

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP
Board of Supervisors
Work Session Agenda
December 9, 2020
6:00 p.m.

6:00 p.m. Executive Session

7:00 p.m.

- Request for Waiver of Land Development: 300 Carousel Lane,
TMP 06-014-053 and 06-014-055
- Request for Waiver of Land Development: 2380 Street Road,
TMP 06-016-020

Manager's Items

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held December 9, 2020 electronically via the Zoom application due to the current State and Federal regulations in place from the COVID-19 pandemic.

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
	Gary Weaver	Township Water/Wastewater Consultant

Not Present: Luke Rosanova Bucks County Planning Commission

The work session began at 6:00 p.m. with Executive Session to discuss potential litigation, ongoing litigation concerning OOR matters and personnel matters. 6:55 p.m. Mr. Weaver departed the Work Session. The Work Session continued.

Request for Waiver of Land Development: 300 Carousel Lane, TMP 06-014-053 and 06-014-055

Mrs. Cozza explained this request is to redevelop an existing historic fieldstone manor house and property into a Bed and Breakfast event venue while waiving the formal Land Development requirement. She said that Mr. Gray and Mr. Myers had reviewed the request for a waiver of land development at 300 Carousel Lane, along with the recent Zoning Hearing Board decision for the project.

Mrs. Cozza discussed the following items:

- The plan shows no new impervious surface proposed; in fact the impervious surfaces are to be reduced.
- A lighting plan was included but may want to be reviewed by the township engineer in keeping with Buckingham Township's sensitivity towards artificial light spillover beyond the property lines.
- The site plan shows screening, however with the location and scope of this project, the Board may want to consider whether the buffer requirements in the Subdivision and Land Development Ordinance should be followed. Mr. Gray suggested the parking area be buffered with a second row of evergreens.

Mrs. Rash noted the Zoning Hearing Board decision granted a variance for events to be held, but no exterior amplified music; so, while there may be more people in the area, there will not be outside event amplified music. Mr. Smith noted that many of the neighbors showed support for the proposed venue during the Zoning Hearing Board meeting and by submitting letters.

The Board agreed that this matter shall be added to this evening's business meeting agenda for consideration.

Request for Waiver of Land Development: 2380 Street Road, TMP 06-016-020

Mrs. Cozza explained this request is to add a Use G5 contracting use on the Property to existing residential uses to add a 1500 square foot addition to an existing barn and to add additional parking all while waiving the formal Land Development requirement. She said that Mr. Gray and Mr. Myers had reviewed the request for a waiver of land development at 2380 Street Road, along with the recent Zoning Hearing Board decision for the project.

Mrs. Cozza discussed the following items:

- This project proposes a 1,500 square foot addition, while the waiver of land development typically is only granted to projects adding 500 square feet or less of impervious surface. She said this impervious surface along with new parking spaces and other impervious surfaces that have been created over the years in various projects, essentially adds up to an additional 5,000 square feet of new impervious surfaces. Mrs. Cozza said the impervious surface added over the years was created without any stormwater controls or mitigation and needs to be addressed. She added the applicant proposes to mitigate this impervious surface through existing tree and meadow areas.
- The plan proposes adding three residential units; however, the property is only allotted 2 EDU's currently. Mrs. Cozza noted the Zoning Board conditioned its relief on the applicant obtaining the necessary EDUs.

Mr. Gray suggested due to the scope of the plan, a Land Development submission would be appropriate so that stormwater, the addition of 17 parking spaces, buffering, limestone and other items could be properly addressed. He suggested it could be considered as a preliminary/final plan submission.

The Board agreed that this matter shall be added to this evening's business meeting agenda for consideration.

Reorganization and Regular Business Meeting

Mrs. Cozza asked the Board if they would like to begin the Reorganization and Regular Business Meeting in January at 6:00 p.m. as they have in the past, and the Board agreed.


7:30 p.m. The Work Session adjourned.

8:10 p.m. The Work Session commenced with Executive Session to continue to discuss ongoing OOR litigation, potential conservation easement purchase offers and personnel matters.

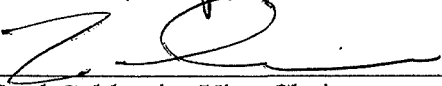
9:00 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 4th day of January, 2021.

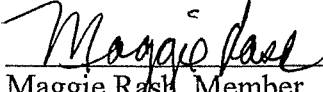
~~Buckingham Township Board of Supervisors~~



Jon Forest, Chairman

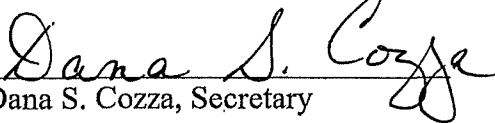


Paul Calderaio, Vice-Chairman



Maggie Rash, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.