

Borough of Doylestown

Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, November 13, 2024
Scheduled Time: 7:00 PM, Borough Council Chambers

Members present were Jennifer Jarret, Ben Bell, Amy Popkin, and Dennis Livrone. Staff and consultant present were Karyn Hyland, Director of Zoning, and Borough Engineer, James Dougherty. Attorneys Kelli McGowan, Steven Harris, and Property Owners, Chris Chandor and Chris Delplato were also in attendance.

Call to Order

The meeting of the Zoning & Planning Committee was held on Monday, November 13, 2024, and was called to order by Ms. Popkin at 7:00 PM.

Review and Approval of Minutes

Minutes from the October 14, 2024 meeting were approved as submitted. (Popkin/Jarret)

Zoning Hearing Board

- ZHB #2024-18: 23 Easthill Drive, Rocco Mercuri, Property Owner
- ZHB #2024-19: 300-360 N. Broad Street, Heywood Becker, Property Owner
- ZHB #2024-20: 278 W. Oakland Avenue, Kurt and Amy Kremser, Property Owners
- ZHB #2024-21: 239 W. Court Street, Mark Winterbottom, Property Owner
- ZHB #2024-22: 375 W. Court Street, Central Bucks School District, Property Owner

Ms. Hyland reviewed the scope of the applications with the Committee. The Committee did not make a recommendation for representation by the Borough Solicitor.

HARB Recommendations

Sign Applications

- 235 E. State Street, Our Lady of Mt. Carmel Church, Applicant

Building Applications

- 154-156 W. Oakland Avenue, Ralph Fey Architects, Architect – Color Selection
- 132 Cottage Street, Nick Damiano and Morgan Pedersen, Property Owners - 2nd Floor Deck

Ms. Hyland reviewed the applications, which were recommended for approval by the HARB. The Committee voted unanimously to forward these to the Borough Council for approval. (Bell/Livrone)

Subdivision and Land Development: 280 N. Broad Street, Arcadia of Doylestown 3

Hyland spoke regarding the Land Development Waiver, stating that the plan provided is consistent with what was originally agreed to with Doylestown Borough. She said there was some concern with the driveway and where the entrance would be located along N. Broad Street. There were revisions made after the feedback from Gilmore and Associates, and McGowan spoke about how they would accommodate their concerns and suggestions. During the development, they will comply with the Shade Tree Commission's recommendations for planting trees and shrubbery. Bell asked about the veteran units that veterans will develop and occupy. Harris spoke for Tri-County Partners owns the parcel along N. Broad and Doyle, which houses Fred Beans and has its loading docks adjacent to this townhouse development. He brought up concerns about deliveries and traffic with 18-wheelers that deliver to Fred Beans along the back part of the property where the Townhomes will be developed. He asked for language in the townhome deeds and other documents informing future owners of the 24-hour industrial activity. He also requested improvements to mitigate the noise and headlight impact from this business, which has been legally operating here for several decades. The Committee agreed that it's in everyone's best interest for the Borough to follow up with the Township about this. After further discussion, the Committee tabled the application for Land Development pending Gilmore's review.

Ordinances, Amendments & Resolutions: None

New/Old Business:

- 299 Maple Avenue Conservation Easement
- Comprehensive Plan Update
- ToYo

Hyland spoke about 299 Maple Avenue. She advised the Committee that the property owner would like to offer the Borough a conservation easement to protect the property's history and from any future sub-divisions and/or disturbances. This will be brought before the Committee at a future date for approval.

Hyland spoke in Lannon's absence to inform the members of the latest update to the Comprehensive Plan.

Executive Session

Adjournment: The Committee voted to adjourn at 8:35 PM. (Jarret/Bell)

Respectfully Submitted,
Stacy Murray
Meeting Minute Secretary