

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP
Board of Supervisors
Work Session Agenda
January 7, 2019
Immediately following
Reorganization & Regular Business Meeting

Manager's Items

Executive Session

Buckingham Township Board of SupervisorsWork SessionMinutes

The work session of the Buckingham Township Board of Supervisors was held January 7, 2019 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Jon Forest	Chairman
	Maggie Rash	Vice-Chairman
	Paul Calderaio	Member
	Dana Cozza	Township Manager
	Dan Gray	Township Engineer
	Craig A. Smith, Esquire	Township Solicitor
Not Present:	John Ives	Bucks County Planning Commission
	Tom Kelso	Township Water/Wastewater Consultant

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The work session commenced at 6:45 p.m.

Fenton's Corner

Mrs. Rash said that she and Mr. Gray visited Fenton's Corner to look at the homes in respect to Toll's recent request to allow side entries on all of the homes, as those are the ones most buyers appear to prefer as they are configured with a first-floor bedroom. Mr. Gray suggested that Toll provide alternatives to the current front entrance design for the Township's consideration and offered a suggestion that a possible solution could be to provide a wrap-around porch or similar feature that maintained the streetscape shown on the Approved Plans while allowing a side entry. The Board agreed it is up to Toll to provide alternatives to the Approved Plans, including designing a front entrance unit with a first-floor bedroom and asked Mr. Gray to advise Toll accordingly. Mr. Gray said he would suggest to Toll that they prepare architectural drawings including porches for the Board to review.

Green Light-Go

Mr. Gray reported back on the Green Light-Go program corridor improvement for Route 313 that affects traffic signals and corresponding improvements through Buckingham Township into Doylestown Township. He reminded the Board that they had requested the grant application be amended to eliminate new pedestrian crossing facilities at Route 313 and Cold Spring Creamery Road as the existing facilities were suitable for the expected pedestrian traffic at this time and that future development activities would involve the reconstruction of the entire intersection. In response, Doylestown Township removed the new pedestrian facilities from the Cost Estimate (which decreased Buckingham's 20% share from \$11,000 to \$10,156), however Mr. Gray advised the Board that PennDOT may still require them to be installed as standard protocol when the construction permits were being processed.

Mr. Gray said the Green Light-Go improvement project includes upgrades to the traffic signal controllers to provide safety enhancements and to coordinate the signal timing

along the Swamp Road corridor to help improve the flow of traffic. However, Mr. Gray noted that it is doubtful that the proposed timing modifications will be effective unless the signal at the Old Easton Road and Swamp Road intersection is removed, as recommended in the Bucks County Land Use and Transportation Study for the Cross Keys Area. The Board agreed that a condition of Buckingham's participation in the Green Light-Go program must include the removal of the traffic signal at Old Easton Road as recently discussed with PennDOT and the surrounding municipalities.

Church School Road / Church School Estates – Driveway Re-Location

Mr. Gray explained that he had been contacted by Sean Blake, 4045 Ruckman Way, who appeared before the Board in December regarding the sober living facility being operated at 4065 Ruckman Way. Mr. Blake's property abuts the facility's driveway to Ruckman Way and is concerned with the amount of traffic using the driveway since the facility began operating at that location. Mr. Blake advised Mr. Gray that he had discussed his concerns with the owner of 4065 Ruckman Way and had an agreement with the owner to relocate the driveway from Ruckman Way to Church School Road. Mr. Gray noted that the Approved Plan for the Church School Estates Development contained a restriction that required the driveway from 4065 Ruckman Way to access Ruckman Way even though the lot primarily fronted on Church School Road. Mr. Gray suggested that if the Board agreed, the approved development plan could be revised to eliminate this restriction to allow for the driveway to be relocated. The Board was agreeable to the proposal with the understanding that a road opening permit will be required, with sight distance and all other safety concerns addressed.

Mrs. Cozza said the building department had recently met onsite with the property owner, and building code requirements were reviewed and discussed, with both parties still awaiting determination from the Department of Health as to their requirements.

Knolls Bend Court / Fell Road – Driveway Entry Location

Mrs. Cozza said it was brought to her attention that a home located at the corner of Knoll's Bend Court and Fell Road has had an entrance in use for many years from Knoll's Bend Court, while also having a driveway from Fell Road. She explained at the time of construction, the board declared the entrance from Fell Road must be closed, and only the driveway from Knoll's Bend Court used, but that did not happen. Mrs. Cozza said the house faces Fell Road; the current owner gets their mail on Fell Road and uses the driveway onto Fell Road. She said this matter was discovered by the township when the current owner applied for a permit and the township did not have their address in the system.

Mr. Calderaio asked why are there two driveways? Mr. Gray said the township always requires entry from a lower classification of road, and at the time Fell Road was the minor collector, however, in the meantime, Fell Road was re-classified and is now the same lower classification as Knoll's Bend Court.

Mrs. Cozza explained the dilemma now is that the driveway entrance was a condition of the approved plan, and needs to be made official with the driveway approved onto Fell

Road. The Board had no problem with this. Mrs. Cozza said this matter will be added to the upcoming Board of Supervisor's meeting agenda for formal consideration.

Penn's Purchase II - Soil

Mr. Gray said he received a request from the engineers of Penn's Purchase II to be given permission to move dirt onto the property prior to plan approval. They have an opportunity at this time to acquire dirt, and know it will be needed to build up certain parts of the site.

Day in the Park – Scheduling

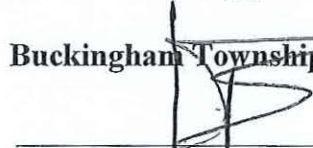
Mrs. Cozza inquired if the Board would care to move the annual "Day in the Park" event to a Thursday instead of a Wednesday, due to the Wednesday usually being a supervisor's meeting day which limits township staffs' participation in the event because they are busy preparing for the meeting. The Board agreed that Thursday would be fine.

7:26 p.m. The Board retired into executive session to discuss personnel matters.

8:00 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 23rd day of January, 2019.

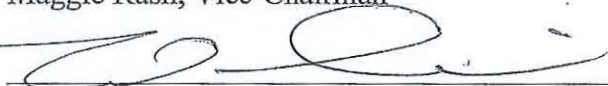
Buckingham Township Board of Supervisors



 Jon Forest, Chairman

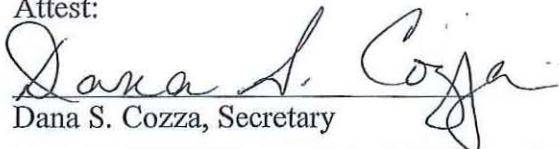


 Maggie Rash, Vice-Chairman



 Paul Calderaio, Member

Attest:



 Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.

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