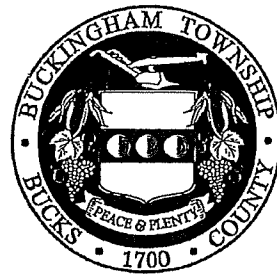


BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda June 26, 2019 5:30 p.m.

5:30 p.m. Executive Session

7:00 p.m. "Penn's Purchase II" Conceptual sketches dated June 20, 2019
Township File SA 2018-04

Manager's Items

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held June 26, 2019 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

The work session commenced at 5:30 p.m. with Executive Session to discuss personnel matters, land acquisition and potential litigation concerning a zoning hearing board issue.

“Penn’s Purchase II” Conceptual sketches dated June 20, 2019, Township File SA 2018-04.

Mr. John McGrath, III of Stonehaven Homes, Mr. Greg Glitzer and Mr. Ron Monkres, Gilmore & Associates, were present to discuss conceptual sketches for the proposed re-development of Penn’s Purchase II.

Mr. McGrath said that when they were last before the Board of Supervisors to specifically discuss elevations of the retail units, the Board requested drawings to better understand the proposed concept. Mr. McGrath displayed renderings showing “cuts” of the buildings to help explain that while the exterior height stays at the same level, there is a 5’ change in elevation inside the building with the areas closer to the center roadway between the commercial buildings having a 20’ ceiling, and tapering to 17’ towards the far end. Mr. McGrath said the 2nd and 3rd floors will be at a uniform height. Mr. Glitzer said they have preserved the walkway along Route 202 and provided an additional walkway along the front of the stores which will be 10’ wide.

Mrs. Rash asked how many commercial units will be within, and Mr. McGrath said that will be decided after they begin marketing for interest.

Mr. McGrath showed a rendering of the independent accessory building which will have 2 floors of living units and the first floor for the relocated “Villaggio” restaurant. Mr. Calderaio asked if they had addressed truck accessibility. Mr. Monkres said they had met with the Fire Marshal to discuss fire truck maneuvering and were also in the process of working out a plan for delivery trucks.

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Mr. Smith asked if there are renderings showing the elevations of the proposed facades. Mr. McGrath said they did not have any elevations with them but they are trying to pull a historical, Victorian look into the plan and had not yet determined the color scheme. He said the emphasis will be visibility for the stores, with interesting architecture upstairs so that you almost cannot determine where one upper floor residential unit ends and the next begins. He said it will tie in with the architecture of the luxury single family homes. Mrs. Rash asked if they had renderings of the single-family homes, and Mr. McGrath said only black and white renderings with some floor plans, however that will be determined better when they have locked in the lot sizes to see what products fit best.

Mr. Glitzer explained they made some changes to the single-family home residential plan after meeting with the township engineer and landscape review consultant, by tightening up the geometry with some extra area found inside the loop. He said they were able to pull the bottom 4 lots forward and providing a more meaningful backyard. Mr. Gray said that by shifting the road they now have 37-38' back yards, which brings them very close to meeting the required minimum 25' buffer yard in addition to the required 40' rear yard setback, which is an improvement over the prior plans. Mrs. Manicone clarified that on 4 lots they are not overlapping the buffer; and Mr. Glitzer replied they are a few feet short of the full 40' dimension.

Mr. Gray said lot 18 is an exception and imagines the rear yard there will actually be a side yard. Mr. McGrath confirmed that saying it will be important to know when designing the rooms within the house and patio's, etc.

Mr. Forest asked if they had determined the 2nd exit from the rear of the commercial area, and Mr. McGrath said they were still discussing their options. The plans showed a connection to the adjacent property, but Mr. McGrath said that further discussion with the property owners was necessary.

Mr. Mike Feeney, adjacent property owner, said he feels the bottom 4 yards are located very close to his property, and believes his fields will become the residents' recreational area. Mr. Feeney said he did not see how they could plant a significant buffer in that area. Mary Feeney said it would be good to have a fence between the properties.

Mr. Gray said both he and the landscape review committee expressed that they want some type of a barrier between the yard and the buffer to stop creeping encroachment by residents into the buffer. He said it would most likely be a split rail fence. Mr. McGrath said they are installing fencing to buffer the parking lot, perhaps a 6' western cedar, and could also add split rail/privacy fencing along the bottom lots.

Ms. Manicone said they are trying to solve 2 problems; she said the ordinance requires a fence to protect the buffer, however that will not work if the fence is placed between the property edge and Mr. Feeney's property. Mr. Monkres showed a cross section of the buffer displaying existing and new trees, fence post and tiedowns, and a mulch bed in front of the buffer to provide delineation. Mr. Gray said a good compromise may be a split rail fence between the end of the usable grass and the buffer area to be protected.

Mr. Feeney also shared concerns about the stormwater swale running across the rears of the properties being filled in by the residents, creating stormwater runoff onto his property. Mr. Forest asked if Mr. Feeney gets water from the existing development, as it was supposed to go into a retention basin. Mr. Feeney said the water comes to the outlets and then floods his right-of-way, and over the years he has lost property due to the drainage. However, Mr. Feeney said, he is not opposed to this plan, thinks it is a good idea and they should build it.

Mr. Gray suggested rather than swales on the bottom 4 lots, they could use lawn inlets and storm pipes to capture the runoff. Mr. Glitzer agreed to review the options and provide a solution to Mr. Feeney's concerns with the drainage in this area.

7:30 p.m. The work session adjourned. Discussion regarding "Penn's Purchase II" Conceptual sketches continued during the regular Board of Supervisor's meeting.

8:51 p.m. The work session continued.

Park Water Systems

Mrs. Cozza said that recently the Pennsylvania Department of Environmental Protection placed additional requirements on transient non-community water systems which applies to the township parks that are not connected to public water (Hansell and Holicong), and that engineering, permit applications, and more are now required to be completed.

Electric Car Charging Stations

Mrs. Cozza said she was recently at a Bucks County Consortium meeting, where Evan Stone presented information about electric car charging stations, and the "Driving PA Forward" program. She said the county has a map of available charging stations posted on their website. Mrs. Cozza asked the board if they would be interested in more information about installing a charging station at the township building. Mrs. Cozza said that the Pennsylvania Department of Environmental Protection has rebates to cover most of the installation cost, with the installer to pay for the electric. She said there are charging stations that the users would pay for with their credit card. Mrs. Cozza continued that there is a 240 volt electric line already installed adjacent to the parking lot that could power the charging station. The Board agreed that Mrs. Cozza should research the concept.

Retirement / Holiday Party

Mrs. Cozza asked the Board if they would like December 13 to be a combination retirement/holiday party for Graham Orton, Director of the Water and Wastewater Department to be held at Villaggio. The Board agreed adding it should start at 5pm.

Board of Supervisors
 Minutes of Work Session – June 26, 2019
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Administrative Clean-up Day

Mrs. Cozza advised the Board that on July 12th the administrative offices would be closed for an “in-house” clean-up day, as they had previously approved to be done on a quarterly basis.

Budget Meeting Schedule

Mrs. Cozza discussed dates for the fall budget meetings. Working back from the adoption date, the following dates were agreed to by the Board members:

Budget Adoption: December 11, 2019 – Regular Business Meeting
 Budget Presentation: November 13, 2019 – Regular Business Meeting

Planning/Discussion meetings:

- Reserving October 30 or November 6 to be added if needed for budget work sessions.
- October 9, 2019 budget work session only – no regular business meeting. (Mrs. Rash to advise if this date is ok, or if October 2, 2019 would be better for her.)
- Keep the October 23rd work session but not for budget, followed by regular business meeting.
- September 25, 2019 budget work session, followed by regular business meeting.

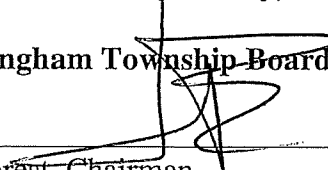
Volunteer Emergency Personnel Stipend

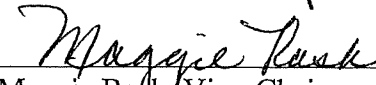
Mrs. Cozza said she is waiting for more facts from one of the participants and will bring this back on the next agenda.

9:20 p.m. The Work Session adjourned.

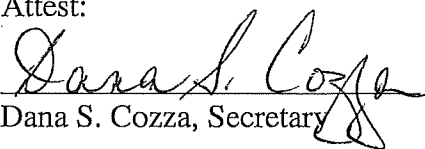
Approved by the Board of Supervisors on the 31st day of July, 2019.

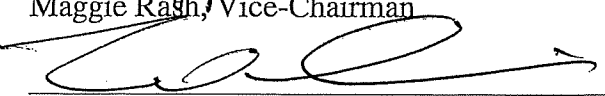
Buckingham Township Board of Supervisors


 Jon Forest, Chairman


 Maggie Rash, Vice-Chairman

Attest:


 Dana S. Cozza, Secretary


 Paul Calderaio, Member

Minutes respectfully submitted by Lori Wicen.