

DOYLESTOWN BOROUGH PLANNING COMMISSION
NOVEMBER 30, 2021
MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on November 30, 2021. Members present were as follows:

James Lannon, Chair
Heather Mahaley
Lisa Farina
Kim Jacobsen
Karyn Hyland, Director of Building and Zoning
Jim Dougherty, Gilmore & Associates

CALL TO ORDER: The meeting was called to order at 7:30 PM by Mr. Lannon, followed by the Pledge of Allegiance in honor of Martin Corr.

APPROVAL OF MINUTES: On a motion from Ms. Farina, seconded by Ms. Jacobsen, the Commission voted unanimously to approve the September 28, 2021 minutes.

SUBDIVISION / LAND DEVELOPMENT WAIVERS:

#2021-06 – Donna Modestine, 187 Union Street

Kelly McGowan presented the plan to subdivide this corner property. The Zoning Hearing Board granted required zoning relief variances regarding floor area ration and lot size. All notes from Gilmore letters are ‘Will Comply’. Kristin Holmes provided further details regarding the sidewalks and noted they will be ADA compliant. Four feet width is required, and a waiver is requested to allow for three foot width sidewalks. In response to questions from Ms. Farina regarding the Shade Tree Commission letter; the trees in poor condition will be removed and there will be further research on the traffic triangle to ensure a tree could be planted as a replacement. Additionally, a berry tree was suggested by the Shade Tree Commission, while the applicant would prefer to replace that with a type of Maple tree as to not drop berries on the street. The suggested tree will be one from the approved list provided by the Shade Tree Commission.

On a motion from Ms. Jacobsen and seconded by Ms. Farina, the Board voted to recommend to Borough Council the subdivision and land development approval based upon the plans submitted with correct Zoning Hearing Board relief and in accordance with Gilmore and Associates letter based on the waivers included, the CKS and Bucks County Planning Commission letters, as well as the Shade Tree Commission memo, with the replacement of a berry shade tree with a Red Maple tree. Additionally, the applicant will provide sidewalks of at least three feet in width.

#2020-5 – 318 North Main Street Realty Associates LLC

Adam Goodman provided information on the landscaping portion of the application, with modifications from the original plan. The applicants would prefer Green Giant Arborvitae, which is not on the approved Borough list of plantings. Two additional substitutions, also not on the Borough’s approved list, are requested. Requests are based on specific requests from the neighbors. Mr. Lannon noted some of the planting of the unapproved arborvitae has already begun, which Mr. Goodman explained was an oversight on their part, although they did want to complete the project prior to the CHOP facility opening its doors, as well as take into account the late time of the planting season. Ms. Farina has no problem with the Green Giant arborvitae. However, she did question the replacement of the other plants. Mr. Goodman noted they made the changes based on requests from residents of the neighboring Belvedere community and concerns about deer. Ms. Hyland explained the arborvitae that has been planted is not on the approved Borough list as it is not native to the area. In a response to questions from Mr. Lannon, Mr. Goodman explained the arborvitae would most likely not be used elsewhere if they are required to remove them.

On a motion from Ms. Farina, seconded by Ms. Jacobsen, the Commission voted to accept the changes to the plan and forward to Borough Council for final approval.

ORDINANCES & AMENDMENTS: None

NEW / OLD BUSINESS: None

ADJOURNMENT: There being no further business, on a motion from Ms. Jacobsen, seconded by Ms. Farina, the Commission adjourned at 7:55 PM.

Respectfully submitted,
Amy Kramer
Meeting Minutes Secretary