

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

**Regular Meeting – held via Zoom**

**January 25, 2021**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, January 25, 2021, this meeting was held via Zoom. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Chairman; Gregory Reppa, Vice Chairperson; members Tom Kelso; Ted Feldstein and Jill Macauley. Others in attendance included Township Planning Consultant Judy Stern Goldstein; Jen Herring & Nancy Santacecilia, Board of Supervisors Liaisons; Sinclair Salisbury, Director of Code Enforcement and Stephanie Mason, Township Manager.

**Reorganization**

On motion if Mr. Kelso he nominated Ms. Hendrixson to serve as Chairman and Mr. Reppa to serve as Vice Chairman. Seconded by Mr. Feldstein the motion carried unanimously.

**Review of Minutes**

On motions of Mr. Reppa, seconded by Mr. Feldstein the December 16, 2020 minutes were unanimously approved, with Mr. Kelso abstaining.

**Public/Commission Comments/Participation**

No Comment

**280 North Broad Street / Arcadia Land Company**

Reminder there is a joint meeting on Thursday, January 28, 2021 at 6PM with Doylestown Borough Planning Commission.

Ms. Mason indicated that information will be sent to the Committee on Tuesday.

There was a question about the proposed number of units that was discussed previously set at 150 to 180.

Mr. Reppa did indicated that he may have an outside conflict as his former employer is on the board of Acadia the developer for the project. It was agreed that if and when an official plan is submitted, the Township Solicitor will comment on Mr. Reppa's concerns and determine whether there is a conflict and whether he will need to recuse himself during the discussions, however at this time is it all conceptual.

He did have a question on the parcels and the location of where the boundary of the Township and Borough. Ms. Goldstein explained where that boundary line lies.

Ms. McCauley asked if dual properties sharing Borough / Township borders is common and if there were a lot of them in the Township. It was indicated that there are not a lot but this is not the first time that the Township has dealt with situations like this one. Delaware Valley University is commonly know that the border between New Britain Borough and Doylestown Township runs at an angle through the campus

where various land development projects over the years have had to go before both Borough and Township for discussion.

Mr. Kelso indicated that this is legislative since there is a zoning change or some sort of overlay needed, he does not believe there should be a concern to rush on evaluating this proposed project. The Planning Commission should review and address all concerns in terms of the project. He indicated that this type of use is missing in our community however, he tends to be more concerned about the future development of the County property or other properties along the 611 corridor and we should not be in a rush for such density.

Ms. Santacecilia raised concerns about fire and who would respond if there were fire in the access. Ms. Mason indicated that this area would be served by the Doylestown Fire Company as they serve both the Township and the Borough. During an official land development and review the Fire Marshal would be reviewing such plans, in the past other properties have had emergency access points to the property in addition to their main access.

There was a question about the fact that Mr. Stone talked at the last meeting about Texas Donuts and interior parking garages. Ms. Goldstein asked Ms. Mason to share those links with the Committee.

There was discussion regarding the possibility of high impervious and net buildable and the limited open space being proposed.

Mr. Reppa requested Ms. Goldstein to identify the current allied density and major uses in the current zoning district.

Ms. Goldstein enumerated the usages that are permitted and those by special exception in addition to the 40% impervious as well as the height and dimensional requirements.

Ms. Santacecilia indicated that she was speaking with at Borough business who expressed concern for limited business opportunities if more housing is constructed.

Ms. Goldstein commented that although this property is in the Township to the outside world it will appear as though it is in the Borough however the Planning Commission needs to evaluate its impact.

#### **Subdivision and Land Development Ordinance ALDO and Zoning Ordinance Amendments**

Mr. Kelso indicated that it appears that the information provided meets with the drafts that the Planning Commission worked on and therefore recommends approval of both the SALDO and Zoning Ordinance to the Board of Supervisors as submitted. Mr. Feldstein seconded the motion. Being no further discussion the motion carried unanimously.

#### **Bucks County Property**

Mr. Kelso asked if we had heard any additional information from the County.

Ms. Mason indicated that she believes they are in the process of preparing a request for innovation and that prior to that document going out that it would be shared with the Planning Commission.

Mr. Kelso commented that he hopes that the County will not give false expectation on a fishing expedition and hopes that the Planning Commission role can focus with the Bucks County Planning Commission and share the information with the Board of Supervisors.

Ms. Herring commented that she felt that it was not well put together and who's going to get involved on the project.

Ms. Santacecilia believes recreation attraction at that location could be beneficial to the community.

Mr. Kelso suggested obtaining a copy of the latest County Master Plan for this site.

Mr. Kelso also raised concerns about facilities on this site and how they integrate with existing trails and the recreation facilities in the area.

It was understood that this is a key facility for the County and that they may have a need to sell at some point in the future.

Ms. McCauley likes the idea of the RFI, she likes the pushing and thinking outside the box, it is very interesting. However having something tangible is important.

Ms. Santacecilia indicated that perhaps the County and the township could work in obtaining something from DCED. An economic development similar to Lehigh or boutique medical facilities.

Ms. Goldstein indicated that Ben Franklin Learning Center is an innovation center which is subsidized in the Bethlehem / Lower Saucon area.

Ms. Hendrixson indicated that the office park in Warrington Township off of Kelly Road has a number of laboratories where chemical and engineering chemical research is being done. Perhaps something like that could go there.

Mr. Kelso commented that the biotech center in Buckingham Township has been very successful and it small on a few acres.

Ms. Santacecilia said that the biotech center is now working with the Central Bucks School District in leadership development.

Ms. Hendrixson indicated that she needs to work on the presentation to the Board of Supervisors.

Mr. Salisbury indicated that he appreciated the work of the Planning Commission on the cleanup ordinance and as someone who works with codes daily he appreciated their input.

Mr. Kelso asked if we had received anything from the Grasso Tract. Ms. Mason indicated no.

Ms. Hedrixson indicated that the EAC and representatives from the Bike/Hike have been invited to join the Bucks County Planning Commission on the trail work that they are doing, for the Nesahaminy Greenway – Almshouse Road to the Dark Hollow Dam area in Warwick Township. She believes that it would be prudent for the Planning Commission to also work with the EAC on various open space that may come through for example, the proposed 60 Meetinghouse project. She spoke with them about that

property and they are looking to have it become a woodland and native plant garden area. Question on whether the Township takes spaces like that or the HOA.

Mr. Kelso indicated that it should be rolled into part of the review process and that those types of facilities typically the HOA documents require that the maintenance of the piece is usually addressed with the appropriate financials set up for the HOA as well.

Ms. Santacecilia indicated that the knowledge of what happens to those open spaces such as basin in her neighborhood and maintenance costs for the Township becomes a concern.

Ms. Goldstein indicated that the development and each piece of ground is typically unique, they are not all equal and each one needs to be evaluated as it goes through the land development and subdivision process. She believes her office could be helpful with issues with each as they occur.

Ms. McCauley asked if the Heritage Conservancy wants those lands. It was indicated that without a significant endowment they don't.

Ms. Santacecilia said that small parks and open space areas tend to end up being for the HOA and nearby neighbors don't always have the opportunities to utilize them.

Ms. Goldstein indicated that the Mennonite Church on Sandy Ridge has put in a playground that they have opened up to the neighborhood as a small park at no cost.

Ms. Herring inquired about the Green Points Ordinance and the use of it and indicates that not many are seeing it.

Ms. Goldstein indicated that although a good ordinance the discounts that apply, some of the builders she has talked to find it to be more of a hassle and just do the improvements on their own.

Ms. Hendrixson thought that some of the auto dealers would benefit with solar panels over their parking lots, but again not necessarily appealing.

Mr. Salisbury indicated that in the last year three application for residential uses have did take advantage of the ordinance.

Ms. Santacecilia inquired about EV Chargers. Ms. Mason indicated that something the EAC is looking into as well. Our Special Projects Coordinator is reviewing options as well. Possibly having one in the park could be beneficial, it was indicated that the Grass Tract when they were going through amended stipulation process offered to have EV Charging Station.

Mr. Salisbury reminded the Planning Commission that the requirement for the number of parking spots for businesses could be diminished by specific spaces for charging stations. He also commented on whether or not clean energy was truly being used to service the EV Charging Stations.

Someone indicated that there may be grant opportunities in the fall that the Township could look into.

Being no further business the meeting adjourned at 8:05PM. The next regularly scheduled meeting of the Planning Commission is scheduled for Monday, February 22, 2021 at 7PM.

Respectfully submitted,

Stephanie J. Mason  
Township Manager