

# BUCKINGHAM TOWNSHIP

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## BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda May 22, 2019 6:00 p.m.

6:00 p.m. Executive Session

6:30 p.m. "Penn's Purchase II" revised plan dated May 15, 2019  
Township File SA 2018-04

Manager's Items



to the first floor and be at grade level in the back. Mr. McGrath said from the street it would look like you are entering the storefront, but would really be walking into the store and then down to grade, adding most customers are expected to enter from the parking lot area. Mr. McGrath said the steps down to grade would diminish as you move towards the traffic light due to the slope tapering down to the first floor height, with the area nearest the traffic light having no steps, but a tall ceiling to level out the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Mr. McGrath said the most variation would be 5' from the top of the sidewalk grade to the top of the finished floor. Mr. Glitzer said there would be an elevator option provided along with the steps.

Mr. Glitzer said the first floor is planned to be all commercial/retail, with residential units above on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

Mr. McGrath said he spoke with the owner of Villaggio regarding building use, and they discussed wanting to combine their pizza operation from across the street into Villaggio for a shared kitchen, and have the restaurant and pizza operation occupy the free-standing building rather than have space in the larger building with ongoing construction. Mr. McGrath said the entrance and access is already there and wouldn't be in the way of construction traffic, so the restaurant could resume operations quickly and retain their loyal customers. Mr. McGrath said Villaggio originally thought they wanted a 6,000 square foot space, however have now decided on a 3,500 square foot space for the kitchen and seating, with a 1,200 square foot basement for storage, with elevator access.

Mrs. Rash asked where you would enter on the 202 side, and Mr. Glitzer said there would be a grand entrance near the traffic signal at grade, and then separate doors into each retail unit.

Mr. Gray questioned access to the residential units upstairs, and Mr. McGrath said there would be a single elevator in the middle of the building operated by key or buzzer, which would place you onto your own lobby and floor. He said this would provide larger units for luxury space while eliminating a hallway. Mr. McGrath said there would be a separate entrance from the commercial area and would include mail slots. Mrs. Rash said that would be very nice and she loves the mixed use.

Mr. Gray asked how deliveries would be handled; could a truck back up and/or get around the parking area. Mr. Glitzer said there is not a dedicated loading spot, but thought the timing of deliveries could be controlled, there is some extra parking space provided, and different stores will have smaller scale loading needs. He also said they added an extra loop in the parking area for this reason. Mr. Glitzer said they would need to design the designated area for the stand-alone restaurant building but felt there was no need for a full access deck. Mr. Forest had concerns about a tractor trailer having access to the restaurant building, and Mr. McGrath suggested perhaps the truck could park on the large sidewalk area beside the building. Mr. Forest had further concerns about tractor-trailers access as the traffic light area presents a tight turn.

Mr. Gray noted residential lots 1 and 18 had very small back yards when you considered the required landscaping buffer. Mr. Glitzer explained that in order to retain the residential streetscape versus making short, wider more contemporary houses, and to get away from lots that had driveways looping around the back to the garage, they dropped one lot from the back end and squeezed the others together. Mr. Glitzer asked if the existing non-conforming 25' buffer would still apply or if they should request a waiver of requiring a cumulative setback. Mr. Glitzer said they are improving an existing non-conformity, and have the same situation near the separate commercial building with the setback and buffer not cumulative. Mr. Glitzer said on the compact site with grading, it becomes challenging. Mr. Gray responded the existing non-conformity was for a site that did not have houses with persons having back yards. Mr. Forest pointed out that lot 15 will only have a 15' rear yard, in addition to the 25' buffer. Mr. Glitzer agreed to look closer at lot 15. Mrs. Rash said she doesn't care for lot 18, but understands it is there because they dropped a house.

Ms. Manicone said there will need to be fencing between the back yards and the buffer to preserve the buffer from encroachment and disturbance. Mr. Murphy said neighboring Mr. Feeney already has a fence along his property line.

Mr. McGrath said they will be offering first floor master bedrooms in all of the residential units, and feels the condos will be strictly "downsizers". He said there will be a homeowner's association to manage the rules, and the rules will be disclosed in the agreement of sale. Mr. McGrath said they show patios on each lot, but in his experience not everyone wants the large backyard anymore. Mr. Glitzer said if they do want a large backyard, there are plenty of lots in the development that have them.

Mr. McGrath said the residential lots will start in the upper \$700,000s plus more for the larger lots.

Mr. McGrath said there will be a fence atop the retaining wall and a 6' western cedar tongue and groove fence along the parking lot, with buffer trees in front so that the residential units will not see the commercial area.

Mr. Glitzer pointed out the alley relocation in the center of the residential area, saying the previous sketch showed a small loop alley, but that caused elevation issues, so they adjusted the alley location towards the center to keep the streetscape as plain as possible.

Mr. Calderaio asked if they intend to build the parking lot with lights before selling the houses. Mr. McGrath said logistically they will cut a road in and build their way out of the job site. Mr. McGrath said he didn't know if they will be able to build the parking lot until Villaggio is relocated, as they intend to keep Villaggio intact as long as they can.

Mr. Calderaio asked if they would have a gate separating the residential area and to keep persons visiting Peddler's Village from parking on their street. Mr. McGrath said they planned for a faux gate, adding the homeowner's association would need to monitor

parking and may choose to hire somebody during Peddler's Village special events to keep persons out.

Mrs. Rash asked how far they have diminished keeping the front of commercial along Route 202; has it moved back from the previous sketch. Mr. Glitzer said the building front is in the same location as on the previous sketch plan.

Mr. McGrath said they would prepare a 4-sided rendering of the entire commercial building now that details have been discussed. The Board agreed such a rendering is necessary for them to fully understand what is being proposed.

Mr. Gray asked if they had decided on the second means of exit from the site in case of emergency; whether at the Porter House restaurant or the existing drive at the Victorian house. Mr. Glitzer said the elevations to use the Porter House direction worked better than the alternative.

Mr. Murphy asked to confirm the assumption to be used for stormwater calculations, such as what's meadow, existing impervious, etc. Mr. Gray said the starting point would be what was existing before Penn's Market when it was Farber's flea market, and said he had asked the engineer to update the stormwater management plan made in the 90's to the plan based on the current layout. Mr. Glitzer said they may need to request a partial waiver, as the soil is very dense.

Mrs. Rash asked if any of the few remaining commercial entities would be staying. Mr. McGrath said some will, that they have started metro-commercial pre-marketing, however the retail units would be smaller and may not accommodate some of the existing large stores.

Mr. Ives asked if the open space lot between 8 and 13 is intended for stormwater, and Mr. Glitzer said probably yes, underground. He said originally there was a small gathering area there, which may still be appropriate.

Mr. McGrath said their next step will be to meet with Dan Gray and discuss details before submitting a revised plan and architectural elevations.

*7:30 p.m. The work session adjourned.*

*8:46 p.m. The work session continued.*

### **Bucks County Recorder of Deeds – Adopt A Book**

Mrs. Cozza asked the Board if they had decided whether the township will make a contribution towards the "Adopt A Book" program by the Bucks County Recorder of Deeds as presented during the previous meeting. The Board agreed the township would make a \$500 contribution towards the program.

### **Fire Company Stipend**

Mrs. Cozza said she had received and compiled information from the three fire companies that serve Buckingham Township, with specifics of active duty requirements and which volunteers are active duty residents of Buckingham Township. She said Central Bucks Emergency Services has paid staff and volunteers, and asked if the Board wanted her to add them to the program. The Board agreed that Central Bucks Emergency Services volunteers who reside in Buckingham Township should be included. Mrs. Cozza said she would prepare a draft resolution for the Board to consider at a future meeting.

### **Verrichia Tract, Township File SA 2006-04A**

Mrs. Cozza explained in working with the developer towards dedicating the project, the developer requested the project be dedicated with the condition of allowing the owner of uncompleted lot 5 to independently complete the necessary improvements. Mrs. Cozza said the alternative could be to dedicate lots 1-4 and request an escrow for the improvements on lot 5. The Board agreed that the alternative option of an escrow for lot 5 would be acceptable.

### **Board of Supervisor Meeting Dates**

Mrs. Cozza confirmed that the summer Board of Supervisor meeting dates would be on July 31<sup>st</sup> and August 28<sup>th</sup>. The Board agreed to the summer meeting dates. Mrs. Cozza said at the next meeting she would present the proposed meeting dates for budget discussions.

### **Deschamps Trail**

Mrs. Cozza reported that the trail project connecting Upper Mountain Estates to Buckingham Forest was in progress and the engineer was gathering costs. The Board was in agreement with the project's continuation.

### **New Police Officer**

Mrs. Cozza announced that Officer Jessica Hannah begins employment June 17<sup>th</sup> with the Buckingham Township Police Department.

### **Township Building Improvements**

Mrs. Cozza asked the Board their preference on repairing or eliminating the steps which go to the lower level of the township building. The expense to repair the steps is high as they must be completely torn out and the concrete repoured, as there is an existing ramp that can be used, the Board agreed to eliminate the steps and save the money.

**Recognition of Eagle Scouts**

Mrs. Rash said she and Mr. Calderaio had recently attended an Eagle Scout Court of Honor ceremony. They suggested in the future a supervisor should always try to attend as this is when the scout is honored in front of his/her peers.

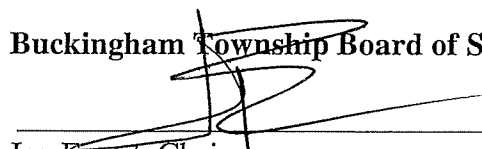
**Township Newsletter**

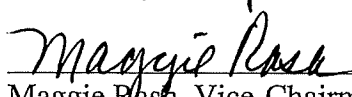
Mrs. Cozza asked the Board's opinion on the general formatting and appearance of the township newsletter being prepared for distribution in June, and showed them a draft. The Board was happy with the appearance. Mrs. Cozza said the newsletter would be mailed to each household and also posted on the township website.

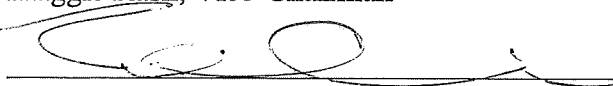
*9:21 p.m. The Work Session adjourned.*

**Approved by the Board of Supervisors on the 26<sup>th</sup> day of June, 2019.**

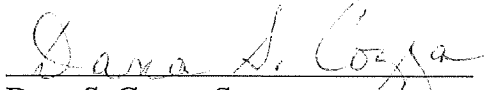
**Buckingham Township Board of Supervisors**

  
 \_\_\_\_\_  
 Jon Forest, Chairman

  
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 Maggie Rash, Vice-Chairman

  
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 Paul Calderaio, Member

Attest:

  
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 Dana S. Cozza, Secretary

*Minutes respectfully submitted by Lori Wicen.*