

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda November 13, 2019 6:00 p.m.

6:00 p.m. Executive Session

7:00 p.m. Central Bucks High School East Stadium Lighting Project

Manager's Items

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held November 13, 2019 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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|--------------|-------------------------|--------------------------------------|
| Present: | Jon Forest | Chairman |
| | Maggie Rash | Vice-Chairman |
| | Paul Calderaio | Member |
| | Dana S. Cozza | Township Manager |
| | Daniel Gray | Township Engineer |
| | Craig A. Smith, Esquire | Township Solicitor |
| | | |
| Not Present: | Tom Kelso | Township Water/Wastewater Consultant |

The Work Session commenced at 6:00 p.m. with Executive Session to discuss police personnel matters.

7:00 p.m. Central Bucks East High School Stadium Lighting Project

Jeff Garton, Esquire, was present on behalf of Central Bucks School District, along with school district personnel and a professional lighting consultant to discuss a plan proposed to provide lighting to the existing Central Bucks East stadium.

Ms. Danielle Turner, C.B. District Athletic Director, explained the current usage of the stadium and fields. She said the fields are shared with Holicong Middle School, and also rented out on weekends for baseball, lacrosse and soccer to various organizations. She said the stadium turf is reserved for the varsity use only, with the varsity field hockey having priority as they need to play on turf. Ms. Turner said all of the fields are in use 100% of the time, and if they could add approximately 2 hours a day by having lights on the stadium, they could schedule an additional game or practice session. She said they could also extend the usage to the junior varsity teams, as well as varsity, and said it would enhance the entire athletic program.

Ms. Turner explained that without lights, games must start at 3:15pm and 4:45pm, which means that opposing teams must have their students leave class 20 minutes early in order to get to the game on time, which presents a challenge.

Ms. Turner said C.B. East has the only stadium amongst 24 different schools in the Suburban One League that does not have lighting. Ms. Turner also said the other schools have a 10pm curfew for lights out, and they would anticipate following the same procedure. Mr. Garton noted the township zoning ordinance has a 10pm limit on the use of the lighting so this would be in compliance. Mr. Smith confirmed that were the project to obtain zoning relief from the Buckingham Township Zoning Hearing Board, they would accept the 10pm curfew as a condition of use, and Ms. Turner replied "yes". Mr. Garton said an exception would be if a game went into overtime and needed completion.

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Board of Supervisors
Minutes of Work Session – November 13, 2019
Page 2 of 5

Mr. Garton also noted that with nationwide momentum towards a later school start time, the lighting would make a significant impact on opportunity for stadium/field use, especially when daylight savings time was not in effect.

Mrs. Rash asked if they would use the lights daily or only for games. Ms. Turner said they would comply with whatever the township requested, adding that C.B. West has zero restrictions, while C.B. South has restrictions.

Mr. Calderaio asked if they would rent out the field with light usage, such as for Special Olympics. Ms. Turner said different schools have different policies on this, and Mr. Garton clarified the schools may rent the field/lights for a district function, not outside rental. Mr. Calderaio asked if they might consider outside groups renting the field/lights, and Ms. Turner said they would need to meet with their facilities committee to discuss that. Mrs. Rash said she would not be in favor of supporting outside rental.

Mrs. Rash asked how many times would a “special event” be scheduled. Ms. Turner said this past fall they hosted 5 Friday night football games, and if the township restricted usage, they would only use the field for the games. If no restriction, then anybody in the school who needs it would use it, such as the band, field hockey, and practice sessions.

Ms. Turner explained the lights would only be used from the end of September until mid-November, with no use during winter, and then start again in March as needed for lacrosse, baseball and softball.

Mr. Tom Hanna, Capital Projects Manager for C.B. School District Facilities and Energy Management Operations, explained that during the summer the school district solicited proposals for lighting, and selected Musco Lighting. Mr. Hanna introduced Mr. Bob Zoeller, Technical Consultant for Musco Lighting, and Mr. Jon Rizzo, Field Sales Representative for Musco Lighting. Mr. Hanna said that he had worked with Mr. Zoeller on a preliminary design which was provided to Mr. Gray, and that Mr. Zoeller had a PowerPoint to present this evening to discuss the schematic design.

Mr. Zoeller explained that Musco Lighting has provided sports lighting solutions since 1976 to over 300 high schools in Pennsylvania, including C.B. West and C.B. South. He explained they use LED lighting, and developed reflector technology that produces lighting distribution properly illuminating the field, with the surrounding area in darkness, using glare control expertise. He said this is a full cut off fixture, meaning that there is zero light going above the fixture. Mr. Zoeller said they propose illuminating the field to 50 foot candles by 4 lighting poles (a standard design), with 2 on either side of the field, located on either side of the bleachers. Mr. Zoeller said they propose three 90’ poles and one 80’ pole.

Mr. Zoeller said the top of the pole would provide field illumination with the visitor side poles holding 10 lighting fixtures aimed down towards the field, and the home side having 9 fixtures to illuminate the field. He said egress lighting would be provided by 1 fixture on the pole closest to the property line providing light toward the bleacher, and

then 2 fixtures (one aimed toward the bleachers and one aimed toward the access to the parking area). He said these lights would be no brighter than 3 foot candles, but would be enough to provide safety.

Mr. Zoeller said an additional fixture would be installed at 16' above grade as a "ball tracker fixture". He said this technology uses a low wattage that provides vertical light over the field so the ball remains visible from below, providing safety for the players on the field.

Mr. Zoeller said the measurement of the foot candles of lighting provided, both horizontal and vertical, meets the township ordinance requirements. He also said they had extended the grid to test the values at the nearest property to the right of the field, and there were 0.0 vertical foot candles at that residence. Mr. Zoeller displayed a picture of a high school stadium showing the practice area lit, and very quickly darkness surrounding the field.

Mr. Zoeller said the ordinance is very clear about concerns regarding glare, with sections on the effect of glare, calculated luminous intensity, metric candela (a unit of luminous intensity), calculated candela, and the general brightness of lighting sources in all directions. Mr. Zoeller compared a typical automobile high beam candela of between 30,000 and 50,000, with a low beam of between 12,000 and 15,000. He said they did a calculation at the property line and the highest candela is 9% of the low beam headlight, or 1000 candela, so there is no discomfort or disabling glare at the property line created by the proposed lights. He also said they checked a measurement up at 20' from the property line to be sure the ball trackers upward lighting would not cause lighting issues to the neighbor, and the candela values were reduced by an additional 70% and the spill lights decreased by an additional 60%, providing no impact to the closest neighbor.

Mrs. Rash asked if the measurements were taken when existing lights were on, such as on the building and parking lot. Mr. Zoeller explained the values are from the sports lighting and nothing else. He said they were taken at night when it was quite dark at the stadium. Mr. Hanna said the parking lot lights are on every night.

Mr. Garton questioned the process with regards to timing, saying the zoning ordinance section 3016.I.2.e requires an applicant to receive approval of a design from the Board of Supervisors prior to a special exception being considered by the Zoning Hearing Board. Mr. Smith confirmed that the lighting design has been presented and reviewed by the Township Engineer and now has been presented to the Board of Supervisors, so the Board of Supervisor's may choose to approve the schematic design.

Mrs. Rash questioned a comment made in Knight Engineering's review letter regarding the "minimizing effect of egress lighting". Mr. Gray explained there 3 different lighting heights proposed, and he thought the lights to be mounted at 70' seemed high for egress lighting, and wanted the Board of Supervisors to be aware of this concern. Mr. Hanna said the 70' high mounted lights also are for the bleacher area. Mr. Gray pointed out the home side bleachers are higher than the away side, and the township has historically

preferred to minimize the height of light poles. Mr. Zoeller suggested with the full cut off fixtures they could extend the amount of light by using only 2 fixtures, minimizing the number of lights. Mr. Gray clarified it would be similar to the parking area, with more lights on a lower pole, or less on a higher pole. Mrs. Rash said she would prefer that Mr. Gray review the subject further, adding that she did not want to sacrifice safety, but wanted to minimize the negative impacts of light pollution on adjacent properties and the community at large.

Mr. Donald Robb, Indian Walk, asked if the Board intended to vote on the lighting this evening without any notice to the township residents. Mrs. Cozza said this is only the first step which is to approve the schematic design, and explained that the applicant would need to apply to the Zoning Hearing Board, for which meeting agendas are publicized in the newspaper and notices mailed to surrounding residents within 500'. Mr. Smith confirmed if the Board of Supervisors approved the design this evening, it would be conditional on the applicant receiving relief from the Zoning Hearing Board and meeting requirements of the Buckingham Township Zoning Ordinance. Mr. Robb said that settled his concerns.

Mrs. Rash thanked Mr. Garton for the presentation and said the lighting technology is interesting. Mr. Forest said the new lighting technology is wonderful.

7:30 p.m. The work session adjourned.

8:35 p.m. The work session continued.

Miscellaneous requests for support

Mrs. Cozza explained the Board of Supervisor's have recently received several requests for support of various topics that are not specific to Buckingham Township, and asked if the Board wants to review each one of them that are received. Mr. Forest said if they have nothing to do with Buckingham Township, then no.

Auditor proposal

Mrs. Cozza informed the Board that the township received a proposal from Bee Bergvall & Co. to audit the township accounts for the year 2019, and there was no increase in price from the previous year.

EAC Bylaws

Mrs. Cozza said the Buckingham Township Environmental Advisory Commission had submitted draft by-laws for the Board's review and comment. She said the EAC was formed by Resolution 1084, which states the same information as the recently created by-laws. Mrs. Rash said as she is the Board of Supervisor's liaison to the EAC, she would be attending their next meeting and would discuss this with them.

Land Development Waiver Request, 1980 Street Road, TMP 6-21-21-9

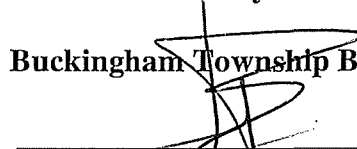
Mrs. Cozza said the township had received a request for a Land Development Waiver for the property located at 1980 Street Road, TMP 6-21-21-9. She explained the property is just over 10 acres, and the applicant wants to build a barn for horses, two kennels for her dogs, and an additional four kennels for a rented “kennel use”. Mrs. Cozza said the “kennel use” is a permitted use for the property, however, the property is currently used as “residential”, so it would be a change in use which triggers the Land Development process. She said in reviewing the application, the Zoning Officer found an error on the plan for the square footage and impervious surface calculations, with 4% impervious surface allowed on the property, but the proposed improvements would bring it to 5.1%. Mr. Gray noted the applicant would also need to meet the stormwater management ordinance requirements.

The Board determined that if the applicant wishes to proceed with the project, it needs to go through the proper Land Development procedure, including an application to the Zoning Hearing Board for the variances that would be required, both of which would provide the neighbors with notification of the proposed change in property use.

8:53 p.m. *The work session adjourned.*

Approved by the Board of Supervisors on the 11th day of December, 2019.


Buckingham Township Board of Supervisors



Jon Forest, Chairman

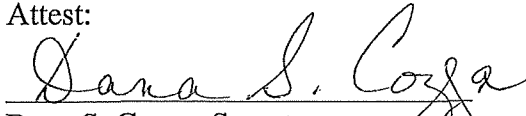


Maggie Kash, Vice-Chairman



Paul Calderaio, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.

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