

BUCKINGHAM TOWNSHIP

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19088

BUCKINGHAM TOWNSHIP
Board of Supervisors
Work Session Agenda
January 3, 2023

Immediately following Reorganization & Regular Business Meeting

JLH Assoc. (Mercedes Benz – Signage) – Zoning Hearing Board Application

Gavin Laboski, Esq.

Manager's Items

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held January 3, 2023 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

The work session began at 5:59 p.m.

JJLH Assoc. (Mercedes Benz – Signage) – Zoning Hearing Board Application
Gavin Laboski, Esq.

Mr. Laboski was present along with Mr. Kevin Rogers, General Manager of Mercedes Benz.

Mr. Laboski said that Faulkner (JJLH Assoc.) recently purchased the dealership and requested a variance to replace the wall signs currently on the building. Mr. Laboski explained that in 2014-2015 the Zoning Hearing Board granted relief for signs and more, which was appealed by the township and ultimately settled by the township by a court approved stipulation. He said the only change to the Zoning Hearing Board decision in the settlement stipulation regarded the pylon signs, but did not touch the approval of the wall signs. Mr. Smith noted that the settlement was of all issues raised by the township's land use appeal and not just concerning the pylon signs. Mr. Laboski agreed.

Mr. Laboski said the difference between the Zoning Hearing Board allowance for square footage and the Faulkner proposal is about 100 square feet, with Faulker proposing more. Mr. Smith pointed out the Zoning Hearing Board allowance is 278 square feet, and Faulker is proposing 348 square feet.

Mr. Laboski explained the two sign changes being requested are driven by the manufacturer's branding requirements, and are being imposed on Faulkner by the manufacturer (Mercedes Benz). He distributed sheets to the Board showing a google street image of existing signage and pages from their current Zoning Hearing Board application showing the proposed new signs.

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Mr. Laboski explained that Faulkner is requesting that the sign that says “Mercedes Benz” have “of Doylestown” added to it, which makes that sign longer; adding they would replace the entire sign. Mr. Smith confirmed that the sign would be increased from its current length of 25’4” to 47’3” and would say “Mercedes Benz of Doylestown”. Mr. Laboski confirmed that to be true.

Mr. Laboski said the “Keenan Motors” sign 20’10 ¼” in length will be replaced by Mercedes Benz High Performance brand sign, “AMG” at 22’6 5/8” in length.

Mr. Laboski asked for the Board’s permission to alter the previous decision and stipulation so they may continue with their Zoning Hearing Board application.

Mr. Gray said he did not oppose the change, as the signage is on the building itself, not along the road. Mr. Calderaio said he preferred the sign to say “of Buckingham” as it is in Buckingham Township, however Mr. Forest said it does have a Doylestown mailing address.

Mrs. Rash said she had no problem with the change in signs, but preferred no changes to the stipulation.

Mr. Forest asked if they had signage for the Sprinters currently being sold, and Mr. Rogers said that is advertised via lawn signs, which will stay.

Mr. Calderaio asked what type of lighting is used on the wall signs, and Mr. Rogers said there is white backlighting on the signs, and they will not be adding other lighting; no spotlights.

Mr. Smith confirmed that the Board was giving him direction to modify the stipulation to allow a longer sign to add “of Doylestown” and to change the “Keenan” sign to a longer sign saying “AMG”. Mrs. Cozza added they would not need to return to the Zoning Hearing Board but that a revision to the prior stipulation and approval by the court of the revision would be needed.

Mr. Laboski agreed to withdraw the Zoning Hearing Board application, and requested an accounting and refund of any associated funds that might be available following expenses.

6:10 p.m. The Board retired into Executive Session to discuss the police personnel matters and potential litigation regarding a stormwater permit application.

7:00 p.m. The Work Session adjourned.

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Approved by the Board of Supervisors on the 25th day of January, 2023.

Buckingham Township Board of Supervisors

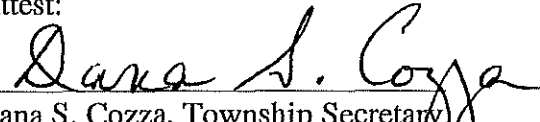
Paul Calderaio, Chairman



Maggie Rash, Vice-Chairman

Jon Forest, Member

Attest:



Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.