

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: Monday, December 13, 2021  
Scheduled Time: 7:00 PM, Borough Hall Council Chambers

### Present

Councilpersons present were Chairperson Tim Brennan, Wendy Margolis, Jennifer Jarret, and Larry Browne. Also present were Karyn Hyland, Director of Building & Zoning, Phil Ehlinger, Deputy Manager, and James Lannon, Borough Planning Commission Chair.

### Call to Order

The December meeting of the Zoning & Planning Committee was held on Monday, December 13, 2021, and was called to order by Mr. Brennan at 7:00 PM.

### Review and Approval of Minutes

On a motion from Wendy Margolis and seconded by Jennifer Jarret, the November meeting minutes were approved as submitted.

### Zoning Hearing Board December 7 and December 15, 2021

#### ZHB 2021-24 429 East Court Street – Timothy & Michele Carter

This application included the addition of office space above garage, and was approved.

#### ZHB 2021-27 429 Belmont Avenue – Paul and Cassandra Carman

This application included a very small addition to the rear of home, and was approved to add floor area.

#### ZHB 2021-23 134 Myers Drive – Kathleen Todd

This application included the addition of a garage and reconfiguration of the existing driveway. Due to conflicting plans presented, the application was tabled and will be advertised again.

ZHB 2021-01 24 N Main Street – Mars Investment Properties, LLC The proposed apartments required parking relief; which was opposed by the Borough and the application was denied. The applicant appealed the decision; the judge approved the application to be heard again.

ZHB 2021-25 105 E State Street – Donald and Roseann Jones This application, scheduled to be heard December 15, is to add living space above a reconstructed garage.

ZHB 2021-26 191 Belmont Avenue – Prime Custom Builders, LLC This application for the demolition of the home due to extensive maintenance requirements also includes a request for dimensional relief for the home to be built in its place.

The Borough Solicitor will be attending the next Zoning Hearing Board meeting; there was no action necessary from this Committee.

### HARB Recommendations – November 25, 2021

#### SIGN APPLICATIONS

60 East Court Street, Eastburn and Gray Associates – Application to replace two signs and add two signs.

46 East State Street, unit H, Emily Musika Cradic – Application for a new business sign.

## **BUILDING APPLICATIONS**

227 West Court Street, SJ4 Ventures, LLC Application including the enclosure of an existing porch and the addition of a second floor.

105 East State Street, Roseann and Donald Jones Building application for an addition to the existing home as well as a new garage.

On a motion from Mr. Brennan, all members voted in favor of approval.

**Land Development Waiver:** None

**Ordinances, Amendments & Resolutions** - None

## **Subdivision and Land Development:**

SD/LD 2021-6 187 Union Street, Donna Modestine – This application to subdivide this corner property into two properties has been reviewed by the Borough Planning Commission, the Shade Tree Commission as well as Borough staff.

SD/LD 2021-5 318 North Main Street, 318 N Main Street Realty Associates LLC Tree substitutions were made without approval for the Chase Bank/CHOP project. Applicant is seeking a waiver from the approved plant list and approval for the substitutions. Adam Goodman, property owner, Laura Ricchio, president of Belvedere Community Homeowner Association, as well as a representative from Eastburn and Gray, attended to discuss the substitutions. The plantings added to the plan are not on the approved Borough list. Ms. Margolis expressed her concern with the permitted removal of existing habitats and the replacements used, as they are not native plantings. She offered possibilities that are native to the area and are part of the approved list, and noted the landscapers continued with the plantings without Borough approval. Adam Goodman accepted that responsibility as a miscommunication on their end.

On a motion from Mr. Brennan to approve the changes, seconded by Mr. Browne, the Committee voted in favor. Ms. Margolis voted against the approval. Ms. Jarret asked if there are ways to avoid this in the future. Ms. Hyland described the construction observation process and the Borough's role according to the Municipalities Planning Code. Gilmore & Associates discovered the deviation from the plan, reported it to Borough Staff, and the applicant was contacted immediately. The applicant had the option of removing the plantings or asking for approval to deviate from the approved plan, which is the path this applicant chose. Mr. Ehlinger agreed; he felt the process worked as designed. The Committee has the option to force the removal of the plantings, although in this particular situation, the current plantings were intended to create a visual buffer and they are accomplishing that. Ultimately, the changes were made at the request of the nearest neighbor, which is the Belvedere neighborhood. The concern with Ms. Jarret and Ms. Margolis was the idea of the work continuing after the issue was found; they would like to see some sort of a penalty for knowingly working against the approved plans.

## **New/Old Business:**

Phil Ehlinger presented the Bucks County Planning Commission's proposal for updates to the Comprehensive Plan. Ms. Margolis suggested requesting the qualifications of key personnel involved as part of their submission and proposal. Mr. Ehlinger suggested asking the representatives from the Bucks County Planning Commission to attend the next Zoning and Planning Committee meeting to address any questions or concerns. The discussion will continue in January.

## **Adjournment**

The Committee unanimously voted to adjourn at 7:50pm.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary