

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting**

May 22, 2012

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Tuesday, May 22, 2012 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; Judy Hendrixson and George Lowenstein Board of Supervisor Liaison; Richard F. Colello and Planning Consultant; Ms. Judy Stern Goldstein.

Absent: Vice Chairman: Kenneth L. Snyder, Members: Edward Redfield, Tom Kelso and Stephanie J. Mason. In her absence, Director of Code Enforcement: Sinclair Salisbury was present.

Review of Minutes:

The March 26, 2012 Planning Commission Regular meeting minutes were tabled until the next scheduled meeting of June 25, 2012.

Public/Commission Comments: **None**

Shelbourne Healthcare Development Group – Sketch Plan

Attorney for the applicants; Shelbourne Healthcare Development Group, Edward F. Murphy provided the commission with a brief history of the land development plan to include the initial application submitted in 2006 to development as assistant living facility on five acres by the Sunrise Group, which was denied for non-permitted use. Upon several meetings, in October 2008 the Doylestown Township Board of Supervisors adopted a zoning ordinance allowing an assisted living facility use and approved the land development plan. In December of 2009 due the financial issues, the land development plans were withdrawn by the applicants.

After a reorganization, Shelbourne Healthcare Group are once again proposing a land development plan for an assistant living facility on the full 8 3/4 acres site with a greater buffer distance from the rear of an adjacent community to some degree. Mr. Murphy then introduced Co-founder of Shelbourne Healthcare Development Group; Joseph McElwee.

Mr. McElwee provided a brief history of the company to include their 14 year history in constructing over 180 assistant living facilities.

The proposed land development plan includes a 78,000 square foot, three stories building with a total of approximately 98 units. 40% of the building will be common area dedicated to dining, private dining,

activity and laundry rooms. The footprint of the building design is still being finalized based upon the comments provided by neighboring residents.

The building layout will include 70 assistant living units at 345 to 900 square feet each with a private bath and shower. 28 dementia units will be located on the first floor with a direct ingress and egress to the walking area located at the rear of the building. The building itself will be very residential in scale and appearance. The scale of the common area will be large and similar to a mansion.

Mr. McElwee then provided a brief explanation as to why they chose to build an assistant living facility in Doylestown and indicated the plan will have no impact on schools, traffic and property tax ratable. He then commented on a recent meeting with neighbors, where the plans were revised to implement the entire 8 3/4 acres of the site and provide a buffer at the rear of the building. The only pending item is the status of a Triple A building on a two acres parcel.

Ms. Stern Goldstein questioned if the 2 acres lot is considered separate. Mr. McElwee answered; the lot is considered separate and not required under the Subdivision land development plan.

Mr. McElwee concluded by stating the setbacks and bulk standards established under the C2 zoning district with assistant living being a conditional use have been met.

Ms. Hendrixson questioned if there are any plans to build on the open part of the site. Mr. McElwee answered; the total extent of the development is shown on the plans under the 8.3 acre portion of the site. Director of Development for Shelbourne Healthcare Group; David R. Ennis added a conservation easement is considered and offered to adopt a portion of the land to the township.

Ms. Hendrixson then questioned how the parking lots would join between the two parcels. Mr. Ennis answered; the existing driveway is the main access for the Triple A building, but remains a shared driveway for both parcels. An easement is located at the entrance of the driveway, but will have to be recorded.

Ms. Stern Goldstein noted on the plans submitted in 2006 there was an access easement proposed, but does not believe anything has been executed. Mr. Ennis added on the plans previously submitted it showed the property line between the Triple A building and the proposed site. Ms. Hendrixson then asked if there were plans to construct an additional driveway on to Easton Road. Mr. McElwee indicated there were no plans.

Ms. Hendrixson questioned if the first floor path near the dementia unit will be secured with an alarm. Mr. McElwee explained outside of the units will be a fenced walking area with six foot high walls. The entrance to the dementia area will be secured with alarmed doors and located near the concierge desk.

Ms. Hendrixson questioned the lighting along the parking area. Mr. Ennis explained in meeting with the neighbors the light standards will be at 10 feet high instead of 24 feet with no light pollution. Mr. Ennis then noted other neighbor concerns addressed, such as, the buffer along the area facing the residential back

yards is scheduled to be increased and supplemented, but a landscape ordinance will be needed. The location of the dumpster will be positioned where the building will block its view and muffle any noise from garbage pickup. He also noted from the previous land development plan the stormwater was over designed to accommodate resident's concerns with the understanding their contribution to the problem is minimal. Also, the Shelbourne are now able move the building closer to Route 611, so that it's further away from the neighboring residents. This was because of a legacy tree which needed to be preserved. However, it was declared non salvageable by the township's arborist.

Ms. Hendrixson's final question was if the site will be all public water and sewer. The applicants indicated yes, there will be a connection to the township's public water and sewage line.

Ms. Stern Goldstein questioned if the area near the deep swale is proposed to stay as per the residents' request. Mr. Ennis answered; the area will be undisturbed and the existing home will stay intact.

Public Comment:

Resident; Gordon Farabaugh of 321 Bunker Hollow Road questioned why have the dementia wing on the first floor. Mr. McElwee explained with a smaller parcel the site cannot be spread out to have the dementia patients on the third floor.

Resident; Kathleen Pokropski of 327 Bunker Hollow Road questioned if the applicants can place in writing that no further construction will be completed once the assistant living is built.

Ms. Stern Goldstein noted the applicant can provide a request in writing, but it's not required. The request can be placed as a condition of the land development process. However, under the current ordinance most of the area is either 100% or 75% protected, so there are limits of what they can disturbed by-right. Legally they are permitted to go 50% imperious based upon the net billable site area, which leave 7% imperious beyond what is shown on the plan. The township cannot require more than what is recorded in the ordinance.

Mr. Murphy indicated he is happy to provide the neighbors in writing that no construction other than the assistant living center is scheduled and provide a conservation easement for the township.

Mr. Salisbury questioned what will the use of the single story portion of the building. Mr. Ennis answered; the single story unit is where the memory unit and first floor utility space will be located. The township ordinance requires a one story addition is required in order to have a certain number of units under the C17 use. Mr. McElwee added if a 2nd or 3rd floor is added, it was provide more units than Shelbourne is comfortable with. A one story extension is planned, but Shelbourne is currently searching for the right architectural plans.

Resident; Gordon Farabaugh commented Shelbourne Group has done a wonderful job addressing the residents' concerns. He then questioned if and how were the trees going to be maintained. Ms.

Hendrixson responded; once the applicants begin the engineering process of the land development, they will address landscape issues. Ms. Stern Goldstein requested she be contacted once the landscape design is ready to be installed, so she may coordinate with the engineers. She then noted there are many forms of invasive species along the township. As a reminder, as part of the township ordinance all applicants are required to remove the invasive out of any area used as a buffer. She then suggested speaking to the property owner earlier than later to avoid neglecting the site and potentially harming trees. Mr. Murphy will speak with the sellers' attorney to have the invasive species removed as soon as possible.

Resident; William Long of 325 Bunker Hollow Road questioned if the proposed land development plan requires ANY variances. Ms. Stern Goldstein answered; the plan doesn't appear to require any variances. However, the township was not asked to perform a detailed review to date.

Adjournment

7:39 p.m.