

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

March 20, 2013

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Wednesday, March 20, 2013 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, Thomas Kelso and Edward Redfield. Also in attendance was Township Manager; Stephanie J. Mason and Board of Supervisor Liaison; Richard F. Colello

Absent: Township Planning Consultant; Ms. Judy Stern Goldstein. In Ms. Stern Goldstein's absence, Ms. Stacy J. Yoder, AICP was present.

Review of Minutes:

In the form of a motion by Mr. Redfield; seconded by Mr. Snyder the February 25, 2013 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion carried 3-0-1 Vote with Mr. Lowenstein abstaining due to his absence.

Public/Commission Comments:

Mr. Colello informed the commission on his decision not to vote in favor of the Delaware Valley College track expansion plan during the March 19th Board of Supervisors regular meeting. The plan is to reconstruct the existing track field into a multiuse track. Mr. Colello explained he disagrees with the college plans to have the proposed lighting stay on until midnight or later for games and practices.

Mr. Snyder questioned if time restrictions were included in the land development approval and if the lighting becomes a problem, will the township be able to control. Ms. Mason answered; no time restrictions were included and the township will have no control over how long the lighting can stay on. Mr. Kelso added since the lighting poles are located on New Britain township property, they will need to address any restrictions. Ms. Mason suggested anyone oppose should attend the New Britain Township meeting to voice their opinions.

Mr. Kelso commented he wouldn't have recommended the lighting plan if the applicants didn't need to seek approval from the New Britain Zoning Hearing Board. This section is not applicable in our zoning ordinance just SLADO. Due to the topic needing to be discussed in an open and more appropriate forum the New Britain Borough Zoning Hearing Board is the best place.

Pebble Ridge/Woodbridge 3m Planning Module

Ms. Mason provided the commission with the 3M Planning Module regarding the Pebble Ridge/Woodridge proposed public sewer connection and explained the process of the project. A presentation was conducted in the summer and fall of 2012 and studies have been provided for the last 15 years. Ms. Mason has met with the Department of Environmental Protection (DEP) who recommended a 3M Planning Module process. As per the recommendation,

the Board of Supervisors hired CK Engineers to prepare the module. Currently, we are waiting on the Bucks County Planning Commission review to be completed. Upon receiving all reviews, the Planning Commission is able to provide their recommendations prior to the 30 day public hearing. The final step will be Board of Supervisors' approval to have the planning module be forwarded to DEP for review and evaluation. The comprehensive plan addressed in the planning module explains where sewer problems are identified in older neighborhoods, such as contaminated soils.

Mr. Kelso questioned what is the actual fee charged to residents and is debt services associated. Ms. Mason answered; for the gravity sewer line, each resident will be charged approximately \$25,000 as per the assessment included in the feasibility report. Debt services will be decided upon approval of the project, where funding will be requested. Mr. Kelso suggested the debt services should be specified in the report. Ms. Mason reported with Pebble Hill Wilshire and Fountainville projects, Bucks County Water and Sewer Authority offered low interest loans for low pressure systems. The current recommendation will be for gravity systems. At this point, Ms. Mason is not sure if loans will be available. Also, Pebble Hill Wilshire qualified for community development block grant funds, which Pebble Ridge/Woodbridge community does not. However, the township's PWSAC has been in talks with legislators regarding funding and hopes a grant will be offered. Mr. Kelso commented it does make sense on a project like this to take on debt services and extend the costs over approximately 30 years.

A discussion ensued amongst the commission and Ms. Mason regarding how the cost of the homes will raise in value once the proposed public connection is approved and what actions the residents are currently undergoing to prevent their septic systems from malfunctioning.

Mr. Snyder questioned why is there a difference in data on the charts supplied in the Boucher & James, Inc.'s study. Ms. Mason clarified the Boucher & James' focuses only the Pebble Ridge/Woodbridge communities, which is approximately 200 homes up to 2008. In 2010 the PWSAC expanded the report to include adjacent areas along the township. Mr. Snyder commented with inaccurate data, the township may not be selling their argument well. Ms. Mason responded; when the soil maps are considered, it will paint a different picture. Mr. Snyder then questioned why the township can't locate malfunctioning septic systems. Ms. Mason answered; the 2008 study was a visual inspection, where Boucher & James walked the area and offered to show supporting pictures of raw sewage found during the inspection. Mr. Snyder then questioned what distinguishes a suspected and surface malfunction. Ms. Mason answered; other issues, such as plush grass and odor are considered suspected. Mr. Kelso added surface malfunctions are seasonal and difficult to place numbers on.

Mr. Lowenstein commented the study doesn't seem to provide a reason for the extension and suggested samples be provided. Ms. Mason responded; the data goes back to 1998 until 2008 and it will be too expensive to have Boucher & James conduct another study. Mr. Colello added once the engineering began, interceptors were needed along Delrun Road and DEP requirements states if a sewer pipe is to be placed along a community, an offer to connect must be provided. Mr. Kelso clarified the second class township code states an order can be placed to have a resident connect to a sewer system. Mr. Colello explained in order for the pipe to be installed a resident is required to participate because of the engineering, which is why the study shows a difference in the number of homes.

Upon a discussion amongst the commission and Ms. Mason regarding the requirements and goals for a public sewer connection, Mr. Kelso commented the proposed 3M Planning Module is precise and fits the township's comprehensive plan. He concluded by stating there doesn't seem to be any issues related.

In a form of a motion by Mr. Kelso; the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors submit the 3M Planning Module created by CK Engineers to the Department of Environmental Protection (DEP) for review and evaluation.

Mr. Snyder questioned if the proposed sewer connection will be bid by multiple companies and how will the township make sure it happens. Mr. Kelso answered at least a dozen bids will be received. Ms. Mason added; most likely the BCWSA will finish up the design, then a bid package will be prepared and submitted.

A discussion ensued amongst the commission and Ms. Mason regarding the bidding and sewer connection process.

Mr. Snyder questioned if repaving of the roads will be included in the resident's bill. Ms. Mason answered; that patching the roads will be completed as part of the project. Repaving will need to be considered by the Township. This may take place but would happen because there is a problem with the storm sewer pipes that exist they are deteriorating. Mr. Kelso clarified repaving will be completed consistent with the roads with no overlay. Responsibility of costs will be determined upon the final amount of a bid being determined to include repaving or not. Ms. Mason concluded by explaining, once the planning module is submitted to DEP, it may take an additional two years before the construction will take place.

Mr. Kelso's motion was seconded by Mr. Redfield.

Motion carried 5 to 0.

Items for Discussion:

A memo from the Chairperson of the Doylestown Township Planning Commission

Ms. Hendrixson handed out her March 20, 2013 memo for commission's review. The memo provides recommendations on how the Doylestown Township Planning Commission can utilize their free space in schedule by reviewing township's maps and determine areas for zoning updates.

Mr. Lowenstein questioned the status of Township Solicitor; Jeffrey Garton's preparation in changing the classifications of the Street Hierarchy ordinance. Ms. Mason will contact Mr. Garton to provide an update.

Mr. Kelso suggested if Assistant Township Manager; Sandra Zadell can look into the economic development initiative. Ms. Mason offered to have a presentation be conducted at a future planning commission meeting. The commission agreed.

A discussion ensued amongst the commission on how they can connect with other municipalities to complete projects.

Mr. Kelso commented something needs to be looked with the zoning ordinance as it applies to commercial development, such as tree requirements. Ms. Mason agreed.

Mr. Lowenstein questions would there be any advantage in reviewing the townships maps be included under the ordinances. Mr. Kelso stated when placing someone's property on a map, it's restricting the property for one year

from developing. There will be an obligation for one year to acquire a property or not, which will create a burden as per ACT 247.

Upon the commission's review of the memo, Ms. Hendrixson concluded by requesting the commission pick their topics and contact Ms. Mason so it may be included on the agenda.

Adjournment: 7:58 p.m.