



Board of Supervisors

Regular Meeting

425 Wells Road
Doylestown, PA 18901
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215-348-9915

~ Minutes ~

Tuesday, March 1, 2016

4:00 PM

Public Meeting Room

I. 4:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairperson; Barbara N. Lyons, Vice Chairman; Richard F. Colello and Supervisors; Ken L. Snyder, Shawn Touhill 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 and Township Engineer; Mario Canales.

A. Pledge to the flag

B. *Presentation*

1. Pavilion at Furlong

Mr. Garton explained since the last meeting with the Board, applicants; Pavilion at Furlong revised their plans to provide a vision of the completed plan. As a result, the applicant provided two versions of the site plan for Board review and input regarding the architectures. In addition, the applicants have submitted a stipulation, which is intended to incorporate various elements of the project into a court order to settle current litigation. During a discussion with Edward F Murphy, Esquire of Wisler Pearlstine, LLP, Board concerns of the stipulation were reviewed where no approval will be provided at tonight's meeting.

Mr. Murphy explained at the November of 2015 Board of Supervisor meeting, the applicant presented a plan which reduced the impervious surface to the 40% requirement and the overall square footage to approximately 52,000. For tonight's meeting, the same plan will be presented in two separate versions. All revisions presented at the November 2015 meeting were not changed.

Upon reviewing Board comments during his and Mr. Garton's discussion, Mr. Murphy indicated the applicants have no issues and will comply. Mr. Garton informed; there are additional Board comments for review. Mr. Murphy then introduced David Polatnick, AIA of PZS Architects who completed renderings of the concept, where an alternate has been prepared upon receiving feedback.

Mr. Polatnick presented the Board with two renderings of the proposed site and explained; both structures will have wood frames and trusses. The roof will have asphalt shingles with some use of metal roofs in other locations. The exterior walls will be constructed in stucco with sign bands, wood trim and vertical siding. Additionally, materials and colors are proposed to be in earth tones.

Resident; Jim Bingler of Turkey Lane in Furlong clarified; the location of the proposed CVS Pharmacy development is off Route 263, next to the lamp factory. Mr. Polatnick agreed and continued; the only difference between the two versions is one has shed dormers included. Mrs.

Lyons suggested to revise the dormers to a more updated version. Mr. Polatnick stated the dormers can be revised as a back lit or other version. Mr. Murphy added; the dormers can be changed so they do not slope and become more elevated. Mr. Garton requested Board approval on which renderings is preferred and appropriate. Mr. Snyder questioned if all the building will have the same look and feel. Mr. Polatnick indicated yes.

The Doylestown Township Board of Supervisors agreed by consensus to have Mr. Polatnick choose the most appropriate rendering and present the final for Board approval at a future date.

Mrs. Lyons stated she will not be approving any stipulations until most of the development plan is completed due to many open ended issues. Some of the issues are no off site impact fees and status of the trees. Mr. Murphy responded; the applicants agree to include any materials pertaining to concerns as an attachment to the revised draft of the stipulation. The off site impact fee was discussed to include the terms and conditions of the prior settlement that the current applicants were not involved in. The revised agreement will also include the tree replacement issue. If there are additional issues the applicant is unaware of, Mr. Murphy indicated he will be happy to address as well.

Mr. Garton clarified; the Board's opinion of the renderings is satisfactory. However, pending items include reviewing additional Board comments and incorporating them into the revised stipulation. Mrs. Lyons provided examples of some of the notations with concerns as inter-shifting of the location, the word "shall" and 30 business days where most of the responsibility is held on the township, off site impact fees cannot be viewed and if a third party attempts to enter into litigation. Mr. Garton added; other Board concerns will be shared with Mr. Murphy during a separate meeting along with further dialogue regarding the tree issue.

Mr. Colello questioned; is it possible to delay the stipulated agreement until the finer details are flushed out with relying on the good faith of the Board. Mr. Murphy answered; the prospect of now relying on re-engineering another plan without having the comfort level of a document may create discomfort for the applicant; Mr. Grasso. However, upon meeting with Mr. Garton, he is open to additional discussions. Mr. Garton stated; the Board is requesting the insurance of the stipulation agreement is as precise as can be, commitments are reduced in writing and the plan consistent to what has been presented. Mr. Murphy responded; the applicants are in support of the same issues and anxious to move ahead.

C. Visitors/Public Comment

No comments

II. ANNOUNCEMENTS

- A. The next meeting of the Board of Supervisors is scheduled for Tuesday, March 15, 2016 at 7:00 PM
- B. Daylight Savings Time begins on Sunday, March 13th. Remember to set clocks AHEAD 1 hour. It's a good time to replace the batteries in your Smoke Detectors.
- C. Washington DC Cherry Blossom Trip – 4/2/16 - \$50 per person. To sign up for this trip go to our website www.doylestownrec.com
- D. RED CROSS SPRING BLOOD DRIVE! - Monday, April 11, 2016 – 2PM – 7PM at the Activity Center. To sign up please go to www.redcrossblood.org.

- E. Doylestown Township Community Garden Survey is available on our website www.doylestownpa.org. Please take a moment to give us your thoughts.

Mrs. Lyons reported the township is considering creating a community garden and would like resident input. The garden will be located along Lower State Road and the Route 202 Parkway. There is a parcel the township acquired in open space and will not move forward unless there is an interest.

- F. Movie and Ski Tickets are available. Please contact the Administration Offices for prices and availability.

III. MINUTES APPROVAL: February 16, 2016

Ms. Manion made a MOTION; seconded by Mr. Snyder the February 16, 2016 Doylestown Township Board of Supervisors Regular meeting minutes be approved.

MOTION was ADOPTED 4 to 0 with Mr. Colello abstaining due to his absence.

IV. CORRESPONDENCES

V. REPORTS

- A. Solicitor
No Report

- B. Township Engineer
No Report

- C. Police Chief
No Report

D. Township Manager

1. Training Request

Mr. Touhill made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve Township Manager; Stephanie J. Mason and Special Projects Coordinator; Autumn Canfield attend with an overnight stay the 68th Annual Association for Pennsylvania Municipal Management conference in Gettysburg, PA from May 17th through 19th. The total cost will be \$1,056.00

Further, the Board approve Township Manager; Stephanie J. Mason attend with the Board of Supervisors, the Pennsylvania State Association of Township Supervisor (PSATS) conference with an over night stay from April 17th through 2016. The total cost for Ms Mason's stay will be \$852.00.

MOTION CARRIED 5 to 0.

2. Set Budget Work Sessions

The Doylestown Township Board of Supervisors agreed by consensus to schedule the 2016 Budget Work Sessions with the Ways and Means Committee on Tuesday, April 12, 2016 and Tuesday, June 14, 2016 at 4:00pm.

3. Sale of Showmobile

Ms. Mason reported; upon advertising the sale of the show mobile through the PSATS magazine, The Council of the Borough of Sayre, PA approved the purchase in the amount of \$10,000. Ms. Mason recommended Board approval to move forward with the sale of the show mobile by having Mr. Garton prepare the appropriate documentation. Mr. Garton stated; an agreement has been drafted and will be forwarded for Board review tomorrow. He requested all comments and questions be submitted as soon as possible.

Mr. Colello made a MOTION; seconded by Mr. Touhill the Board of Supervisors approve the sale of a show mobile to the Borough of Sayre, PA in the amount of \$10,000.00.

MOTION was ADOPTED 5 to 0.

E. Supervisors

Mr. Colello reported at the recent Pension meeting, it was discussed the MMO will not change. As per the recommendation of pension consultants; Jim Kennedy, if the township's cash flow permits, \$50,000 be placed now. Ms. Brede can invest the funds better than with the current 1% certificate of deposit (CD). Mr. Colello requested Board approval to have a township official, such Mr. Ken Wallace or Stephanie Mason review the option and move forward with depositing funds. Mrs. Lyons suggested to discuss the matter further at the April 12, 2016 Ways and Means Committee Budget Work Session. The Board agreed.

Mr. Colello commented on his confusion with the recent email received from the Central Bucks Emergency Medical Service (EMS). Ms. Lyons agreed stating the Head of Central Bucks Ambulance; Chuck Pressler may be attempting to collect make up money regarding a loss. Ms. Mason clarified; Mr. Pressler is requesting support due to a pending legislation. Also, the Pennsylvania Insurance Commission informed a balance bill will not be submitted due to insurance not fully covering ambulance rides. The Board agreed to contact Mr. Pressler to receive clarification.

Upon reviewing the February 16, 2016 Board of Supervisor regular meeting on Doylestown TV, Mr. Colello requested a status report on amphitheater before additional cosmetics are completed as proposed by the Park and Recreation Board. Status is to include a profit and loss report, plans for 2016 and donation records. The Board has a fiduciary agreement with the residents to allocate the funds properly, where Mr. Colello will not approve any improvements until status is provided. Mr. Touhill clarified there are sponsorship opportunities still available towards the Summer Concerts. However, the Parks and Recreation department is currently creating a punch list of priority items and concert series schedule. Mrs. Lyons requested to have the Park and Recreation department bring their report at either the April 12th or June 14th meeting.

VI. NEW BUSINESS

A. Lawn Maintenance Bid for 2016

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve a one year Lawn Maintenance extension with no rate increase to Greenscape Landscape Contractors, Inc in accordance with 2016 bid specifications in the amount of \$114,520.00.

MOTION was ADOPTED 5 to 0.

B. TAP Grant

Ms. Mason requested Board approval of a form policy resolution that will designate three Township representatives to review the inspection and construction management firm as part of the TAP Grant. All services will be covered under the grant in the amount of \$1,200,000. However, the policy will need to be placed into the electronic data management program with the Pennsylvania Department of

Transportation (Penn Dot). Additionally, the township will be working with the Delaware Valley Regional Planning Commission (DVRPC) to coordinate a construction management company to oversee the project. The bidding system will be completed through Penn Dot's ECMS system, which is also covered through the TAP grant.

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve the Form Policy Resolution and designate Ms. Stephanie J. Mason, Mr. Richard John and Mr. Thomas Kelso to review the inspection and assist in coordinating the construction management firm as part of the TAP Grant requirements.

MOTION was ADOPTED 5 to 0.

C. Eagle Scout Proclamation – Kyle David Roberts – Troop 71

Mr. Touhill made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors award Boy Scout Troop 71 member; Kyle David Roberts the rank of Eagle Scout at the April 10, 2016 Court of Honor Ceremony.

MOTION CARRIED 5 to 0.

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VIII. ADJOURNMENT

Hearing no further business, the March 1, 2016 Board of Supervisor Regular meeting was adjourned at 4:32pm.

Respectfully submitted;

Stephanie J. Mason
Secretary