

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

June 24, 2019

The Doylestown Township Planning Commission Work Session was held at 7:00 p.m., Monday, June 22, 2019 at Meeting/Activity Trailer, 425 Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members; George Lowenstein and Ted Feldstein. Others in attendance included, Township Manager; Stephanie Mason and Board of Liaison: Richard Colello.

**Absent:** Township Planning Consultant; Judy Stern Goldstein and Member; Thomas Kelso. In Ms. Stern Goldstein's absence, Michael L. Beuke of Boucher & James, Inc. was present

**Review of Minutes:**

In a form of a motion by Mr. Lowenstein, seconded by Mr. Feldstein the May 28, 2019 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion Carried 3 to 1 with Mr. Reppa abstaining due to his absence.

**Public Comment:** None

Ashbridge at Furlong f.k.a. Pavilion at Furlong – Continued Discussion

David Polatnick, AIA of PZS Architects, LLC presented the Ashbridge at Furlong four story sketch plan as addressing the concerns of height to note one side of the building will be three stories and the mechanical area below grade. Upon showcasing the renderings, the proposed building is slightly bent to become further away from the road and installed below grade. Issues include, cutting across the grade, which causes additional disturbance. However, the proposed bent orientation of the building and having the main access parallel to the grades makes the most sense.

For the three story sketch plan, the building was expanded. However, due to the unit count and amenity spaces, the building will become longer. As a result, more area will be taken. Specifically, each portion of the three story building will be 300 feet from the center, for a total of 600 feet.

Ms. Hendrixson questioned; if the three story building will sit similarly with the grades. Mr. Polatnick answered; the grade will go down at a corner of the building and will feel like two stories.

Mr. Reppa questioned; what the difference of the building's distances between the rear property line is. Mr. Polatnick answered; The three story will be 70 feet closer to the rear property line, but still within the required setback. Other areas show 140 and 200 feet from the property line.

Resident: Chelsea Paskman of 125 Rogers Road questioned the distance of the retaining wall. Mr. Polatnick answered; there are no changes to the distance of the retaining wall on either building option. The goal is not to have additional disturbance. Overall, the taller building will have less disturbance and the shorter building will have more.

Ms. Hendrixson questioned the status of the interior travel distance for residents. Mr. Polatnick answered; the smaller building will have a longer travel time. He continued; the applicant prefers to move forward with the four

story building, but prepared to move forward with the three story building, as per the Commission's request. Both options will work with the Township's building codes.

Ms. Hendrixson requested clarification on the retaining wall and walkway. Mr. L. Scott Mill of Van Cleef Engineering Associates clarified; the walkway will be graded away from the back of the building with positive drainage and a swale for drainage around the building. The retaining wall will be dual tiered with the highest point at ten feet with another six feet towards the lowest. The grade will drop as the wall drops in height. In total the retaining wall will be twelve feet directly behind the building. The grade will be the same for both building options.

Ms. Mason questioned; what the view from Old Nursery Way would look like. Mr. Mill answered; most of the trees will be preserved and adding supplemental shrubs. The applicant will also work with Judy Stern Goldstein in removing non-invasive species. Depending on the impact, will determine the amount of buffer needed.

Ms. Paskman questioned; what level of the three story building will be seen. Mr. Mill answered; the entire lower level will be shadowed. In addition, the area will be heavily landscaped, where are some areas the view of the building will be blocked.

Ms. Hendrixson commented, she is in favor of the angled building, where it responds better to the roads and more attractive to the street. Mr. Mill added; the orientation of the building will assist in screening with landscape and the distance will not be imposing.

Mr. Reppa questioned; has the parking or access changed with the new building shape? Mr. Mill answered; at this point, the parking lot configuration is the same. However, depending upon the length of the building will determine the access road and impact the lower parking lot. The loading area will remain behind the building and hidden by the retaining wall.

Mr. Colello questioned; how tall the building will be in feet as compared to the township's ordinance. Mr. Mill answered; around the building will have the same elevation. Not until the retaining wall area will the change of elevation be seen. The building height is determined from the mean grade to a mid-point between peak of the roof and the gutter line. Mr. Polatnick added the original four story is approximately 55 feet tall and the three story at 45 feet. Mr. Benner indicated the township's requirement is 50 feet. Mr. Mill added; if the four story building is preferred, the height of 55 feet will be improved upon based on how the building is designed by possibly having a shallower pitch.

Mr. Reppa questioned; will the building have utilities located on the roof. Mr. Polatnick answered; for each unit, a through the wall unit will be used. On the single story portion of the building there will be some mechanical equipment. If a roof top unit will be considered, a flat section will be created to place mechanical units with screens to keep the slope look of the roof intact.

Upon showing renderings of the four story scheme, Mr. Polatnick explained; the architecture will be same as previously presented and overlay onto the existing building surroundings. The current scheme shows the plans at scale and how it sits onsite. Project Architect; Justin Nemshick of PZS Architects, LLC explained; everything on the building grade will be dropped down from the retaining wall. The existing grade remains to show how the building is being lowered into grade and from street view. From the Rogers Road entrance, the building is approximately 600 feet away and all the new trees from the road will be at approximately 15 feet when planted.

Ms. Mason questioned; is the terrace to be landscaped? Mr. Mill indicated no, where from Rogers Road there is a consistent slope with a small flatten area to accommodate parking and pump station. The last 100 feet will take on existing grade. The berm will be in the front at approximately 276 feet. Once raised approximately four feet above existing grade, it will create a screen along Rogers Road to the building. The elevation from Rogers Road drops to 288' and at another area 268', which is approximately 20 feet.

Mr. Polatnick explained the three story scheme as shown with trees approximately 15 feet tall from the intersection of York and Swamp Roads. The retaining wall will come through and hide part of the lower level of the building. The slope is located along a higher elevation off Swamp Road at approximately 20 feet. The three story scheme will have a bigger footprint to account for units at grade in some areas. Second and third floors will have units with the same aerial view locations. Finish grades will be the same on both buildings at 300 feet. The street views will have buildings coming down one story and with the building longer in length, there is some difficulty in breaking up units.

Stone will be applied along the base of the building with details around windows. To break up the facade, stone and brick will be incorporated up and down the building. All walking paths will begin from community space only, such as the dining area. The three story scheme also allows for a steeper pitch to the roof than the four story scheme.

Upon viewing video renderings of the proposed site, a discussion ensued regarding how the site will compare to other buildings and hotels in Doylestown. Mr. Benner requested guidance or if additional information is needed to move forward with the proposed plan. Ms. Hendrixson responded; by angling the configuration and addressing the bulk of the building, concerns were resolved successfully. The plans also offer a large buffer from Rogers Road. As per the building, Ms. Hendrixson is in favor of the three story building option. Mr. Reppa concurred and preferred the building be longer and lower, where the vegetation will assist in screening the building and cause less impact towards the adjacent community. Mr. Benner indicated, upon speaking with Mr. Grasso, although he favors the four story design, he's prepared to move forward with either design the Commission prefers.

Ms. Mason explained; with the stipulation agreement, only the Board of Supervisors can amend the stipulation. The Commission can recommend specific sections be addressed. In terms of the Commission's recommendations, if the stipulation should be modified and noting what specific sections to address, all amendments will remain in effect for Board consideration.

Mr. Lowenstein noted; the stipulation agreement allows the Commission to view the plans prior to redrafting and suggested submitting a recommendation for Board approval to move forward with the plan based upon previous discussions and once additional details, such as age restriction are viewed during the stipulation amendment process.

Upon an explanation from Mr. Benner regarding the untraditional land development process when including a stipulation agreement, he requested the Planning Commission make a recommendation the Ashbridge at Furlong subdivision land development plan be approved by the Board of Supervisors to include having amendments to the stipulation agreement amended without court approval.

Mr. Colello suggested that the next step is to provide the Planning Commission a final preview of the plan noting all final amendments, prior to meeting with the Board. Mr. Reppa concurred and indicated the applicants are on the right track, but details need to be spelled out and summarized for a final preview.

Mr. Benner confirmed the final stipulation plan for review will include preliminary grading, area dimensional bulk and amenities. However, it will not include the same level of engineering under the final stipulation plan, which will be presented at a future time. Mr. Lowenstein requested a list be created outlining what the applicants have agreed to address. Ms. Hendrixson added; to amend the stipulation, it will need to reflect the proposed subdivision land development plan and include details, such as sewer, density, walkability and amount of parking. Once the list and revised plans are presented, the Commission will be prepared to make a recommendation. Mr. Benner agreed and suggested instead of formatting the stipulation, a memorandum be created noting items the applicant has agreed to complete prior to adding onto the amended agreement.

A resident questioned pertaining to the setbacks along Swamp Road, will a dedicated right of way be considered to allow a future right hand turn and not have an impact on setbacks or with new building concepts. Mr. Polatnick answered; there should be no impact with the building being further away than with the commercial retail plan.

Ms. Paskman questioned; can the exit onto Rogers Road be address to only allow vehicles make a left turn and travel out onto York Road. Ms. Mason answered; at the May 28<sup>th</sup> meeting, Traffic Engineer; Matthew Roth agreed to consider the left turn onto Rogers Road and will be noted on the applicant's list under the memorandum offered by Mr. Benner.

In the form of a motion by Mr. Reppa; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors move forward with the Ashbridge at Furlong f.k.a. Pavilion at Furlong Subdivision Land Development Plan noting a three story building concept with foot print and angles as presented.

Motion Carried 4 to 0.

**Adjournment:**

Hearing no further business, the June 22, 2019 Doylestown Township Planning Commission Regular meeting was adjourned at 8:11pm.