



Borough of Doylestown Shade Tree Commission

AGENDA

**Tuesday, April 14, 2026
6:30 P.M.**

Please note that the credentials to log into the Borough's Wi-Fi are:
**DTown Guest
welcometodoylestown**

Full Meeting Packet:

<https://www.dropbox.com/scl/fo/q1jb5m8np6x8ilfkelhnk/AFFHo2J78GrskxqWpBxIHKo?rlkey=1fwykrow59dtannr8rcdp9dt8&dl=0>

The regular meeting of the Shade Tree Commission was held on Tuesday, April 14, 2026, at 6:30 PM at Doylestown Borough Hall, 10 Doyle Street. Commission members in attendance included Lisa Moscherosch, Kayvon Tabatabai, Jean Weston, Baldev Lamba, and student member Jimmy Cunning. Also present were Bob McMullin, Borough Arborist, Grant Rowe, Sustainability Coordinator, and Director of Planning and Zoning, Karyn Hyland.

Call to Order: Lisa Moscherosch called the meeting to order at 6:30pm

Approval of Minutes: The March 2026 minutes were approved. (WESTON/TABATABAI)

Subdivision/Land Development: None.

Tree Applications:

1. 201 Belmont Avenue, Andrew & Kathleen Krick, Property Owners
 - a. The homeowners were not in attendance. After discussion, the members of the Shade Tree Commission recommended approval. (MOSCHEROSCH/WESTON)
2. 247 Hillcrest Drive, Amir Gaballa, Property Owner
 - a. The homeowner was present. They expressed concern regarding droppings from the sweetgum on their property. Borough Arborist Bob McMullin agreed that the trees often require much maintenance. The members of the Shade Tree Commission recommended approval. (LAMB/WESTON) They suggested that another tree be planted on the property in the future, recommending a black gum.
3. 110 E. Ashland Street, JSB Realty Group, Property Owner
 - a. A representative was in attendance who discussed the scope of proposed work on the property, i.e. the reason for removing most of the trees. The members of the Shade Tree Commission recommended approval with the condition that the proposed garage work be approved via the proper channels. (LAMB/TABATABAI)
4. 449 Linden Avenue, Ken Cavalluck, Property Owner
 - a. The homeowner was not in attendance. After discussion, members of the Shade Tree Commission recommended approval. (WESTON/LAMB)
5. 101 Cottage Street, Per Von Zelowitz, Property Owner
 - a. The homeowner was not in attendance. After discussion, the members of the Shade Tree Commission recommended approval. (WESTON/TABATABAI)
6. 38 Pearl Drive, Jared Fontenot, Property Owner
 - a. The homeowner was not in attendance. After discussion, the members of the Shade Tree Commission recommended approval. (WESTON/TABATABAI)

7. 348 Doyle Street, Jerry & Joann Maurio, Property Owners
 - a. The homeowners were in attendance. Borough Arborist Bob McMullin commented that both trees on the permit are spruce and recommended the permit be approved due to the trees being in decline. The members of the Shade Tree Commission recommended approval. (WESTON/TABATABAI)

8. 109 Cottage Street, Margaret Lindner, Property Owner
 - a. One of the homeowners was in attendance. MOSCHEROSCH commented that the proposed removal is for a Norway maple which is an invasive tree to Pennsylvania. Borough Arborist Bob McMullin agreed. Director of Planning and Zoning, Karyn Hyland, commented that there is a building addition proposed on this property that conflicts with the tree, as is described on the tree permit. The proposed addition (addition application) was granted zoning relief from the Zoning Hearing Board and aesthetic approval by the Historical and Architectural Review Board. Hyland further added that borough tree permit issuance does not interfere with a property owner's legal right to determine access to their property. Additionally, a signed and sealed plan for the 109 Cottage property was shared that showed the tree proposed for removal within the property limits for the 109 Cottage property.
 - b. Community member Andrienne Kleintop commented on the tree permit for 109 Cottage Street. They shared that, as the adjoining property owner, the tree proposed for removal provides beneficial shade to their property. They also added that the tree is close to their property line and that they were in opposition to its removal.
 - c. Community member Theresa Steltzer commented on the tree permit for 109 Cottage Street. They shared that they are Andrienne's (listed above) neighbor and that the tree proposed for removal is on the property line between Andrienne's property and 109 Cottage.
 - d. The members of the Shade Tree Commission recommended that Andrienne consider planting a fast-growing shade tree on their property, specifically a Princeton elm. The members recommended approval of the permit with the condition that the adjacent property (115 Cottage Street) be given up to 30 days from the date of the Shade Tree meeting to submit their own property line survey from a licensed professional surveyor. (MOSCHEROSCH/LAMBA)

9. 1 Sandy Ridge Drive, James Carr, Property Owner
 - a. The homeowner was not in attendance. In reviewing the permit, the members of the Shade Tree Commission struggled to identify which specific tree on the property was being proposed for removal. They also requested more information related to the condition of the tree. As such, the members of the Shade Tree Commission recommended that the permit be continued to the next (May) meeting. (MOSCHEROSCH/WESTON) Borough Arborist Bob McMullin agreed to look at the tree prior to the next meeting.

10. 466 Linden Avenue, Kathy Brown, Property Owner
 - a. The homeowner was not in attendance. In reviewing the permit, the members of the Shade Tree Commission requested more information related to the condition of the tree and to discuss potential replanting with the applicant. As such, the members of the Shade Tree Commission recommended that the permit be continued to the next (May) meeting. (MOSCHEROSCH/WESTON) Borough Arborist Bob McMullin agreed to look at the tree prior to the next meeting.

11. 5 Kershaw Avenue, Christina Cianciarulo, Property Owner
 - a. The homeowner was in attendance. Borough Arborist Bob McMullin commented that the maple listed on the permit is a sugar maple and that, while the other trees on the permit are candidates for removal, the sugar maple is in good health. The homeowner added that the sugar maple tree has grown into their sewer lateral. After discussion on the scope of the project, the members of the Shade Tree Commission recommended approval with the condition that another tree be planted away from the sewer line. (LAMBA/MOSCHEROSCH)

Old/New Business:

1. New Student Member
 - a. The new student member, Jimmy Cunning, introduced himself to the Shade Tree Commission.

2. Street Tree Planting Property Review and Tree Order
 - a. Sustainability Coordinator, Grant Rowe, reviewed the status of the street tree planting

initiative, sharing the final list of trees and quantities that have been purchased. To date, approximately 20 out of a total order of 50 trees have been identified for planting at various properties. The members of the Shade Tree Commission suggested offering additional “free tree” signs where possible.

3. Draft Tree Educational Material

- a. Sustainability Coordinator, Grant Rowe, reviewed updates to an educational booklet being developed for native trees. The members of the Shade Tree Commission commented that they liked the format and Grant agreed to work on adding additional trees to the booklet.

4. Plant Grant Planting Date

- a. Sustainability Coordinator, Grant Rowe, highlighted that the Borough is tentatively planning on hosting a planting community event in collaboration with Doylestown Area FISH to install plants awarded via a Bowman's Hill Wildflower Preserve grant. The tentative date is May 30th from 10:00am to 1:00pm at Broad Commons Park.

5. Earth Day Event

- a. Sustainability Coordinator, Grant Rowe, shared that the Borough is receiving 100 trees for the Borough's Earth Day event which will take place at Broad Commons Park on April 25th from 10:00am to 1:00pm. He will send out a sign-up sheet for members of the Shade Tree Commission to help hand out the trees.

Reports:

1. Chairperson Report

- a. Tree Tabulation Report Updates
 - i. Sustainability Coordinator, Grant Rowe, shared that—following comments from the members of the Shade Tree Commission—the Borough is exploring ways to add information related to tree plantings and removals to the tree software, TreeKeeper. More information on this will be available in future months.
- b. MOSCHEROSCH shared that there are two hazard trees present at one of the Borough's community gardens (near the Bucks County Free Library). Grant agreed to investigate this.

2. Arborist's Report

- a. Borough Arborist Bob McMullin shared that bacterial leaf scorch is still heavily impacting red oak. Additionally, beech leaf disease is still an issue and, despite two products being listed as cures, the disease is still prevalent and spreading. McMullin also added that sometimes identifying homes in the borough can be difficult due to it being hard to read house numbers.

Public Comment

1. Theresa Steltzer asked about a tree permit that they submitted (past the deadline for the April meeting) for a tree removal on their own property. Specifically, they hoped to receive information on the health of the tree.
 - a. The members of the Shade Tree Commission offered feedback on the permit that Theresa inquired about, informing her that her tree was in decline.

Adjournment: There will be no further business before the Shade Tree Commission. The meeting was adjourned at 8:16pm. (MOSCHEROSCH/ LAMBA)

Next Shade Tree Commission Meeting is Tuesday, May 12, 2026