

# BUCKINGHAM TOWNSHIP

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**PLANNING COMMISSION**

**AGENDA**

**FEBRUARY 3, 2021**

## **Call to Order 7:30 p.m.**

1. Consideration of approving draft Planning Commission minutes of January 6, 2021.
2. Consideration of recommending Preliminary/Final Approval of the **“Paxson Tract (Roux)”**, Preliminary/Final Plan of Lot Line Change and Minor Subdivision Plan dated 1/15/21, Township File SA 2021-01, Tax Map Parcels 6-14-62 and 6-14-53, located along Ash Road, 2 lots, 84.993 acres, located in the AG-2 Zoning District, with an initial 90-day review period expiration date of May 4, 2021.

**Buckingham Township Planning Commission**  
**Meeting Minutes**

The regular meeting of the Buckingham Township Planning Commission was held February 3, 2021 electronically via the Zoom application due to the current State and Federal regulations in place from the COVID-19 pandemic.

Present:	Andrea Mehling	Chairperson
	Patrick Fowles	Vice Chairperson
	Rebecca Fink	Member
	Dr. Marc Sandberg	Member
	Louis Spadafora	Member
	Glenn Thomson	Member
	Erling Salvesen, Jr.	Member
	Dan Gray	Township Engineer
	Louis Rosanova	Bucks County Planning Commission

Mrs. Mehling called the regular meeting to order at 7:30 p.m.

**Consideration of approving draft Planning Commission minutes of January 6, 2021.**

Mr. Fowles made a motion, seconded by Mrs. Mehling, to approve the draft Planning Commission meeting minutes of January 6, 2021. The motion carried unanimously.

*Mr. Fowles made a motion, seconded by Mrs. Mehling to approve, as most recently presented, the draft Planning Commission Minutes of the January 6, 2021 Meeting. The motion carried unanimously.*

**Consideration of recommending Preliminary/Final Approval of the “Paxson Tract (Roux)”, Preliminary/Final Plan of Lot Line Change and Minor Subdivision Plan dated 1/15/21, Township File SA 2021-01, Tax Map Parcels 6-14-62 and 6-14-53, located along Ash Road, 2 lots, 84.993 acres, located in the AG-2 Zoning District, with an initial 90-day review period expiration date of May 4, 2021.**

Ed Murphy, Esquire, Mr. Greg Glitzer, Brian Hensel and Ron Monkres of Gilmore & Associates, were present along with Annette and Vince Roux, applicants.

Mr. Murphy described the project, explaining that Mr. and Mrs. Roux have signed an agreement with the Central Bucks School District to purchase the property located at Ash Mill Road and Route 202. He said that 20.8 acres of the property along Route 202 were previously preserved by Mrs. Paxson, and that Mr. and Mrs. Roux have entered into an agreement with the township to preserve 30 of the remaining 50 acres. Since then, some of the particulars have changed, but the overall concept remains the same. Mr. Murphy said that, rather than preserving the entire property and providing the originally anticipated 2-acre building envelop, 3 acres will be subdivided from the property to provide a new lot for the existing home located along Ash Mill Road, which is being purchased by Mr. and Mrs. Clow. He said the plan provides for approximately 9 acres to be transferred to Foxbriar (Mr. and Mrs. Cave) to add to their deed restricted country hotel property, which is to be used as an additional buffer and open space. In total, approximately 27 acres will now be added to the 20.8 already preserved. Mr. Murphy explained that Mr. and Mrs. Roux live

across the street from the site. Mr. Murphy said at the end of the day, the entirety of the site around the existing rancher will be preserved, with no provision to build homes on the preserved parcel.

Mr. Glitzer displayed the plan and showed the various sections that Mr. Murphy had described.

Mr. Ronald Izewski, Ash Mill Road, said he lives on a property adjacent to this site, and wanted to confirm the property will be preserved by an easement and that no development will occur. He also asked if the deed restriction is indefinite, and if the property can be sold to someone else. Mr. Murphy replied the property will be deed restricted forever, and that it may be sold but must be kept under the 1999 conservation easement and the new easement on the additional acreage.

Mrs. Fink mentioned she read that the Central Bucks School District will continue to have input regarding the property? Mr. Murphy said that the school district asked, and the township agreed, to permit the school district to be a co-owner on the preservation easement, which reserves them the oversight to monitor the easement, and the Board of Supervisors agreed to the request. Mr. Forest, Route 413, explained the township holds co-easements with Heritage Conservancy on several properties, and it's not unusual to hold a co-easement with others, as they may see something that others do not see.

Mr. Thomson asked if the existing structure on Lot 2 is currently occupied, and Mr. Murphy said it is not, however is in the process of being purchased for use as a single-family dwelling.

Mrs. Fink thanked Mr. and Mrs. Roux for creating this opportunity and said she lives nearby and enjoys seeing the natural habitat on the property. Mrs. Fink asked how they intend to care for the property in the future. Mrs. Roux said their intent is to farm it out, same as the school district did, and have spoken with the tenant farmer already. Mrs. Fink said in the 2 years that the land has laid natural, she has seen the native plants, wildlife and water return, and is happy to see it as it is. Mr. Roux said he was open to her ideas, and would like to hear her thoughts as the secondary succession of vines and invasive plants intrude on the natural habitat.

Mr. Izewski said as the adjacent property owner, he is delighted with the natural surroundings and was delighted to hear it would be preserved, however he said farming the land is also a nice use.

Mrs. Mehling asked Mr. Gray if there were any waiver requests that should be discussed. Mr. Gray said he had requested an updated waiver requests letter for the Board of Supervisor's consideration and Mr. Glitzer said they would be preparing that.

Mrs. Fink referred to Knight Engineering's February 1, 2021 review letter, regarding wetland delineation and was concerned that wetland delineation was not shown on the 20-acre section of the plan intended for conservation; she noted it was shown on the Foxbriar side. Mrs. Fink had concerns regarding the natural habitat living there now, especially if the property is farmed, she would like to see where the herbicides will run off. Mr. Gray replied the anticipated easement will include a plan that the township may request be filed with the Bucks County Conservation District (BCCD) for review; noting that most responsible farms work with the BCCD to preserve the streams and keep topsoil from flowing downstream. He said oftentimes this may be a site walk with the farmer to discuss the land use rather than an engineering plan preparation.

Mr. Murphy confirmed that BCCD has agricultural consultants on staff that meet with property owners to develop a site-specific plan. They generally walk the site with the property owner and identify areas such as a stream and the establishment of appropriate buffers adjacent to it, and depending on the use, a nutrient management plan for livestock, which probably won't be used here.

Mr. Roux confirmed they will be sensitive to the chemicals used by the farmer, and encourage organic.

Mr. William Christian, Ash Mill Road, said he lives adjacent to the property and his well water has been fine, even when the land was farmed.

Mr. Christoph Stannik, Ash Mill Road, suggested a 50-foot buffer around the property in case of overspray of chemicals, and encouraged the Roux's to find a good farmer and to have a conservation plan and wetlands delineation. He also suggested there may be other sensitive properties on the edge of the farm field that are great for wildlife.

Ms. Manicone suggested to prevent residential creep from Lot 2 into the open space, perhaps property specific landscaping or a split rail fence could be installed to clearly define the residential property. She thanked Mr. and Mrs. Roux for providing the open space. Mr. Gray said the existing lot 2 has a grass area of about 2 acres, which is being increased in order to install a new septic system. He said the grass area will naturally provide a 50-foot buffer from grass to the edge of the lot.

Mr. Rosonova said that Bucks County Planning Commissions review echoed comments in the Knight Engineering review letter, with no significant comments otherwise. Mr. Murphy clarified that one of the comments regarded assurance that Central Bucks School District received necessary approvals, and reported that the school district solicitor had made application to the Bucks County Court of Common Pleas to approve the petition of the school district for the sale of unused property, and that request had been granted.

*Mr. Thomson made a motion, seconded by Mrs. Mehling, to recommend Preliminary/Final Approval of the "Paxson Tract (Roux)", Preliminary/Final Plan of Lot Line Change and Minor Subdivision Plan dated 1/15/21, Township File SA 2021-01, Tax Map Parcels 6-14-62 and 6-14-53, located along Ash Road, 2 lots, 84.993 acres, located in the AG-2 Zoning District, with an initial 90-day review period expiration date of May 4, 2021. The motion carried unanimously.*

*Mr. Fowles made a motion, seconded by Mrs. Mehling, to adjourn the Planning Commission meeting at 8:15 p.m. The motion carried unanimously.*

Minutes approved April 7, 2021.

Minutes respectfully submitted by Lori Wicen.