

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
Phone (215) 794-8834 • Fax (215) 794-8837

Website - www.buckinghampa.org



PLANNING COMMISSION

AGENDA

MARCH 1, 2023

Call to Order 7:30 p.m.

1. Consideration of approving draft Planning Commission minutes of February 1, 2023.
2. Pre-Submission Sketch Plan Application: "Digirolamo Tract – Proposed Warehouse"
TMP 6-4-16 & 6-4-17-1 (4344 Cold Spring Creamery Road)

Buckingham Township Planning Commission
Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held March 1, 2023 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Andrea Mehling	Chairperson
	Patrick Fowles	Vice Chairperson
	Louis Spadafora	Member
	Dan Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission

Not Present:	Rebecca Fink	Member
	Erling Salvesen, Jr.	Member
	Dr. Marc Sandberg	Member
	Glenn Thomson	Member

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

Consideration of approving the draft Planning Commission minutes of the February 1, 2023 meeting.

Tabled.

**Pre-Submission Sketch Plan Application: “Digirolamo Tract – Proposed Warehouse”
TMP 6-4-16 & 6-4-17-1 (4344 Cold Spring Creamery Road).**

Edward Murphy, Esq. and Mr. Greg Glitzer, Gilmore & Associates, were present to discuss the sketch plan. Mr. Murphy explained the concept of this sketch plan was developed by himself and Mr. Glitzer, and they now have a signed agreement of sale with Mr. Digirolamo and the Airport Authority to make the necessary land swaps for this project. Mr. Murphy said the proposed warehouse will serve a need for a local vendor, which is not public information at this time.

Mr. Glitzer said the plan proposes a 150,000 square foot warehouse building with the primary employee access entering from an extension of Progress Meadow Drive from Burnt House Hill Road, and a truck entrance off of Stoney Lane cutting across the non-buildable parcel of the Boyce Tract (recently subdivided and formed to enhance the approach zone for the airport). Mr. Glitzer said there would be an access easement granted by the Airport Authority for the truck entrance crossing their parcel.

Mr. Glitzer said the warehouse is designed to be set back on the property, taking advantage of existing topography and hedgerows to supplement for intermediate buffering, setback from Burnt House Hill Road, and preserving as much of the current view as possible from Cold Spring Creamery Road.

Mr. Glitzer explained there is a 3rd parcel involved, which would be acquired by and annexed to the adjacent two properties owned by the Airport Authority providing an additional buffer for an

aviation easement. Mr. Glitzer said the parcel consolidations and redistributions would be done at the same time for all three parcels involved.

Mr. Glitzer said the 3rd parcel (a square in the center of the plan) would be kept woodlands but the height would need to be maintained for aviation clearance. Mr. Gray requested confirmation that the woodland would be kept or a buffer would be planted. Mr. Murphy said they would request clarification from the Airport Authority. Ms. Manicone felt their preference would be to clear cut the trees, as topping them off kills most trees. Mr. Glitzer said they are planning to install a 50' buffer as a buttress.

Mr. Glitzer said that an on lot septic system would be planned, and hookup to the township public water system. Mr. Gray pointed out that the zoning officer noted the proposed septic system seemed to be located in the middle of a work area. Mr. Glitzer said that was the old system for Progress Meadow, and they are currently studying areas in the upper right or middle of the property.

Mr. Glitzer explained from Cold Spring Creamery Road the top of the single story 35' warehouse may be visible, but maybe not the docks as there is a bit of roll to the site, with dips up and down to the hedgerow. He said there is a knoll and ridgeline where the township water facility would run, and grass diversions in the farm field they would take advantage of for stormwater conveyance. He said they would supplement the existing hedgerows. Ms. Manicone said the existing vegetation is deciduous and thin. Ms. Manicone said that plantings would be more effective higher up and closer to the building than along the property edges. Mr. Gray said that renderings showing the low and high points would indicate the best place to install landscaping.

Mrs. Mehling asked if the parking lot could be moved over to the upper right area closer to the Progress Drive Meadow entrance. Mr. Gray said that area was being looked into for spray irrigation by the township. Mr. Gray asked if the lower parking area could be put into reserve for use in the future. Mr. Glitzer said probably, as a maximum of 75 employees are currently planned so they could bank the whole lower parking bay area.

Mrs. Manicone asked about the stormwater system being planned and was hopeful it could be a beautifully planted raingarden amenity. Mr. Glitzer said the upper parking lot would have underground stormwater management, the lower middle would take advantage of the hedgerow as natural drainage area and a basin would be on the Boyce Tract parcel in a point of natural positioning.

Mr. Gray asked if local deliveries would be done with cars or box trucks, and Mr. Murphy replied "both", and they would enter and exit via Stoney Lane. Mr. Spadafora asked if there were any concerns about traffic onto Stony Lane. Mr. Murphy said they had discussed a certain amount of improvements on Stony Lane for turning radii, but were not expecting a huge amount of traffic. Mr. Glitzer explained they could restrict egress to go towards Landisville and Old Easton Roads, however inbound would be more difficult as google maps navigation may take them down Cold Spring Creamery Road. Mr. Gray said his concern was the intersection of Route 313 and Cold Spring Creamery Road.

Mrs. Mehling asked if tractor trucks would be parked onsite overnight. Mr. Murphy said he thought so, however they would have more information once the potential purchaser signed the deal. Mr. Gray said if there were to be nighttime activity it would be preferable on the Landisville and back side of the building to buffer Cold Spring Creamery Road and residents against headlights and diesel engine noise. Mr. Spadafora noted that nighttime activity would also require lighting and security. Mr. Murphy said he did not believe this would be a 24-hour operation.

Mrs. Manicone requested that if a meadow area was to be installed along Cold Spring Creamery Road, it must be noted on the plan that it must be maintained as meadow indefinitely, as her experience shows these lands sometimes get turned over to a landscape contractor and are mowed or covered in brambles. Mr. Gray asked if he understood they may be interested in preserving that area and not be under their ownership? Mr. Glitzer replied yes, it could remain a farm field. Mr. Murphy added that Mr. Digirolamo had asked if the tenant farmer could rent it again this year; so it is currently being farmed.

Mr. Rosanova said the townships' bike/trail plan has a shared use path along Stoney Lane, and believes there is already a crosswalk across Cold Spring Creamery Road. Mr. Gray said when the Boyce Tract was approved, the path was deferred to the future. Mr. Gray said the township had a previous agreement with Sicom to use their parking for overflow if the township ever developed playing fields on the Young Heffernan site, and asked if this lot may want to connect a path to the fields and be included in the trail system. Mr. Murphy said the shared use path would make no sense with truck traffic along Stoney Lane. Mr. Gray said it was designed to have access from Cold Spring Creamery Road to the end of the Boyce Tract, along Stoney Lane to Landisville Road and onwards to the PA Biotech Center.

Mr. Gray asked if renewable energy was being considered, with rechargeable electric stations for the employees. Mr. Spadafora added that warehouses are ideal locations for solar arrays, and Mr. Gray added the airport may be opposed due to the glare, but that could be mitigated. Mr. Murphy said they would keep both ideas in mind.

Mr. Murphy said they would continue discussions with the owners and continue engineering and soil testing. Mr. Spadafora asked if the warehouse would be made larger, and Mr. Murphy replied "no". Mr. Murphy said if all went well, they expected to be back with a formal plan submission within the next 60 days.

Mr. Murphy asked for flowery comments, and Mr. Fowles replied "It's blooming great!". Mrs. Mehling agreed that it looked good.

Mr. Spadafora made a motion, seconded by Mrs. Mehling, to adjourn the Planning Commission meeting at 8:35 p.m. The motion carried unanimously.

Minutes respectfully submitted by Lori Wicen.

Minutes approved by Planning Commission on May 3, 2023.