



Board of Supervisors

Regular Meeting

Minutes

425 Wells Road
Doylestown, PA 18901
215-348-9915

<http://doylestownpa.org>

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Tuesday, June 16, 2026

7:00 PM

Community Meeting Room

Board Members in attendance: Jennifer V. Herring, Chairman; Barbara N. Lyons, Vice Chairman; Dan Wood, Judy Dixon and Christina Maida.

Township Staff in attendance: Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Charles Zeigler, Chief of Police; Lauren Gallagher, Township Solicitor and Damon Drummond, Township Engineer. Absent: Andrea Mergner, Assistant Township Manager

7:00 PM REGULAR MEETING

Pledge to the flag – after the Pledge Ms. Herring welcomed everyone to the meeting.

PRESENTATIONS

Boards and Commissions Presentations

Veterans Advisory Committee – Chris Suessenguth, Chairman gave an updated-on role of the of the VAC and what the VAC does throughout the year. They get the community involved in supporting, recognizing and honoring veterans and their families. They continue to collect money for the flag pole at the new Community Recreation Center, \$25 per inch of the flag pole can be purchased in honor of a veteran, once completed the veterans names will be honored on a plaque. Flag Retirement Container Project, VAC is working with students from MBIT designing the container which will continue next school year. Once complete it will be placed outside of the Township Building, where people can properly retire flags that are no longer in use. They held a Veterans Outreach, many veterans attended, Matt Allen, Director Bucks County Veterans Affairs spoke on benefits for veterans with and without health issues. The Board of Supervisors and the VAC participated in the 150th Memorial Day Parade, large crowd and great weather. Working with the Board of Supervisors, elected officials and the governor, the two Roundabouts at South Main Street were named for Gold and Blue Star Families. On July 1st a local scout group is doing a flag raising ceremony prior to the concert.

Zoning Hearing Board – Bill Lahr, Chairman commented that this has been interesting year compared to previous years. So far this year there have been 19 hearings, just a little under the amount in previous years. Accessory Family Apartment has dropped due to the revision of that ordinance. Mr. Salisbury has been a big help to the ZHB by making sure applicants complete the applications, so they contain accurate information. One goal of the ZHB is to not deny applications if it is not necessary, they try to help the applicant. He can't believe that he has been on the ZHB for 30 years.

Human Relations Commission – Robert Ordan, Chairman relayed that the commission is trying to engage and collaborate with as many people and groups as they can to make Doylestown the most welcoming place possible. Ms. Herring and Ms. Mason attend the meetings, the Commission has taken the ball and are trying to do the best they can. They are attending the Pride Block Party, Juneteenth at Still Rising Farm and are collaborating with the Bucks County HRC. They are looking for sponsorships from elected officials to help offset the events they want to do. They have received an application from a student to be a youth representative on the Commission. Their first event was Gather for Good has about 40 people in attendance, engaging discussions and getting people to talk to each other. They have talked about neighborhood events have people meet in driveways to meet and talk, block parties. Human Library – check out other people to talk to and get different viewpoints. They would like to engage with the school board, high school & elementary school students, history of women in leadership roles in Bucks County. The common theme is that people talk to each other. The more welcoming the community is the better for all.

Park & Recreation Board – Blythe Kelly, Chairman this year's focus for the Park & Rec Board has been on the Wayfinding sign project, this year's events and setting new goals. Their primary purpose is to support the Parks & Recreation Department, event planning, volunteering and fundraising for our beautiful parks. Summer Concert Series opens tomorrow and will run every Wednesday evening through August 12th. The pilot Wayfinding sign will be installed in Central Park near the Comfort Cottage, it is user friendly map showing all amenities and their locations, trails and connections. QR Codes provide easy access to detailed sections of the map, and link to Doylestown Township & Park and Rec websites. The plan is for additional signs for each of our parks. Upcoming events Fido Float 9/12 @ Fanny Chapman Park; Food Truck Festival 9/20 from 1 – 5 in Central Park; Annual Golf Outing at Commonwealth National Golf Course 10/5, registration is now open they are actively seeking sponsors and golfers. They are planning their annual Santa Event 12/12 in the Community Recreation Center, this free event includes Mr. & Mrs. Claus, cookies, hot chocolate, crafts and holiday music. The Park & Rec Board is also collaborating again this year with the EAC, we look forward to joint efforts for future events. Friends of Kids Castle are fundraising once again this summer for ongoing improvements. To purchase engraved bricks or sponsor visit savekidscastle.org. Efforts are paying off, the CRC is thriving and the sports courts are full, USTA has stated that the court lighting is working very well. Kids are off their phones and playing pickleball after school and at night. The Park & Recreation Board acknowledged the hard work of our Township Parks Maintenance Staff, they keep our parks beautiful and safe. She also thanked the Board of Supervisors, Township volunteers and sponsors for their continued support.

Ms. Herring stated that she and the Board are grateful for our volunteers, they put in time, work hard and love this community.

Ms. Lyons mentioned that Ms. Jones, Director of Parks and Recreation, gave her some flyers for the golf outing, see her if you would like one to sign up for golf foursome or sponsorship.

Public Comments - Agenda Items Only
None

ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, July 21, 2026 at 7:00PM
- B. The Doylestown Township Municipal Building will be closed Friday, June 19th in celebration of Juneteenth and Friday, July 3rd in celebration of Independence Day.
- C. Doylestown Fire Company Community Meeting, Thursday, June 18th at 7pm in the Doylestown Township Municipal Building, Main Meeting Room. All are welcome to attend and be a part of the conversation.
- D. Save the Dates for these Special Events in 2026:
 - **The Thompson Performing Arts Series** in Central Park begins June 17th at 7pm with Stevie Mac continuing every Wednesday through August 12th. Please find the 2026 complete line up at www.doylestownrec.org
 - **Start Marking Your Calendars for Fall:** Gather for Good 9/3, Fido Float 9/12, Fall Food Truck Festival 9/20 and Annual Golf Outing 10/5.Information for these events and more can be found in the Summer Program guide sent to residents' homes or by visiting www.doylestownrec.org
- E. Chapman Road Bridge Ribbon Cutting Wednesday, July 1st at Noon at the Chapman Road Bridge, off Pine Run Road.
- F. Keep up to date with Township News / Events – sign up for E-news at www.doylestownpa.org. E-News is sent out every Friday at 4:00PM.

MINUTES APPROVAL:

Regular Meeting – May 12, 2026 – On motion of Ms. Lyons, seconded by Ms. Maida, the Board approved the May 12, 2026 Regular Meeting minutes. The motion carried 5 – 0.

Budget Work Session – June 2, 2026 – On motion of Ms. Lyons, seconded by Mr. Wood, the Board approved the June 2, 2026 Budget Work Session minutes. The motion carried 5 – 0.

CORRESPONDENCETelecommunications Advisory Board – Equipment Tricaster

Ms. Herring stated that the TAB has asked for additional equipment, the Tricaster needs an upgrade, and they are looking to replace it. TAB has \$32,000 in their Equipment Capital Bank Account, the replacement cost is \$17,295.

On motion of Ms. Dixon, seconded by Ms. Lyons, the Board approved the use of \$17,395 to upgrade the Tricaster. The motion carried 5 – 0.

Ms. Lyons stated that as liaison to TAB, she wanted to commend Mr. Ebenbach, who does all the research and explains everything which is extremely helpful. We couldn't do this without him.

A Woman's Place – Sponsorship Request

Ms. Herring stated that A Women's Place is asking for our support, in the form of a sponsorship, there will be no funds coming from the Township. We are just offering support.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the resolution that Doylestown Township support A Women's Place for the improvements they need.

Ms. Mason stated that the Township will write a letter of support for their Local Services Grant.

REPORTSSolicitorCure for DATA Centers – Resolution

Mr. Clarke stated that there is a proposed curative amendment before the Board. We are beginning the Curative Amendment process for Data Centers. He explained that Data Centers are a lawful use in Pennsylvania, the Doylestown Township Code of Ordinances does not address Data Centers as permitted use and does not regulate them. When municipalities realize their ordinance is missing something or something invalid it is allowed to invoke a Municipal Curative Amendment process, giving the Township 180 days to develop and ordinance regulating Data Centers. During the 180 days no application for a Data Center can come in or be reviewed. When the Township passes the new ordinance relating to Data Centers, any applicants will have to comply with the new ordinance.

Aspects of the Curative Amendment Process: First, a municipality can only invoke it once every three years. If you invoke it this evening, you will not be able to do this process for three years. Second, if the process is begun, you must adopt the ordinance within 180 days.

There are two actions you can take if you wish to consider this, you can vote on them both at the same time: First is to make a motion to begin the Curative Amendment Process. Second is to adopt the resolution in your packet that states that we are taking the steps to invoke the Curative Amendment Process.

On motion of Ms. Lyons, seconded by Ms. Dixon, for the Board to begin the Curative Amendment Process and adopt the resolution. There were some questions from the Board.

Mr. Wood inquired how this works with the definition of a data center, he can think of a dozen ways to name data centers. Mr. Clarke stated that this is one of the issues that a lot of municipalities are dealing with right now, warehouses may not be permitted, but a fulfillment center is not regulated. Part

of this process will be to come up with definitions for data centers, part of it will be for regulations distance from residential properties. One thing municipalities are concerned about is a blanket prohibition on data centers or any sort data generation may prevent a small business from having something that qualifies under that definition. By invoking this you have 180 days to review and make determination of what the ordinance will look like.

Ms. Herring stated she is curious about the process, we can only do this once every three years. If there is an issue where someone has another use not specifically identified in our zoning, we wouldn't be able to have this process. Mr. Clarke stated that the curative amendment process would not be able to be used, you would have to look to adopt an ordinance.

Ms. Maida inquired if the 180 day period is only to adopt something related to data centers or if there are other things we could add? Mr. Clarke stated that this is limited to data centers.

The motion carried 5 – 0

Township Engineer

No Report

Police Chief

Chief Zeigler reminded everyone that school is out on summer break, kids are out on their bicycles and E-bikes, please understand the rules and regulations the state has for these bikes and the Township Ordinance regarding these bikes. Make sure the children are aware of the rules of the road for everyone's safety. If anybody has questions, please on any of these topics please contact the Police Department we have plenty of information to give you.

Dir. of Operations

2026 Road Program Change Order #3

Mr. Tomko stated that this is a minor change order, there was additional material installed for base repair in the amount of \$3,197.20. He asked for the Boards approval.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board approved the 2026 Road Program, Change Order #3 for Bray Brothers Inc in the amount of \$3,197.20 for leveling course.

Community Recreation Center

Skepton – Change Order #17 Credit for Landscaping Materials

Mr. Tomko stated that this is a credit from Skepton Construction on their contract, for dead landscaping plant material & site restoration totaling \$10,000.00. The Township Public Works Department will replace that material.

On motion of Ms. Dixon, seconded by Ms. Lyons, the Board accepted Skepton Change Order #17 for a credit of \$10,000. The motion carried 5 – 0.

US Solutions – Court Lighting Change Order #11

Mr. Tomko stated that this change order is for some additional circuitry needed for the sport court lighting, material & labor in the amount of \$1,629.83. He asked for the Boards approval.

On motion of Ms. Lyons, seconded by Ms. Maida, the Board approved US Solution, Inc Change Order #11 in the amount of \$1,629.83 for labor & material to install sport court lighting controls. The motion carried 5 – 0.

2026 Tree Pruning & Takedown – Award Recommendation

Mr. Tomko stated this item covers tree trimming throughout the parks and open space. Five bids were received, the apparent low bidder is ATS Tree Services LLC in the amount of \$17,748.90. He is asking for the Boards approval.

On motion of Ms. Lyons, seconded by Ms. Maida, the Board approved the 2026 Summer Tree Pruning & Takedown contract to ATS Tree Services, LLC, Perkasi, PA for total base bid total of \$17,748.90. The motion carried 5 – 0.

Ms. Lyons made the comment to the audience that she knows it seems like they are just going through these agenda items quickly. She wanted everyone to know that the Board gets packets of all the items ahead of time and read it. We are just trying to move things along.

Kids Castle Camera Project

Mr. Tomko stated that he mentioned this item at the Budget Work Session to use some of the funds remaining in the Parks & Recreation Parks Improvement Project. We will be hardwiring Kids Castle with the four Kids Castle Cameras. Mr. Schea, Facilities Manager, the estimate cost will be \$5,000.00 in material. Labor to be done by Parks Public Works staff. He asked for the Boards approval.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the Public Works Facilities and Parks staff purchase material, estimated at approximately \$5,000.00 to hardwire the four (4) Kids Castle cameras. The motion carried 5 – 0.

Ms. Herring inquired what we would be doing with the solar powered batteries? Mr. Tomko stated that they would be kept in stock for future use. If at some point it is determined they are not needed, he will come back and ask the Board for approval to sell them at auction.

Municipal Complex Rekeying

Mr. Tomko stated that over the last 10 years we have been building and have a hodgepodge of keying systems. Mr. Schea checked pricing to have one manufacturer for a Master A key for the Police Department that would open everything, in case of emergency. Ms. Mason and department heads would receive a master key for their areas as well. Mr. Schea researched and requested proposals. We received two written proposals and one verbal. Mike's Lock Shop in Warminster, PA for \$9,939.90. He asked the Board for their approval.

Ms. Lyons inquired if we have worked with them before, it is substantially less than the others. Mr. Tomko stated that Mr. Schea has done his homework & asked the right questions, they are a qualified lock company, and Mr. Schea is comfortable with them.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the awarding of the campus rekey project to Mike's Lock Shop, Warminster, PA in the amount totaling \$9,939.90.

Township Manager

Nothing to Report

Supervisors

Ms. Maida – shared that the Pension Advisory meeting 6/8 was cancelled, the next meeting is scheduled for 7/13 at 4:30pm. There is a vacancy on the Finance Committee, if you are interested let us know.

Ms. Maida attended the HRC's Gather for Good and was excited to learn that many people are interested in block parties, two weeks ago her neighborhood had a block party. It's very easy to get a permit, police drop off barriers so the street could be closed, it was potluck style and it was wonderful to see four generations of Doylestownians all in one place.

She wished everyone a happy Pride and Father's Day.

Ms. Dixon – stated that she was honored to attend the ribbon cutting for the New Britain Road Trail along with Supervisor Wood and her grandson, who had his helmet on and his minibike, lots of fun, beautiful day, it was nice to see residents from Morgan Hill in attendance.

PWSAB – they talked about implementing the 537 Plan for the two affected areas, Buttonwood Neighborhood and South 611 Neighborhood, what it would look like. BCWSA will do the actual planning in detail, they will attend the next PWSAB meeting in July. More information will be in the Newsletter and on the website. They also discussed the private well testing, they hoped to get 100, 93 wells were tested, selected at random, the testing is currently being done, they will be notified of the results. There will be information on the results at the July 16th PWSAB meeting.

EAC – at last week's meeting they had a guest who wanted the EAC to look at an ordinance that was adopted by Lower Marian Township to get rid of gas leaf blowers because of the pollution level, equivalent to driving 1,100 miles. The EAC is looking at that, they will also have a table at the concert tomorrow night, Stevie Mac, lots of excitement for this concert.

Bike/Hike – met this morning, the engineer and lawyer as well as the maintenance manager and club manager from Doylestown Country Club were in attendance, regarding a subdivision for a parcel of Country Club's property located near the Pump Track on East Road and Chapman Park. They also discussed the work being done along the Pebble Hill / Green Street easement put there for an upcoming Bike/Hike trail.

There is a new safe cycling video in the works, geared towards kids, that will be distributed via YouTube. Pine Run 2 trail that would be along the bottom of the Pine Run Community is inching forward. Meetings are continuing. We are looking at trail maintenance along Iron Hill Road and Sandy Ridge Road.

Ms. Lyons inquired about the YouTube video, is it on all cycling or is it specializing in electric bikes.

Ms. Dixon stated that it's going to be geared to children, they are looking for a fun approach for children as well as a way of distribution this is catchy on YouTube with the potential of being passed around. They have enlisted a woman who is very successful in that realm.

Ms. Lyons stated that the Telecommunications Advisory Board was also thinking of a fun video going forward. We don't want to have a duplicate effort.

Ms. Mason stated that a meeting is being coordinated with representatives of Bike/Hike and TAB to bring everyone together for discussion on a video.

Mr. Wood – thanked the Chief for talking about bikes in summer. It is serious, please keep an eye out for bicycles and electric bikes and cyclists keep an eye out for cars and people.

Planning Commission – he stated that he did not have a lot to add it is on the agenda tonight. The Accessory Dwelling Units Ordinance and 651 Shady Retreat Road property were discussed.

As Ms. Dixon mentioned he was at the opening of the New Britain Road Trail. He also spent time working on the Native Plant Garden, they have really done a lot of work. Check it out if you get a chance.

He wished Happy Father's Day to everyone.

Ms. Lyons – pointed out that we all want to be respectful of cycles and folks on our roadways. Please remember that the cycles don't always respect the rules of the road. If you are approaching a stop sign and see a bicycle, don't assume they are going to stop even though they are required to do so.

Ms. Lyons – stated that we owe Chris Suessenguth big thanks for organizing the parade and she is very proud that for the first time ever, the Doylestown Township Board of Supervisors marched together, with our own banner in that parade. We all had a great time.

She commended the Park & Rec Board; they are such a hardworking and creative group and the transition from the former director to Cortnie Jones the new Parks & Rec Director has been seamless. She also thanked the Golf Subcommittee because they are organizing the Golf Outing, communicating with Commonwealth, choosing food, raising money and acquiring golfers.

Ms. Herring – mentioned that our HRC is a brand new group, but they're doing phenomenal work, a group of volunteers that spend a ton of time doing things they are passionate about. It is appreciated. She stated that we have been told that we have one of the best HRC's in the region, she is very proud. She also wanted to report that several of the Board went to the Old Timers Dinner at the firehouse where they celebrated long standing volunteers of the fire company.

Ms. Herring spoke about Blue Zones Philosophy, looking at communities all over the world that have a large portion of people living past the age of 100, live healthy lifestyle in good communities.

Learning about that process and how we can make Doylestown healthier.

Happy Pride, having been raised by a gay man, she remembers in the 80's there was shame and stigma to being gay or even a family member. When you see the beautiful pride celebrations and rainbows, try to remember that pride is the opposite of shame. She wished everyone in the LGBTQ community a very happy pride.

She is also thrilled that we are recognizing Juneteenth this year honoring the fight for freedom that a third of the American population was deprived of for hundreds of years. Happy Juneteenth.

Her brother Mike is a New Yorker she stated that even though it is going to hurt, well done Knicks.

Mr. Wood stated that she did not have to do that. Ms. Lyons stated that there are three Villanova superstars on the team!

She also wished Happy Father's Day.

Resolution Supporting Protections from Discrimination Based on Sexual Orientation, Gender Identity or Expression

Ms. Herring also shared a Resolution with the Board supporting the states LGBTQ protections.

Currently, the federal and state governments do not explicitly offer protections for LGBTQ folks, it is by definition so it can change as administrations change. If the definition is not included, they lose rights. This resolution is saying that we want it explicitly stated in our state legislation LGBTQ+ people are one of the protected groups. She asked the Board for support.

Ms. Lyons – offered an amendment to the resolution identity. We want to pass a resolution supporting or directing the general assembly of the Commonwealth of Pennsylvania to amend the Pennsylvania Human Relations Commission to add protections for sexual orientation and gender identification. She feels that should go at the top, so whoever is looking at it knows what it is from the start.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the resolution with the following amendment, **A Resolution Urging the General Assembly of the Commonwealth of Pennsylvania to amend the Pennsylvania Human Rights Act to add Protections for Sexual Orientation and Gender Identification** as suggested by Ms. Lyons. The motion passed 5 – 0.

Ms. Herring also stated that this resolution should be sent to BACTO for their consideration, our State Representative and State Senator, to let them know that we are acknowledging this.

PUBLIC HEARING

Accessory Dwelling Unit Ordinance

Mr. Clarke requested a motion to open the Public Hearing.

On motion of Ms. Lyons, seconded by Ms. Maida, the Public Hearing for Accessory Dwelling Unit Ordinance was opened. The motion carried 5 – 0.

Mr. Clarke stated that the ordinance before the Board this evening amending the provisions of Chapter 175 Zoning Article 4 Use Regulations Section 16 Uses Enumerated at Subsection H Accessory Uses and further revising Chapter 175 Zoning for Elimination of a Special Exception and Inclusion to By-right Uses in all Residential Districts. The Ordinance before you deals with Accessory Dwelling Units, making an Accessory Dwelling Unit a by-right use and no longer by special exception. It will eliminate the restriction that the Accessory Dwelling Unit can only be used by a family member. It will make clear that it can only be 25% of the total floor area of the main structure and no more than two occupants will be permitted in the Accessory Dwelling Unit.

It has been duly advertised. It is ready for your consideration this evening. As this is public hearing, is there anyone who wishes to be heard on this topic?

Melissa Scott, Buckingham Township – inquired how large does a property have to be in order to get approval? Is there a limit on how small or how big it is?

Mr. Clarke stated that the Accessory Dwelling Unit will have to comply with whatever section there are in the Zoning Code with regards to setback and building coverage. It won't be something specifically about this use, but it will have to comply with the zoning ordinance for a particular property and zoning district. Some of the restrictions would be impervious surface, setbacks, 25% of total floor area, height and things of that nature. Size of lot will not matter as long as you can comply with all other items in zoning ordinance, it would be permitted.

Kelly Sarosky, Doylestown Township shared her concerns that this will be voted on tonight as she feels most residents are not aware of this. She feels this is a huge change, she stated that she purchased her 1 acre property for privacy and with this she could have a dwelling next to her property line. She is also concerned about the trouble her neighborhood is having with septic systems, sand mounds, trouble with wells. Will these issues be considered?

Ms. Mason stated that yes this will be considered, this is a use that has been family accessory dwelling and has always gone to the Zoning Hearing Board as a Special Exception. The chairman of the Zoning Hearing Board at the Board's reorganization meeting in January requested that this become a use by-right. Our Planning Consultant, Planning Commission, Bucks County Planning Commission have all reviewed the ordinance, it has been publicly advertised. All the restrictions that exist in the current ordinance are the same, the only difference is the definition that is doesn't have to be a family member. You can't build something new on your property, it has to be existing or part of your existing home and meet the required 25%. In addition, the Bucks County Health Department if there is an on-lot septic system, it has to be able to accommodate the additional dwelling unit/bedroom. All the restrictions we have had since 1988 when this particular ordinance was adopted – remain in place. Regarding on lot systems, you may have to get a new system for that dwelling or hook up to public sewer if available.

Ms. Sarosky stated that she heard a while ago that you could build a shed and later convert it into an ADU, she purchased her home to have distance from neighbors & with this ordinance they can build a rental unit closer, the Township should not worry about nonresidents of the Township. It was explained that this only affects current structures, no new construction can be used for ADU's. People can still build a shed, go through the process, Zoning Hearing Board, permitting etc. but, this ordinance to apply the structure must already be on the property, no new structures can be built for this purpose today. Part of the change in title from Family Dwelling to Accessory Dwelling is to allow caregivers not related to live close to their charges, people to live in an area where they may work but cannot afford to purchase a home. She does not like that they can also be used a rentals, she likes knowing her neighbors & all of a sudden, a lot of people don't know or get a chance to know moving in.

Mr. Clarke stated that what is important to note is that this has always been permitted by our zoning ordinance, been permitted by a process called special exception. A special exception is neither special nor an exception. It is a by right use, all you have to do is demonstrate that you meet certain criteria. The Zoning Hearing Board wanted it changed to a by right use, they were seeing applications for these uses that it didn't make sense to make people go to the Zoning Hearing Board when they met the criteria. This is not a new use, the ordinance has existed for a long time, one of the main changes is that the person living there does not need to be related. They used to be called Mother-in-law suites, now they are more caretaker suites for someone who is living on your property and taking care of you or an elderly parent. Short term rentals are not impacted by this ordinance.

Ms. Mason reiterated that this is pretty much what we have had for a very long time, the conditions and requirements are in the ordinance. The only difference is they will go to the Code Department, obtaining the proper permits instead of going to the Zoning Hearing Board. It is very expensive to go through the Zoning Hearing Board process.

Ms. Lyons stated that Ms. Sarosky would be surprised at how many people who already had in-law suites permitted now have tenants. It's been happening, she may not have been affected by it, she doubts she will ever be affected by it. This gives a homeowner the opportunity to have help when they need and it. Ms. Herring stated that there are many rental properties in the Township already, your neighbor may move out and could use their property as a rental property. Ms. Mason stated that out of the 6,000 properties in the Township only about 50 – 60 properties that have ADU's, they are not prolific.

Ms. Lyons also stated that it is the same thing if you needed extra money & had an extra bedroom you could rent that bedroom, we wouldn't know about it. What we are talking about here is making ADU's available without having to go through the zoning hearing process.

Ms. Mason stated that if a detached garage or barn is used as an ADU it has to **exist today**, it cannot be built in the future and used for this purpose. They may add to their existing dwelling, no more than 25% but they cannot build a new dwelling.

Stacy Yoder, Gilmore & Associates, Township Planner – as stated this is an existing ordinance, the only change is that it is no longer required to be a family member and it is by right, not by special exception.

Ms. Sarosky still has concerns and feels this was all of a sudden.

Mr. Clarke stated respectfully this was not all of a sudden, it was discussed at length at a Board meeting, the Board voted to advertise as required, it was advertised on two separate occasions, it went to the Planning Commission, and the Planning Commission's agenda was also advertised. The Township has complied in every way, shape or form with the notice requirements for adoption of this ordinance. Since it is not property specific ordinance, it was not required that individual property owners be notified.

As there were no other comments, Ms. Herring closed the Public Hearing.

On motion of Ms. Lyons, seconded by Ms. Dixon, the Board approved the adoption of the Accessory Dwelling Unit Ordinance. The motion carried 5-0.

UNFINISHED BUSINESS

Memorandum of Agreement for a Neshaminy Collaborative

Ms. Mason stated that the Neshaminy Creek Watershed that over the last couple of years Mr. Wood and Ms. Mergner participated in along with a number of other municipalities throughout Bucks County. This was a Memorandum of Understanding previously, some changes have been made and sent back to the different municipalities. Before you is a final Purpose of Agreement amongst a voluntary non-regulatory partnership known as the Neshaminy Collaborative, this group looks at the Neshaminy Creek, will apply for grants, conduct public education, etc. They are looking for us to authorize execution of the agreement, and to appoint a representative to the steering committee as well. They are looking for someone who has the ability to attend daytime meetings. This includes Doylestown Township, New Britain Township, Warrington Township, Buckingham Township, Middletown Township and the Bucks County Conservation District.

Ms. Lyons inquired if there was someone to appoint before we move so we can do both at the same time? Ms. Mason stated that Ms. Mergner is interested and certainly if you wanted to have an alternate, we could do that as well. She would personally recommend Ms. Mergner, if one of the Board members is interested or if Mr. Wood would like to continue. Mr. Wood stated that he is supportive,

but they tend to meet in the afternoon, which is difficult when you have a 9 to 5 job. Ms. Lyons suggested that they start with Ms. Mergner and see how that goes.

On motion of Ms. Lyons, seconded by Ms. Herring, the Board appointed Ms. Mergner to the Neshaminy Collaborative Steering Committee. The motion carried 5 - 0.

On motion of Ms. Maida, seconded by Ms. Lyons, the Board adopted the Memorandum of Agreement for a Neshaminy Collaborative. The motion carried 5 - 0.

On motion of Ms. Maida, seconded by Ms. Dixon, the Board approved Ms. Herring to be authorized signatory on the Memorandum of Agreement for the Neshaminy Collaborative. The motion carried 5 - 0.

NEW BUSINESS

Land Development

651 N Shady Retreat Road – Preliminary Land Development Plan

Mr. Clarke read the DRAFT Preliminary /Final Land Development Agreement. They are requesting 14 waivers, the Planning Commission approved the Land Development and the requested waivers.

Ms. McGowan, Attorney for Triumph Development Group, was on hand to answer any questions the Board might have. She stated that this development will be ten units on a cul-de-sac, woodlands and wetlands to remain natural, invasive growth will be removed, blanket easement for utilities, fee in lieu of, sidewalks will connect with Doylestown Hospital Loop Trail, each unit will consist of three to four bedrooms, family homes, outside lighting will be on the individual homes and at the end of the road.

On motion of Ms. Lyons, seconded by Mr. Wood, the Board approved the Preliminary/Final Land Development Plan for 651 N Shady Retreat Road. The motion carried 5 - 0.

651 N Shady Retreat Road – Planning Module

On motion of Ms. Lyons, seconded by Mr. Wood, the Board approved the Planning Module for 651 N Shady Retreat Road. The motion carried 5 - 0.

70 Shady Grove Circle Retro Planning Module / Postcard Waiver Approval

On motion of Ms. Dixon, seconded by Ms. Lyons, the Board approved the Planning Module for 70 Shady Grove Circle. The motion carried 5 - 0.

Treasurers Report – June 16, 2026

On motion of Ms. Lyons, seconded by Ms. Maida, the Board approved the June 16, 2026 Treasurers Report. The motion carried 5 - 0.

Bills List – June 16, 2026

On motion of Ms. Lyons, seconded by Ms. Maida, the Board approved the June 16, 2026 Bills List. The motion carried 5 - 0.

Public Comment – All Items

Dennis & Kathleen Pokropski, 327 Bunker Hollow Road – there is an easement for DTMA behind their property where there is a pump house. 39 years ago, they were told there would always be screening between the properties. There was a tree, that was an eyesore taken down on the DTMA property and they were told it would not be replaced as it is not financially feasible.

Ms. Lyons stated that she is the liaison for the DTMA and that the next meeting is Thursday, June 18th at 4:30pm, she suggest that Mr. & Mrs. Pokropski attend this meeting, bring their concern and photos they have taken to the DTMA Board at that time.

ADJOURNMENT the meeting adjourned at 8:43pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Stephanie J. Mason', written over a horizontal line.

Stephanie J. Mason
Secretary