



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, September 21, 2021

7:00 PM

Community Meeting Room

I. 7:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairperson Barbara N. Lyons, Vice Chairperson Ryan Manion, Nancy Santacecilia, Jennifer Herring, and Dan Wood.

Township Staff in attendance included Township Manager Stephanie Mason, Director of Operations Dave Tomko, Township Solicitor Jeffrey Garton, Chief of Police Dean Logan, and Township Engineer Sean Torpey.

Ms. Lyons noted the budget work session was held before the meeting.

A. Pledge to the flag

B. Presentation – Delaware Valley University “Terrain”

Mr. Garton noted no action is required from the Board.

Dr. Rusiloski, President of Delaware Valley University, proposed to expand their partnership with Terrain. He stated the farm market is a valuable resource for students, residents, and the community.

Mr. Barfield, VP of Finance and Administration, noted the farm market has been vacant and they want to focus on the connection to the university, a commitment to the learning by doing aspect, and the strength of the partnership. He explained the brand Terrain matches those key focus points.

Ms. Caligus from Urban Outfitters presented a video overview of products and services they would provide including a garden center, café, event space and more.

Mr. Ziel, Chief Development Officer of Urban Outfitters, presented the utilization of existing structure with minimal additions to complete. He noted he is a close resident and excited about the partnership as it is unique and rare. He detailed the food and beverage department and how they can help grow Del Val's production. He explained events can increase map recognition for the Township and critical to the business growth, focusing on hosting weddings with a capacity of 150 people, no live bands, and possibly only BYOB.

Ms. Manion commented that she resides close to the current market and is supportive and not concerned with noise or disturbance as she has observed how Terrain handles events.

Ms. Santacecilia also showed support describing the growth for students in the university and local schools through the partnership.

Mr. Ziel explained the initial concept and how the original mission matched the University to be completely local.

Mr. Wood noted new trails have been developed and questioned how new buildings would affect them. Mr. Ziel supported the development and upkeep of the trails.

Kyle Evans, resident, stated he appreciated the concept and shared concerns based on previous events hosted in the area.

Mark Miller, 14 Garden Path Road, thanked Del Val for keeping the campus open for recreation and fully supports the partnership.

Mr. Barfield explained the integration with the school as formal strategic alliance. He noted internship's, university farm market, educational opportunities and events are all key to the partnership.

The Supervisors offered their support and suggested that the University/Terrain proceed through the development process. Ms. Mason noted courtesy notices will be sent to residents in the project area and encourages participation when meetings occur.

C. Visitors/Public Comments - None

II. ANNOUNCEMENTS

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, October 19, 2021 at 7:00PM.
 - B. The Board of Supervisors will be holding a special meeting on Tuesday, September 28, 2021 @ 7:00PM regarding the proposed Parks & Recreation Community Building.
 - C. Budget Work Sessions are scheduled for the following dates:
 - D. The Township Administrative Offices will be closed on October 11, 2021, in observance of Columbus Day.
 - E. Food Truck Fall Fest – Saturday, September 25, 2021 in Central Park 3:00PM-9:00PM. Enjoy sampling a variety of foods from Local Food Trucks.
 - F. Concert in the Park – Sensational Soul Cruisers – 9/23/21
 - G. Leaf and Yard Waste Recycling – 1st and 4th Tuesday from 9AM-2PM as well as the 3rd Saturday of each month from 9AM – 11AM – Drop off site is located at the New Britain Rd. entrance of Central Park. Please visit our website for more information.
 - H. RED CROSS FALL BLOOD DRIVE! – Friday, October 15th – 2:00pm-7:00pm at the Red Cross Bloodmobile located in the Activity Trailers in Central Park. To sign up please go to www.redcrossblood.org .
 - I. 2021 Bucks County Household Hazardous Waste Collection Events:
October 30th at Strayer Middle School – Quakertown
- ** Registration is required – Register at www.buckshhw.eventbrite.com

III. MINUTES APPROVAL: Regular Meeting – August 17, 2021

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the August 17, 2021 minutes. MOTION passed 5-0.

IV. CORRESPONDENCE:**A. Request to Honor Past Supervisor – D. Hering**

Ms. Lyons reported Ms. Hering was the first women supervisor. She passed away in 2018. Ms. Manion agreed with the request. Ms. Herring inquired what the appropriate recognition is. Ms. Lyons suggested to have the Park department assist. The board agreed.

B. Requests to Waive Permit Fees**1. Special Event Permit and Temporary Signage Permit Fees – Foodshed Alliance**

Ms. Herring MOTIONED; seconded by Ms. Manion to approve the Foodshed Alliance permit fee waiver. MOTION passed 5-0.

2. Block Party Permit Fees – 40 Wood View Drive and Wagon Wheel Oktoberfest

The board discussed permitting and why it was requested. Chief Logan noted the process occurs as a road would need to close.

Ms. Herring MOTIONED; seconded by Ms. Santacecilia to approve the 40 Wood View Drive and Wagon Wheel Oktoberfest permit fee waiver. MOTION passed 5-0.

C. Bucks County Historic Society – Request volunteer to serve on committee

The board agreed for Ms. Santacecilia to volunteer with Mr. Wood as an alternate.

D. Act 30 - Commercial Property Assessed Clean Energy (C-PACE)

Ms. Mason stated this new act is for commercial properties to be financed through encouraging green initiatives at the County level.

V. REPORTS**A. Solicitor****1. Amendment to Small Cell Tower Zoning Ordinance (Act 50)**

Mr. Wood inquired how determination is made for the location. Ms. Goldstein stated it cannot be determined but they accommodate by working with the company and resident.

Ms. Manion MOTIONED; seconded by Ms. Herring to approve advertisement for Act 50. MOTION passed 5-0.

B. Police Chief**1. Central Bucks Special Response Team – Mutual Aid Agreement**

Chief Logan stated the document requires updating to continue to participate.

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approve the continued participation in the mutual aid agreement. MOTION passed 5-0.

C. Township Engineer

None

D. Director of Operations

1. *2021 Tree Pruning and Takedown Bid*

Ms. Herring MOTIONED; seconded by Ms. Santacecilia to award this project to Joseph McIlvaine Tree & Lawn Service, Inc., Inc. in the amount of \$85,500. MOTION passed 5-0.

2. *2021 Roads Program Bid – Paving - #3*

Ms. Herring MOTIONED; seconded by Ms. Santacecilia to award this project to James D. Morrissey, Inc. in the amount of \$361,056.50. MOTION passed 5-0.

3. *2021 Pavement Marking Bid – No Bids Received*

Mr. Tomko explained the second bid had no entries and therefore quotes were requested.

Ms. Herring MOTIONED; seconded by Mr. Wood to award this project to Zone Striping in the amount of \$74,559.80. MOTION passed 5-0.

4. *PennDOT Traffic Signal Asset Management System Agreement (T-160)*

Mr. Tomko explained PennDOT requires this blanket agreement to maintain all aspects of the signal.

Ms. Manion MOTIONED; seconded by Ms. Herring to award this project to Zone Striping. MOTION passed 5-0.

E. Manager

1. *202 Trail (Central Park to Rt. 313) Feasibility Study dated 7/2021*

Mr. Stanford, Bike/Hike consultant noted the feasibility grant has provided the opportunity to map out existing and proposed trails. The virtual public meeting room displayed findings from the study. Residents who participated provided valuable feedback about how they use the trail and that 120 out of 124 people were in favor of the new trail.

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approved accepting the final Feasibility Study for the 202 Trail (Central Park to Rt. 313). MOTION passed 5-0.

2. *Safe Routes to School (Shady Retreat Rd) – TASA Grant*

Mr. Stanford stated a grant was previously received but the cost estimation has doubled for construction. He stated another grant is available through PennDOT to complete the project and requested the Township match with providing inspection services. It was indicated that the Bike/Hike Committee reviewed this matter and recommends it to the Board.

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approve the TASA grant application. MOTION passed 5-0.

3. *Replacement of Damaged Township Vehicle – Twp. Manager’s Car*

Ms. Lyons stated damage occurred by the flooding from hurricane Ida.

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approve the replacement of the damaged Township vehicle. MOTION passed 5-0.

4. *Board of Auditors Vacancy*

Ms. Mason stated no applications have been received. Mr. Garton indicated that there’s nothing for the Township to do at this time.

5. *Proposed 2022 Board of Supervisors Meeting Dates*

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the 2022 Board of Supervisors meeting dates. MOTION passed 5-0.

F. Supervisors

1. *Hurricane Ida 9/1/21 (thanks to 1st Responders)– B. Lyons*

Ms. Lyons thanked the first responders and the Township for their work during hurricane Ida. Ms. Manion thanked Ms. Lyons for her work with the residents during the hurricane. Ms. Santacecilia echoed.

She also reported on funds raised at the golf outing.

2. *Future of Fire Services Report on meeting with Doylestown Fire Co. No. 1 – B. Lyons*

Ms. Lyons explained some members attended the future of fire services meeting with Doylestown Fire Co. No. 1 noting it was well organized with the key takeaway that they require more volunteers. The board agreed to assist with promoting recruitment.

3. *Consideration in support of Senate Bill 419 permitting local law enforcement the use of radar and other electronic speed enforcement devices – B. Lyons*

Ms. Lyons explained consideration in support of Senate Bill 419. She noted one objection in terms of fine collection.

Ms. Herring MOTIONED; seconded by Ms. Manion to support Senate Bill 419. MOTION passed 5-0.

4. *Request to add holiday (Diwali) to Fireworks Ordinance – J. Herring*

Ms. Herring requested to add Diwali to the fireworks ordinance. Mr. Garton noted the district added the holiday.

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to amend the firework ordinance to add Diwali. MOTION passed 5-0.

5. *Forming a Township Veterans Committee – N. Santacecilia*

Ms. Santacecilia requested a Township Veterans Committee, with amendments, to add resources and partnerships for veterans. Mr. Wood and Ms. Herring noted they do not wish to overlap with other resources.

Ms. Manion MOTIONED; seconded by Mr. Wood to approve Resolution #2336 as amended forming a Township Veterans Committee. MOTION passed 5-0.

Mr. Wood noted the EAC would be hosting the annual native plant garden cleanup. The Public Water and Sewer Advisory Board will be receiving the preliminary 537 Plan draft at the end of October.

VI. UNFINISHED BUSINESSA. Proposed Warrantless Arrest Ordinance – Authorization to Advertise

Mr. Garton noted this is a revised ordinance. Ms. Herring MOTIONED; seconded by Ms. Santacecilia to advertise the warrantless arrest ordinance. MOTION passed 5-0.

VII. PUBLIC HEARING - NA**VIII. NEW BUSINESS**A. Land Development1. *Ashbridge at Furlong – Review Extension*

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to acknowledge receipt of the extension. MOTION passed 5-0.

2. *Meadow Creek (60 Meeting House Road) – Final Land Development*

Mr. Garton read the conditions of approval:

1. Continued compliance with the conditions imposed as part of the Preliminary Subdivision Approval which occurred on June 15, 2021, which said approval was noted in correspondence from the Township Solicitor to Benjamin G. Goldthorp, dated June 15, 2021, except to the extent modified by the provisions of this current approval.
2. Compliance with the comments set forth in the Pennoni Traffic Report dated August 19, 2021.
3. Compliance with the Pennoni Engineering Review letter dated August 19, 2021.
4. Compliance with the Gilmore Associates Inc., Planning Review correspondence dated August 16, 2021.
5. Compliance with the correspondence received from Sinclair D. Salisbury, Director of Code Enforcement, dated August 19, 2021.
6. Compliance with the Michael Baker International Review letter dated August 11, 2021.
7. As noted in the Preliminary Plan Approval, Applicant shall pay a fee in lieu of recreation in accordance with the Township Ordinance.
8. As referenced in the Preliminary Plan Approval, Applicant shall make an off-site contribution of \$1,000 for each new dwelling unit, which shall be paid as of the execution and funding of the Development and Financial Security Agreements.
9. Receipt of all permits and approvals from any agency having jurisdiction over such matters, including but not limited to the Bucks County Conservation District, Pennsylvania Department of

Environmental Protection, Doylestown Township Fire Marshal, Bucks County Water and Sewer Authority, Doylestown Township Municipal Authority, and the Bucks County Planning Commission.

10. Any waiver requests with respect to the waivers noted previously in this approval shall be related to specific lots.
11. The trail shall be moved further away from the out parcel toward lots 9 and 10 at the rear corners.
12. The Applicant shall work with the Township to provide five (5) additional trees and twelve (12) additional shrubs that will be on the Plan at locations to be resolved by the Township consultants and the Planning Commission.
13. Funding and execution of land development and financial security agreements.
14. Applicant shall execute a stormwater management agreement in a form satisfactory to the Township Manager.
15. The Plans shall be ADA compliant; and
16. Applicant shall pay the cost of the potential speed limit change to Meetinghouse Road, with the understanding that the cost shall be limited to any necessary signage and advertisements, but not the cost of the traffic study.

Mr. Goldthorpe accepted the conditions outlined by Mr. Garton.

Ms. Santacecilia MOTIONED; seconded by Ms. Herring to approve the Meadowcreek final land development plan with the conditions listed above. MOTION passed 5-0.

3. Meadow Creek – Planning Module – Postcard Waiver

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the Meadowcreek postcard waiver. MOTION passed 5-0.

B. Request to Hook-up to Public Sewer - Spratt – 1423 Ferry Road

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approve 1423 Ferry Road request. MOTION passed 5-0.

C. Food Truck Fall Fest – Beer Vendor Agreement

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approve the beer vendor for fall fest. MOTION passed 5-0.

D. Pebble Ridge/Woodridge Sewer Project – BCWSA Payment Request No. 28

Ms. Manion MOTIONED; seconded by Ms. Herring to approve payment #28 to BCWSA. MOTION passed 5-0.

E. Treasurers Report – September 21, 2021

Ms. Herring MOTIONED; seconded by Ms. Manion to approve the Treasurers Report. MOTION passed 5-0.

F. Bills List – September 21, 2021

Ms. Herring MOTIONED; seconded by Ms. Manion to approve the Bills List in the amount of \$967,143.37. MOTION passed 5-0.

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X. ADJOURNMENT

The meeting was adjourned at 8:30 pm by Ms. Lyons.

Respectfully submitted by

Stephanie J. Mason
Secretary