

**Minutes from the**  
**DOYLESTOWN TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
October 22, 2012

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, October 22, 2012 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; Judy Hendrixson, Vice Chairman; Kenneth L. Snyder with members George Lowenstein, Edward Redfield and Thomas Kelso. Also in attendance was Township Manager; Stephanie J. Mason and Planning Consultant; Ms. Judy Stern Goldstein

Absent: Board of Supervisor Liaison; Richard F. Colello

**Review of Minutes:**

In the form of a motion by Mr. Redfield; seconded by Mr. Snyder the September 24, 2012 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion carried 3 – 0 – 2 with Mr. Lowenstein and Mr. Kelso abstaining due to their absences.

**Public/Commission Comments:** None

**Shelbourne Development Group – Preliminary Land Development**

Shelbourne Healthcare Development Group representative; Joseph A. Zadlo explained their proposed land development plan to construct a 79,300 square feet, three story assisted living facility with additional improvements to the driveway, parking area and stormwater management facility. The site has frontage on Easton Road within the C-2 Zoning District and served by public water and sewer.

Since their last meeting with the commission, the applicants have purchased additional acreage from Mr. Hill as per the request of neighboring properties to avoid unwanted land development. Mr. Hill will now only retain the AAA portion of the property. Ms. Stern Goldstein clarified the applicants are purchasing an entire parcel instead of a portion of the property.

Mr. Zadlo then referred to comment letters received by indicating the applicants are prepared to comply at 95%, with Mr. Thomas Hanna of Gilmore & Associates present to review discrepancies such as the recommendation to construct a pedestrian connection to the nearby shopping center. The connection will involve Mr. Hill's property where applicants have no control in approving the connection. Ms. Hendrixson suggested having the sidewalk placed on Route 611. Mr. Hanna answered; the connection will need to be provided from Mr. Hill's AAA property as a driveway connection. Mr. Zadlo also noted a possible sideway connection along the driveway of the Shelbourne property line, however the connection will stop at a certain point with nowhere to go. Mr. Zadlo agreed to speak with Mr. Hill to ask permission to connect through the AAA property. Mr. Hanna indicated the AAA property is currently for sale and suggested at the time of purchase to present an offer for the proposed connection. In the interim, the applicants will ask Mr. Hill for permission to construct a connection through the AAA property.

Ms. Hendrixson questioned if there is going to be a connection constructed to the existing sidewalk. Mr. Hanna answered; yes, a connection will be constructed from the side of the Shelbourne property.

Mr. Hanna then reviewed the stormwater portion of the plan by explaining, there is no subdivision planned and the property will remain as two independent lots. The existing entrance will be maintained at the same location and the driveway will be shared with the office use. Parking will be located along the frontage and back of the facility where trash receptacles are located. The existing retention basin located in the back of the property has marginal capacity and will remain with some improvements. The improvements will include increasing the volume slightly and change the outlet structure. The result will have some benefit to the offsite water entering from across the street and leading into the basin. Infiltration beds are located under the parking lot to assist with volume control and standard retention basin with infiltration capacity as well. This will handle the stormwater that will discharge through the existing basin and that basin will discharge into the stream. The trees will be maintained along the eastern portion of the property with a fair amount of replacement planting.

Mr. Hanna concluded by informing the commission all improvement will be address within the next two weeks, so the applicants may submit a completed final land development plan in November. The sidewalk connection discussion will be a priority.

On behalf of applicants; Shelbourne Healthcare Development Group, Mr. Thomas Hanna of Gilmore & Associates engineering firm will comply with comments made in the October 17, 2012 Pennoni & Associates letter with the following notes...

Mr. Zadlo spoke with the applicant's Traffic Engineer; David Warner who has indicated he will address all comments made by Pennoni & Associates to their satisfaction.

Preliminary Land Development Plan Review Comments:

- 1) Mr. Hanna explained David Tomko's comment regarding the vehicular connection between the AAA site and shopping center is as per Pennsylvania Department of Transportation (PennDot), the use is classified as a low lying driveway. The residents of the assisted living will not have cars, only employees and visitors will have use of motor vehicles. Mr. Zadlo added with the AAA property currently for sale, Mr. Hill is not going to encumber the property with a driveway.

Mr. Kelso noted the sidewalk will have a connection with a bus stop where many employees depend on transportation. Ms. Mason added the closest bus stop will be at the Jamesway Shopping Center and Neshaminy Manor located on the northbound side with a stop in front of the proposed assisted living facility.

Ms. Mason then noted if another office use is proposed once the AAA site is purchased, the new owners can occupy the site under an office use. She is concern with a possible higher use, such as a restaurant where a land development plan is required. This will bring a more intense use for the driveways. Mr. Zadlo responded an analysis of the driveway use will be provided, as per Mr. Tomko's request. He also stated the applicants will contact Septa to discuss bus stop requirements. If the bus stop warrants a shelter, the applicants will be prepared to construct one.

Mr. Hanna questioned if the Hulbert's application for land development had an option for payment in lieu of a sidewalk and if the township received monies for that portion of the sidewalk. Ms. Stern Goldstein was unsure, but indicated she will look into it.

- 7) Mr. Hanna explained the applicants will have a tough time relocating the first eight parking spaces due to limited space along the back of the building. Giving the use and stacking distance, he doesn't see a large problem for cars backing out to leave the site as other cars enter. Ms. Stern Goldstein clarified Mr. Tomko's concern was with a shared driveway, it could be very dangerous with cars entering into the facility waiting on Route 611 to park. Ms. Mason suggested designing a parallel parking area. Mr. Hanna responded a couple of the parking spaces may be relocated. Ms. Hendrixson suggested angling the parking spaces to force cars to go the other way. Mr. Hanna indicated he will review the parking design once again.

On behalf of applicants; Shelbourne Healthcare Development Group, Mr. Thomas Hanna of Gilmore & Associates engineering firm will comply with comments made in Christopher Stanford of Michael Baker Jr., Inc. October 19, 2012 letter with the following notes...

- 4) Mr. Hanna questioned if the installation of a minimum of two "U" style bike racks for bicycle parking is a requirement. Ms. Stern Goldstein answered; yes, the installation of racks for bicycle parking is a requirement for any office buildings that may have employees who can ride a bike to work off of Route 611.

Upon reviewing the October 17, 2012 Boucher & James, Inc. letter, Mr. Hanna confirmed he doesn't see any reason not to comply with all requests and/or concerns.

He then noted the applicants are requesting two waivers.

- A) Section 153-20.C.(10), which requires the plan to show the location of existing watercourses, wells, on-site septic systems, stormwater management facilities and similar features on and within 400 feet any part of the land to be subdivided or develop. Mr. Hanna requested a waiver for the overall infrastructure of 400 feet from the site in lieu of a photo.
- B) Section 153-34.C.(2), which specifies the woodland and trees preservation requirements for trees between 25 inches and 48 inches. Mr. Hanna explained there are several trees in the category and the applicants don't have much of an option of moving the development to avoid the trees.

Ms. Stern Goldstein clarified the applicants should provide an option of tree replacement in accordance to the ordinance and questioned this will cause any issues. Mr. Hanna confirmed there was no issue to provide a plan for tree replacement. He then questioned what are the options if trees cannot fit along the property. Ms. Stern Goldstein responded; an area along the township can be located to plant the trees, because a tree replacement is a condition to the vegetation requirement.

Mr. Hanna concluded by clarifying the fixture feet for lighting distribution was calculated at 15 feet and will remain the same.

On behalf of applicants; Shelbourne Healthcare Development Group, Mr. Thomas Hanna of Gilmore & Associates engineering firm will comply with comments made in the October 8, 2012 Pickering, Corts & Summerson letter with the following notes...

Record Plans – Sheets 1 and 2 of 17

- 4) With regards to building the stormwater management system be designed to accommodate the maximum 50% imperious surface ratio, Mr. Hanna stated he was not in agreement with building an additional info structure for imperious surface they don't have. Currently, they are at 45% and the stormwater capacity will need to be increased to 5% of imperious surface. Mr. Hanna does not see a reason to complete this at this point.

Mr. Kelso questioned if there is any stormwater located on the AAA property. Mr. Hanna answered; there is a swale line that comes down from the back of the site. There is also a pipe that is located under the existing driveway with no detention.

Ms. Stern Goldstein noted when an applicant misses a land development plan submission date, the entire month is also missed. December will be an exception due to the Planning Commission meeting on the second Tuesday. With the Planning Commission November meeting scheduled for the 26<sup>th</sup>, the submission dates will be the 6<sup>th</sup>. If the applicants do not submit their plans in November, the next date available would be November 20<sup>th</sup> for the December 12<sup>th</sup> deadline. Mr. Hanna confirmed the revised plans will be submitted by November 6<sup>th</sup>.

**For Discussion**

The Bucks County Planning Commission

Ms. Mason noted for the Commission's review the October 15, 2012 Bucks County Planning Commission memo regarding Mary Biagioli Sketch Plan for Major Subdivision. Ms. Hendrixson questioned if the subdivision was for a single family home. Ms. Mason answered; yes, the plan is for a subdivision of five residential lots.

Mr. Kelso requested a letter be forward indicating the Doylestown Township Planning Commission concurs.

**Adjournment**

7:37 p.m.