

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: Monday, June 8, 2020  
Scheduled Time: 7:00 PM  
Location: Zoom

### Present

Members present were Chairperson Tim Brennan, Larry Browne, Wendy Margolis, and Jennifer Jarret. Also present were Phil Ehlinger, Deputy Borough Manager, Karyn Hyland, Director of Building & Zoning, Jim Dougherty, Borough Engineer, Borough Council President Jack O'Brien, Borough Council Vice President Noni West and Mayor Ron Strouse.

### Call to Order

The June meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, June 8, 2020, and was called to order by Mr. Brennan at 7:00 PM.

### Review and Approval of Minutes

The March 2020 meeting minutes were unanimously approved on a motion from Mr. Browne and seconded by Ms. Margolis.

### Zoning Hearing Board Meeting – June 20, 2020

Ms. Hyland reviewed the single application for *40 South Clinton Street*, in which a floor area variance is being requested. The third floor had been refinished without permits by previous owner; the new owners are requesting this in order to continue with the finishing of the third floor space.

The Committee had no comments regarding the application.

### New/Old Business -

David Della Porta, Don Tracey and Eli Kahn presented design plans for the development project at *333 North Broad Street* on behalf of the Calkins family. The site plan shown presents two buildings; Building A is a four-story building wrapping around Broad Street and Atkinson Drive. Building B is the five-story second building in the back. Secure parking will be under the buildings along with street parking and a parking lot as well. In Building A, there are two open air courtyards, which are actually on the second level as well as close to 10,000 square feet of retail space on the first level of the main building; indoor amenity space begins on the second floor. While the design is more contemporary, it is using mixed stone and brick to match the look of the town. The presentation included building elevations. Both buildings will be connected indoors via stairs, corridors and elevators as well as an enclosed pedestrian bridge between buildings. In response to questions from Ms. Margolis, the developers discussed adjustments being made to similar communities to address Covid-19 issues. They are hopeful that in approximately three years, when the project is ready, retail businesses will be back to normal and ready to open at this location. Mr. Brennan feels the look of the project does appear very commercial; the developers noted they are open to suggestions. Mr. Ehlinger discussed previous meetings with the developers regarding their initial renderings. This second rendering shows a more post-industrial look, which does relate more to the history of this part of town. Ms. Jarret understands that point, and agrees, although she would prefer to see more Bucks County-inspired masonry. Mr. O'Brien is concerned with the scale of this building and the setback from the street, and wants to be sure it isn't too close to the street. The building will be set back quite a bit from the street and the open air spaces in the center of the building, in a 'W' design, will break up the scale of the building. Ms. Margolis discussed the required native plantings; Mr. Della Porta noted they have not yet addressed that, but any requirements regarding plantings will be adhered to. Mr. Brennan is concerned with the noise and how it will conflict with the park; Mr. Ehlinger feels this design is actually better in regard to that idea. In response from a question from Mr. O'Brien, it was noted traffic engineers are working through the Land Development process on possible signals for traffic control.

There are 233 residential units planned, with a mix of studios, one- and two-bedrooms, and a total of 425 parking spaces in the current plan, with 340 under the buildings.

At this point, this plan is being presented to the Zoning and Planning Committee for constructive feedback. All in attendance had a lengthy discussion regarding the look of the building and the need for a grand visual aspect to attract

retail businesses and shoppers alike. This project will continue through the Borough processes. There was no need for decisions to be made at this meeting.

**Adjournment**

On a motion from Ms. Margolis, seconded by Mr. Browne, the Committee adjourned at 8:25pm.

Respectfully Submitted,  
Amy Kramer  
Meeting Minutes Secretary