly side will be extended up to the driveway and onto the site.

Mr. Garton shared with Casa Bella developer; Christopher Pisani conditions of land development, where issues regarding sidewalks will require Board's consideration. Upon a significant discussion at the Planning Commission meeting, no resolution was determined whether no sidewalks, fee in lieu of sidewalks on one side, sidewalks on two sides or reserving a right of way is to be developed. Mr. Garton noted reserving a sidewalk doesn't make sense. An area at the end of the sidewalk will be constructed as a meeting area for school aged children for the bus. Mrs. Lyons questioned why are sidewalks necessary. Mr. Colello answered; the township's ordinance requires sidewalks and will provide a safe access for pedestrians to walk. The applicants are concerns the sidewalks will not be utilized with only a four lot residential property and low motor vehicle traffic. The extra easement was proposed for future consideration. Mr. Garton noted an easement is not necessary due to the right of way. Mr. Colello suggested to waive the sidewalk in fee of lieu with the addition of a meeting area for students to load and unload from school buses. Mrs. Lyons questioned if the stabilized walkway will be considered private to where plowing and towing will be the responsibility of the homeowners association. Mr. Pisani agreed. The Board agreed by consensus to approve Casa Bella's waiver request for a sidewalk in fee of lieu subject to the construction of a landing area for students to load and unload from school buses.

Upon Board approval, Mr. Garton set forth the follow conditions...

1. Compliance with the review letter dated April 4, 2014 received from Pickering, Corts & Summerson;

2. The Board of Supervisors granted the following waivers from the provisions of the Doylestown Township Subdivision/Land Development Ordinance.

a) From the provisions of §153-20.C.(8), which would require the National Geodetic Vertical Datum be used for the plans

b) From the provisions of §153-20.C-(10), which require that existing watercourses, wells, on-site septic systems, stormwater management facilities and other features within 400' of the project be shown on the plan as the applicant will provide an aerial photograph as part of the final plan submission;

c) From the provisions of §153-24.A.(8) and 153-24.J, which require that all private streets must meet the Township standards in all respects, including widths and alignments;

d) From the provisions of §153-24.B.(2)(a), which require that all subdivisions along the existing streets effect the widening of the cartway and right-of-way to provide a width from the center line of the cartway and right of way to equal to ½ of the total width inasmuch as the Applicant is not proposing any improvements to Sandy Ridge or Pine Valley Roads;

e) From the provisions of §153-25, which require that sidewalks and bike and hike paths be provided as this matter is dealt with subsequently in this approval;

f) From the provisions of §153-26.A, which require that concrete curbs be installed;

g) From the provisions of §153-26.A.(3), which states that curbs be constructed on all streets which abut the subdivision as the applicant is not proposing any improvements to the two adjoining streets;

h) From the provisions of §153-37, related to the requirement to provide recreational land as the Applicant is proposing to pay a fee-in-lieu of recreation;

3. Compliance with the Bucks County Planning Commission report dated May 16, 2014;

4. The right-of-way for the cul-de-sac shall be 50' in width;

5. Applicant shall complete the installation of a water main across the frontage of the property to be subdivided with the understanding that the approval of the design shall be a condition of final plan approval;

6. Applicant to provide public water to the four (4) lots with the design of the public water system to be approved as a condition of final plan approval;

7. Compliance with the Memorandum from Sinclair Salisbury, Director of Code Enforcement and Rich Schea, Fire Marshall dated April 25, 2014;

8. Compliance with the Pennoni report dated April 24, 2014;

9. Compliance with the Michael Baker, Jr., Inc. review letter dated April 14, 2014, except as modified by the conditions related to sidewalks and bike paths;

10. Compliance with the Boucher & James, Inc. review letter dated April 14, 2014;
11. Applicant to pay a fee in lieu of recreation in accordance with the Township Ordinance which shall be paid when a building permit is requested;
12. Applicant to pay an off-site contribution of \$1,000.00 for each of the new dwelling units to be paid at the time of the funding and execution of the Development and Financial Security Agreements;
13. Receipt of all permits and approvals from any agencies having jurisdiction over such matters including, but not limited to, the Bucks County Conservation District, Bucks County Board of Health, PennDOT, etc.;
14. The funding and execution of Development and Financial Security Agreements;
15. Applicant shall establish a paved area in an "L" shape connecting onto the side road and the main road to provide a safe haven to allow children to wait for the school bus.
16. No sidewalks shall be installed but the applicant shall pay a fee-in-lieu of the costs of the sidewalk improvements to the Township to be utilized by the Township for other public improvements within the Township, which said payment shall be made as of the execution of the Development and Financial Security Agreements;
17. Applicant to dedicate to the Township the ultimate right-of-way if it is not accepted by the Pennsylvania Department of Transportation; and
18. Applicant shall install a 2" stabilized grass shoulder on each side of the cul-de-sac.

On behalf of applicants; Casa Bella Development, LLC, Mr. Pisani agreed to all conditions. Mrs. Lyons questioned if a homeowners' association will be established. Mr. Pisani indicated yes.

Mr. Snyder question if public sewer will be supplied. Mr. Pisani answered; the main for the sewer ends at Apian Way. When Toll Brothers development built the adjacent community off Theodore Way, a connection was not supplied. In order to offer a sewer connection, Mr. Pisani will have to go through numerous properties. Mr. Snyder then questioned the status of the proposed Geothermal heating and if the resident's concerns where satisfied. Mr. Pisani answered; geothermal with wells will be utilized and no water will be consumed. Mr. Garton clarified no water will be drawn for domestic use and no neighbors will be effected.

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisor approve Casa Bella Preliminary Minor Subdivision to subdivide tax parcels 9-4-10-7 into four residential lots as per conditions set forth by Township Solicitor; Jeffrey P. Garton.

Mr. John noted as a point of concern the water main along Sandy Ridge Road ends at the propose road. Regulations for the water main is to go through the entire frontage of the site. Mr. Pisani agreed.

MOTION was ADOPTED 4 to 0.

Casa Bella - Planning Module

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisor approve the Sewage Facilities Planning Module for applicants; Casa Bella Development, LLC.

MOTION was ADOPTED 4 to 0.

2. The Enclave At Town's Edge – Preliminary Land Development

Mr. Garton reported on The Enclave at Town's Edge, formerly known as the Goetzberger Tract where the applicant proposes to restore the original home, convert the barn into a dwelling unit and construct two additional single family semi-detached dwelling units for a total of six units. Plan were prepared by Gilmore and Associates, dated May 30, 2014 with no revisions. The Doylestown Township Planning Commission recommended the plans for Board approval at their June 23, 2014 meeting with minimal open issues.

Mr. Garton asked Mr. Gregory Glitzer of Gilmore & Associates if the conditions where presented and clarified. Mr. Glitzer agreed. Mr. Garton informed the Board applicants are requesting preliminary plan approval with the following conditions, which are applicable...

1. Compliance with the Pickering, Corts & Summerson review letter dated June 12, 2014;

2. Applicant has been granted the following waivers from the provisions of the Subdivision/ Land Development Ordinance.

a) From the provisions of §151-20.C.(10), which require the location of the existing features within 400 feet be shown on the plan as the Applicant has provided an aerial photograph in lieu of the required information;

b) From the provisions of §§153-24.A.(8) and 153-24.J, which require that private streets be approved only if they meet Township design standards;

c) From the provisions of §153-24.E.(6), which state that all approaches from the street of a lower order to an intersection not to exceed 3% for a distance of 100 feet measured from the nearest right-of-way line of the intersecting street;

d) From the provisions of §153-24.F.(2)(a), which require a minimum radius at the centerline for horizontal curves on residential access streets be 150 feet;

e) From the provisions of §153-24.I, which state that acceleration and deceleration turning lanes may be required along all existing collector, arterial and/or subcollector roads as turning lanes are not proposed along Lower State Road;

f) From the provisions of §153-26.B.(1), that state the curbs shall be constructed in accordance with the curb standards of PennDOT, as applicant is proposing Belgian Block curb;

g) From the provisions of §153-27.A.(2), which state that driveways for private use shall be located and designed to provide level stopping distance with a grade not to exceed 4 percent for a distance of 20 feet behind the right-of-way line and there shall be a 25 foot level area at the garage entrance;

h) From the provisions of §153-34.C(2), which outlines the Township's woodland and tree preservation standards, but the Developer may need to replace trees in the event a further disturbance;

- i. From the provisions of §153-35, Tree Protection Standards, but additional Tree Protection Standards will be required as a condition of final plan approval;
 - j. Maintenance, mowing and periodic desilting and reseeding;
 - k. From the provisions of §153-38.D.(10), which require a minimum 2 percent sheet flow grade in basin bottoms and minimum 1 percent grade for channel flow.
 - l. From the provisions of §153-38.D.(11), which require a collection swale be provided to drain the basin.
 - m. From the provisions of §153-38.D.(16)(a), which require and a perforated riser be provided at each outlet of all detention basins during construction or sediment control; and
 - n. From the provisions of §153-38.F.(3)(c), which state that the minimum diameter of all storm drainage pipe be 18 inches.
3. Compliance with the report received from Michael Baker, Jr., Inc. Dated June 9, 2014;
 4. Compliance with the Memorandum from Sinclair Salisbury, Director of Code Enforcement, dated June 19, 2014;
 5. Compliance with the Bucks County Planning Commission review dated June 18, 2014;
 6. Compliance with the Pennoni report dated June 18, 2014;
 7. Compliance with the Boucher & James, Inc. Report dated June 18, 2014;
 8. Applicant to pay a fee in lieu of recreation in accordance with the Township's Rules and Regulations for the five (5) new dwelling units;
 9. Receipt of all permits and approvals from any agencies having jurisdiction over such matters including, but not limited to, the Bucks County Conservation District, PennDOT, etc.;
 10. The funding and execution of Development and Financial Security Agreements;
 11. Applicant shall make an off-site contribution of \$1,000.000 for each of the new five (5) dwelling units to be paid at the time of the funding and execution of the Development and Financial Security Agreements;
 12. Applicant to make the plan adjustments referenced by Mr. Glitzer as noted in the Planning Commission Minutes dated June 23, 2014;
 13. Applicant to investigate the drainage issue from the two (2) existing structures and around the edge of the cul-de-sac;
 14. A concept will be provided for discussion with the Planning Commission and the Board of Supervisors with respect to the mid-block crossing of Lower State Road which will be provided in lieu of a traffic study. The mid-block crossing analysis will be conducted between the applicant and Michael Baker, Jr. Inc.; and
 15. Applicant shall continue to coordinate with Pickering, Corts & Summerson any efforts that may be able to be accomplished to deal with downstream stormwater issues. On behalf of applicants, Mr. Glitzer agreed to the conditions.

Ms. Manion questioned if sidewalks will be provided. Mr. Glitzer responded yes. Ms. Manion requested clarification on the definition of a semi detached. Mr. Glitzer explained one of the uses allowed by right in the R4 zone, but the site will utilize a loosely detached twin with a common element that links the three sets of buildings.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve applicants; The Enclave at Town's Edge Preliminary Land Development plan to restore the original home, convert the barn into a dwelling unit and construct two additional single family semi-detached dwelling units for a total of six units. Further the applicants agreed to the conditions as set forth by Township Solicitor; Jeffrey P. Garton.

MOTION was ADOPTED 4 to 0.

I. Treasurers Report – July 15, 2014

Mr. Snyder made a MOTION; seconded by Ms. Manion The Doylestown Township Board of Supervisors approve the July 15, 2014 Treasurer's Report.

MOTION was ADOPTED 4 to 0.

J. Bills List – July 15, 2014

Mr. Snyder made a MOTION; seconded by Ms. Manion The Doylestown Township Board of Supervisors approve the July 15, 2014 Bill's List in the amount of \$881,247.95.

MOTION was ADOPTED 4 to 0.

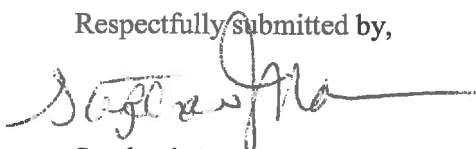
VIII. ANNOUNCEMENTS

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- B. The Ways and Means Committee will hold a meeting on Tuesday, July 22nd at 7:00PM. The public is welcome to attend.
- C. Sounds of Summer Concert Series 2014 – Free Admission
 - 1. Almost Fab will play at Central Park on July 16th at 7:00 PM
 - 2. Jimmy & the Parrots will play at Chapman Park on July 23rd at 7:00PM
 - 3. Green Tea Revival will play at Central Park on July 30th at 7:00PM
- D. Leaf and Yard Waste Recycling - Doylestown Township residents only. The Drop off Site is open every third Saturday of the month, March-December from 9 am to 11 am. Location: New Britain Road access to the back part of Central Park.
- E. Reminder: You can purchase Discount Movie Tickets and Discount Theme Park Tickets from our Administration Offices.

IX. ADJOURNMENT

The July 15, 2014 Doylestown Township Board of Supervisors Regular meeting was adjourned at 8:12pm.

Respectfully submitted by,



Stephanie J. Mason
Secretary