

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP
Board of Supervisors
Work Session Agenda
February 23, 2022
6:00 p.m.

6:00 p.m. Manager's Items

6:30 p.m. Lookaway Golf Club Training Center
4219 Upper Mountain Road, TMP 6-18-17
Request for Waiver of Land Development
John VanLuvanee, Esq.

7:00 p.m. Park and Recreation Commission Candidate – Doug Black

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held on February 23, 2022 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Paul Calderaio	Chairman
	Jon Forest	Vice-Chairman
	Maggie Rash	Member
	Dana S. Cozza	Township Manager
	Daniel Gray	Township Engineer
Not Present:	Luke Rosanova	Bucks County Planning Commission
	Craig A. Smith, Esquire	Township Solicitor
	Gary Weaver	Township Water/Wastewater Consultant

Caleb's American Kitchen, 5738 Route 202, TMP 06-015-002

Mr. Caleb Lentchner was present to discuss a proposed plan which would increase outdoor dining at his restaurant located over present parking places, relocate the entrance and adjust certain parking stalls. Mr. Lentchner said he brought this plan to the Board today as he understood was suggested when he appeared at the last work session, in lieu of spending \$2,000 to apply for relief to the Zoning Hearing Board. Mr. Lentchner said the plan shows the relocation of the sign, ADA parking, and other parking spaces. He said there is not space on his property to have the 25 spaces as required per the zoning ordinance. Mrs. Cozza explained that the Board of Supervisor's cannot waive requirements of the Zoning Ordinance; only the Zoning Hearing Board can grant variances.

Mr. Lentchner said he is not adding more seats to the restaurant, rather is moving some from inside to outdoors, as he has done for past two years during Covid. Mr. Gray explained the Zoning Ordinance does not calculate the number of parking spaces by seating, rather by the gross floor area. Mr. Gray suggested that if Mr. Lentchner prepares an application to the Zoning Hearing Board, he should explain that capacity will remain the same as he is not adding more seats, rather is using both indoor and outdoor areas. Mr. Gray calculated at current capacity, reducing seating indoors and adding 450 square foot outdoors to relocate the seating, he would need an additional 9 parking spaces.

Mr. Lentchner thought he may be able to lease 9 parking spaces from Buckingham Friends School for the dinner service only, after 5pm. Mr. Gray said that if the Zoning Hearing Board granted the variance, that may be added as a condition of approval.

Mrs. Rash recommended Mr. Lentchner should have an attorney to guide him through the Zoning Hearing Board process. Mr. Lentchner said he appreciated the Boards' time and would follow their advice.

Lookaway Golf Club Training Center, 4219 Upper Mountain Road, TMP 6-18-17

John VanLuvanee, Esq., Jim Collins, President of Lookaway Golf Club, and Dan Humes of VanCleeef Engineering were present to discuss a request to waive land development requirements to construct a building to be used as a training center.

19088 Mr. VanLuvanee said the proposed structure will be located in the middle of their existing facility, well within setback requirements. He said they will not need to create paths to get to it, and the net increase of impervious surface is only 600 square feet as they will be removing some area of existing pavement. Mr. Gray asked if they would be removing the existing parking area for the driving range, and Mr. VanLuvanee said “yes, some of it”. Mr. Gray asked where people would park to use the driving range, and Mr. VanLuvanee said they have always parked on the grass and will continue to do so. Mr. VanLuvanee said people don’t take the golf carts to the driving range, and there may be 3-4 cars there at the most. Mr. VanLuvanee mentioned there is no provision for golf cart parking in the zoning ordinance. Mr. VanLuvanee said they will be replacing an existing landscaped island with some paving. Mr. Gray said the township would require a plot plan to confirm that the setbacks and total impervious onsite will remain below the limits. Mr. Hume said he could take an aerial image of the current impervious and plot the approximate area to show any change for comparison.

Mr. Calderaio asked if there would be any outside lighting added, and Mr. VanLuvanee replied “no”.

Mr. VanLuvanee explained the training center would have a Golf Simulator where the person hits an actual golf ball down the driving range, with the shot analyzed on a screen.

Mr. VanLuvanee said they have the building plans ready, and would like to submit the permit application. Mr. Gray said they could submit the permit application which would be considered for approval pending the township receiving the requested plot plan.

Mr. Gray asked about the large tree shown on the plan, located at the corner of the building. Mr. VanLuvanee agreed to submit an arborist report as the tree is rotten and is supposed to be removed.

Mr. Gray summarized the requests for a plot plan showing impervious, the arborist report, confirmation that there will be no new parking and no new lighting, and acknowledgement that these items must be submitted prior to occupying the building. Mr. VanLuvanee agreed.

Mr. Forest said consideration of granting the land development waiver would be added to the regular business meeting agenda this evening.

Park and Recreation Commission Candidate – Doug Black

Mr. Black said he has lived in Buckingham Township for 16 years, has one child who graduated from Central Bucks and another is soon to graduate, and has been a leader of his Homeowners Association since 2007. Mr. Black said with the Homeowner's Association, he has gained experience in working with the common areas of his community, and would like to share his interest and skills by serving the community as a member of the Park and Recreation Commission.

Mrs. Cozza confirmed Mr. Black had met with Ms. Silberg, Chairperson of the Park and Recreation Commission, who recommended his appointment.

Mrs. Rash asked if Mr. Black had ideas or goals in mind for the Park and Recreation Commission, and how they could improve the community for our residents. Mr. Black said he would like to assess what happens now and go from there, adding he would like to see more cultural activities, more music and theater activities. Mr. Black suggested to make the parks more artistic by adding sculpture.

Mr. Calderaio said the township has a staff member who runs the park programs, and could use assistance. He added the township has been looking at installing an all-inclusive playground at Holicong Park with able and disabled children playing side by side, however the money needs to be raised for its installation. Mr. Calderaio said the playground companies teach how to get the volunteers to build the playgrounds, which builds community relations. Mr. Black said that is what he is after.

Mr. Black asked what his next step should be, and Mr. Calderaio said they need to find more commission members to fill the vacant positions.

The Board agreed to add consideration of appointing Mr. Black to the Park and Recreation Commission to the regular business meeting this evening.

Board of Supervisor's April Meeting Date

Mrs. Cozza suggested that with PSATS being scheduled the last week of April, which includes the scheduled Board of Supervisors meeting on the 27th, perhaps the Board would prefer to move the meeting to the 20th. The Board agreed that would be fine.

Township Events and Programs

Mrs. Cozza asked if the Board would like the township to schedule the events and programs this year, which were on hold due to Covid, such as the egg hunt, ice cream social and concerts, kids programs, and day in the park to be held at the new section of Holicong Park. The Board was agreeable to reinstate the programs, with Mrs. Rash adding if they need to change, we change.

7:30 p.m. *The Work Session adjourned.*
 8:24 p.m. *The Work Session resumed.*

PA Biotechnology Center

Mr. Gray explained the Biotech Center has been having difficulty getting their grant money from the state, and has asked for ways they could save money on their project. He said they have delayed fitting out the second floor of the new building and addition which means they are not receiving rental income. Mr. Gray said the township had agreed to waive the binder course on the parking lot, and the applicant had requested to waive installation of the wearing course. Mr. Gray said they have made adjustments of inlets and fixed various items, and have line striped the pavement, but would save \$100,000 by not having to install the wearing course at this time.

Mr. Gray said the worst part of the paving is the transition between the existing and new paving. He said they were not required to replace the existing pavement, which they intended to maintain and patch after construction, however it has received a beating during the construction period.

Mr. Gray noted the handicapped parking area is in poor condition, and he would recommend they need to repave the handicapped spaces so that the main entrance to the new addition is repaired. Mr. Gray suggested paving from the Old Easton Road, through the new handicap parking spaces and to the new front entrance.

Mr. Forest said eventually they will need to complete the required paving. Mr. Gray said they want to, but do not have the money. Mr. Gray suggested completion of the improvements could be a requirement during the maintenance period, and the township could release the escrow secured for the Land Development project, which would provide them with money to complete the improvements.

Mr. Gray discussed the temporary parking and staging area on the Biotech property, explaining they had purchased the adjacent property to create more stormwater treatment area, with the original intent to cover it with topsoil and grass, and in the future uncover it to install a parking area and another building. Mr. Gray said Biotech has requested to leave it as is in order to save money. Mr. Gray said he would ask them to remove the inlet boxes and clean up the area. The Board was agreeable to the request.

Mr. Gray explained that the Biotech building has façade lighting installed which was added as part of their architectural design; with 15-20 wall packs that illuminate upward and downward. He said the zoning ordinance only allows the exterior illumination of buildings with symbolic or historic significance; however, he thought that this building had some significance that would warrant some illumination and he would support a plan in which the lights were dimmed to 5-foot candles and with them being extinguished after hours. The Board agreed to the lighting with the changes proposed.

Mr. Gray mentioned that in the event that Biotech requests release of the contingency and retainage escrow, for which the township usually holds 15% to ensure that the maintenance bond requirements are met, he questioned if the board would be favorable to a release which would release some of the contingency and retainage funds understanding that the amounts would not fall below the minimum maintenance bond amount for the “dedicated” improvements. The Board was agreeable.

Tapping Fee for DuCoura Village Corner, LLC Public Water Tie-In, 3488 York Road, TMP 6-8-17

Mrs. Cozza wanted to let the Board know that the tapping fee for Mr. Ripp’s property would be about \$30,000.00, and he can implement a payment plan if he chooses. The Board was in favor of offering Mr. Ripp the payment plan.

Landisville Road Traffic Studies

Mrs. Cozza provided the Board with an update on the Landisville Road traffic studies, saying that Mr. Gray had received proposals and the lowest one was \$3,800.00. Mr. Gray said the traffic study would provide options to redesign the intersection of Landisville Road and Burnt House Hill Road, and would look at justification to reduce the speed between Bergstrom Road and Burnt House Hill Road as a residential district with density. The Board agreed they would split the cost with Plumstead Township, and Mrs. Cozza said she would contact Plumstead Township, and would also update the neighborhood spokesperson, Ms. Lisbon.

Crooke/Stubbs Farm Proposal, TMP 6-26-19-1

Mrs. Cozza explained the township had received a proposal from David Crooke to use one of their properties along Ridge Road for various farm related activities such as pick-your-own, garden tours, farm market, vegetable CSA, and seasonal events. She said there is an agricultural conservation easement on the property, and asked if the Board would like to discuss the proposal with Mr. Crooke during a future work session. The Board agreed they would welcome the conversation.

Electricity

Mrs. Cozza updated the Board on the rising cost of electricity, which is now \$400 more than the bills from last month. She explained that the bulk of the electricity (88%) is used for water and wastewater operations, as the township has 23 pump stations, lagoons and the wastewater treatment plant. Mr. Forest said that while the township Environmental Advisory Commission is promoting solar power, it was unlikely that solar panels could produce enough power to operate the entire water and wastewater system.

Mrs. Cozza said she is working with an electricity broker on a plan for the new Water and Wastewater Operations Facility by discussing the installation of a solar array on the roof, parking area and field, to help with electricity at that particular site.

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8:58 p.m. The Work Session continued with executive session to discuss potential land preservation offers and the status of the Veit negotiations.

9:30 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 30th day of March, 2022.

Buckingham Township Board of Supervisors

Paul Calderaio, Chairman

Jon Forest, Vice-Chairman

Maggie Rash

Maggie Rash, Member

Attest:

Dana S. Cozza

Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.

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