

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: Monday, May 9, 2022  
Scheduled Time: 7:00 PM, Borough Council Chambers

### Present

Members present were Chairperson Tim Brennan, Dennis Livrone, Jennifer Jarret, Amy Popkin, as well as Karyn Hyland, Director of Building & Zoning.

### Call to Order

The May meeting of the Zoning & Planning Committee was held on Monday, May 9, 2022, and was called to order by Mr. Brennan at 7:00 PM.

### Review and Approval of Minutes

Minutes from the April meeting were approved as amended. (Brennan/Livrone)

### Zoning Hearing Board

ZHB #2022-12 – 339 South Main Street – Ms. Hyland reviewed the application, which requests relief from the size and location requirements of the monument sign, size requirements of the building signs, and size requirements of the directions signs. The Committee discussed at length the size of the monument sign in regard to sight lines and safety concerns. They would prefer to move the sign further from the entrance if possible, as well as decrease the size.

On a motion from Mr. Brennan, seconded by Ms. Jarret, the Committee voted unanimously to request the Borough Solicitor attend the meeting to discuss the size and location of the large monument sign. Ms. Hyland will discuss the concerns with the applicant's attorney.

### HARB Recommendations

#### SIGN APPLICATIONS:

- 54 East State Street – Heirloom – The Historic and Architectural Review Board appreciated the design of the A-frame sign, which has been on display for two years, but did not require approval previously due to Covid.
- 21 North Main Street – Mom's Cookie Bar – The new business signs include an aluminum sign above the door, where glass used to be present. It is unclear if there is glass behind the plywood covering currently. The Committee would prefer to see a glass sign instead, although Ms. Jarret noted it is reversible. The Historic and Architectural Review Board also raised that concern, with the applicant explaining it would be cost-prohibitive to install new glass. Ms. Hyland suggested, after much discussion, to require the glass remain if it is still behind the wood in place.

Mr. Brennan made a motion to approve this, with the condition the applicant not remove or damage any remaining historic fabric or remnants of the transom. The motion was seconded by Ms. Jarret and voted in favor unanimously by the Committee.

#### BUILDING APPLICATIONS:

- 35 Maple Avenue – Joseph Ferrara – This application is for a roof replacement.
- 189 South Main Street – Celina and Nicholas Doucette – This application includes new vinyl siding to replace the existing aluminum or vinyl siding on the carriage house of his property, windows to be replaced in kind, as well as the removal of the shutters removed.

- 338 West Court Street – Brad Burger – This application includes a roof replacement.
- 300 Maple Avenue – Sharon Mowen – This application is for a new garage on the property.
- 50 North Main Street, garage & sign – Worth & Worth – This portion of the application includes a garage with green roof in the place of previously proposed parking spaces.

The Historic and Architectural Review Board recommended all building applications to council for approval.

On a motion from Mr. Brennan, seconded by Mr. Livrone, the Committee voted unanimously to recommend Borough Council approve the building applications as recommended by the HARB.

**Land Development Waiver:** None

**Ordinances, Amendments & Resolutions:** None

**Subdivision and Land Development:** None.

**New/Old Business:** None.

**Adjournment:** The Committee voted to adjourn at 8:20 pm.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary