

BUCKINGHAM TOWNSHIP

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

Website - www.buckinghampa.org



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BUCKINGHAM TOWNSHIP
Board of Supervisors
Work Session Agenda
June 23, 2021
6:00 p.m.

6:00 p.m. Manager's Items
- EAC Request

6:30 p.m. "Birchwood Farms", Proposed project located along Route 202 at
TMP # 6-10-119

7:00 p.m. "Kardane Site", Proposed project located at 3709 Route 611,
TMP # 6-2-13

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held June 23, 2021 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

Reduction of Single Use Plastics

Mrs. Rash said the Buckingham Township Environmental Advisory Commission was interested in exploring a survey to the residents regarding the reduction of single use plastics. She said Doylestown Township has a survey with 13 questions on it, that the Environmental Advisory Commission was looking at as an example. Mrs. Rash said she wanted to bring this to the Board so they could consider it and she could report back to the Environmental Advisory Commission when they meet again in the fall.

Comprehensive Plan

Mr. Stone, the Executive Director of the Bucks County Planning Commission, explained the county had prepared a proposal with two options for updating the Buckingham Township Comprehensive Plan. He said option 1 is the traditional comprehensive plan model, and option 2 is an implementable plan.

Mr. Stone explained that across Pennsylvania more and more municipalities and counties are moving to an implementable plan that is more action and results driven. He said a well-done comprehensive plan should be a guide in terms of policy moving forward.

Mr. Stone said that option 1 would be to take the last draft (which was almost completed a few years ago), and update it; adding this would be the less expensive option.

Mr. Stone explained that option 2 would be more public driven, reaching into the community and getting residents to participate in bringing their concerns and issues by way of a survey. Mr. Stone said the county would do a truly statistical survey, with a consultant gathering samples from random households.

Mr. Forest thought the traditional plan should be updated and completed as it was just about done, but needed updates with current Pennsylvania Department of Environmental Protection and U.S. Census statistics (which will be available the end of September).

Mrs. Rash said the plan was almost complete ten years ago, and would need quite a bit of updating.

Mr. Smith said he thought a usable and implementable comprehensive plan was intriguing, although he has never seen one. Mr. Stone said an example would be Middletown Township who just adopted their implementable comprehensive plan which identifies specific areas.

Mrs. Rash said she would compare the most recent draft with the suggested implementable plan to determine her preference.

Mr. Robb, Indian Spring Road, said as a member of the Environmental Advisory Commission, he thought it was very exciting to be thinking about getting input from the community. Mrs. Cozza said there may be a way to distribute a survey using modern technology. Mr. Calderaio agreed.

“Birchwood Farms”, Proposed project located along Route 202 at TMP # 6-10-119

Mr. Mike Tierney was present to discuss a proposal to develop the 57-acre parcel along Route 202, across from the Covenant Presbyterian Church (the “Mazahari tract”). He said he realized they would need some relief granted from the Zoning Hearing Board, but wanted the Board’s feedback first.

Mr. Tierney described the project as including a house, barn and retail store for farm products. He said they have a location in Upper Makefield where they make and sell meats, cheeses and ice cream, but have outgrown the location and are looking to relocate part of the operation.

Mr. Smith asked what percentage of products produced onsite would they be selling in the store, and Mr. Tierney said at least 90%. Mr. Smith confirmed that would comply with the zoning requirement that 50% of the products sold must be produced on site.

Mr. Tierney displayed a sketch, showing the store across from Covenant Presbyterian Church, with the barn equally setback from Route 202 situated more towards the Route 313 intersection, and the home in the rear of the property. He said there would be beef cattle and sheep grazing near the barn. Mr. Tierney said the plan shows retention ponds, with the overflow pipe terminating into stone. He said the current wetlands are delineated.

Mr. Gray said retention ponds are not Buckingham’s preferred stormwater treatment; rather seepage beds or infiltration are preferable. Mr. Gray said there is a hierarchy of treatment plans and manuals prepared by Pennsylvania Department of Environmental Protection that could be researched. Mr. Tierney said they planned to have “U Pick It” vegetable gardens and would like to irrigate them by reusing the stormwater.

Mr. Tierney said the barn and store would have access from Route 202, and the house would be accessed from Yorkshire Drive. He also showed access from Buckinghamshire Drive to the barn and store. Mr. Gray and Mr. Forest agreed the neighborhood would not like people cutting through their development to get to the commercial site. Mr. Tierney agreed to eliminate the Buckinghamshire Drive access, however, would like the drive to his house from Yorkshire Drive. Mr. Tierney said he plans to reside in the home on the property. Mr. Forest asked how he planned to get to the store from his home, adding that he saw a creek running through the property; Mr. Tierney said he would walk or drive around.

Mr. Gray had concerns about the house location far back in the property, as there would need to be a long driveway through the woods, steep slopes, and there may be stormwater issues.

Mr. Gray was concerned there was not pedestrian access planned from the neighborhoods to the store, especially with them selling ice cream.

Mr. Gray asked the Board if they would want a complete traffic study, due to the location, to include level of service during rush hour. Mr. Gray also suggested a parking study may be required. He suggested a traffic engineer may be beneficial.

Mr. Gray suggested the Board may want to see a more engineered plan before the project is submitted to the Zoning Hearing Board. Mr. Tierney agreed to have a plan prepared and return to the next work session before applying to the Zoning Hearing Board.

“Kardane Site”, Proposed project located at 3709 Route 611, TMP # 6-2-13

Ed Wild, Esquire and Mr. Fred Beans were present, along with Mr. Arnand Bhatt, engineer, to discuss the proposed redevelopment of the former Kardane automobile sales site as a new automobile dealership. Mr. Wild said the property would be used for the Hyundai luxury brand – Genesis - as a boutique type dealership.

Mr. Wild said the existing building has been there since before 1947, and would be demolished. He displayed a superimposed aerial view of the project, and pointed out location roads to identify the area and show the proposed building footprint.

Mr. Wild said they realize that zoning relief would be required due to impervious surface restrictions in the overlay district, along with parking and buffer issues. Mr. Wild said the current plan proposes 65% impervious, where only 50% is allowed under the Zoning Ordinance. Mr. Beans added that his buildings always have a nice grass area along the streetscape and are maintained with pride. Mr. Wild said they would also install a sidewalk along the street providing more of a streetscape. Mrs. Rash appreciated the proposed improvement to the streetscape.

Mr. Wild said the plan would need relief from the Subdivision and Land Development Ordinance’s parking space size requirements. He suggested they would like to have some

paved areas for storage that would not be lined spaces. Mr. Gray said the primary concern is the customer, sales/employee, and service area parking that needs to be identified correctly. Mr. Gray agreed that the larger SUV parking spaces may not apply to this plan. Mr. Wild agreed, adding that some of the parking area would be used for vehicle storage only, with 4 sets of parking spaces back-to-back to back, with no ability to move the cars except by employees.

Mr. Gray noted the proposed plan would require a variance from the 25' buffer required between the ultimate right-of-way and the parking area, which would place the parking closer to Easton Road. Mrs. Rash said she prefers a full buffer, but understands they intend to improve the streetscape. Mr. Gray said that's the conflict with car dealerships – they want people to see the cars. Mr. Calderaio agreed that some type of grass along the street would break up the concrete a bit.

Mr. Forest asked if the cut through road from Old Easton Road to Easton Road was in place at this time, and Mr. Wild said "no". Mr. Forest said he liked that there was emergency access from one road to the other. Mr. Gray suggested the road be moved to the southern side of the building in order to access the current taper where Mercedes is located, and lessen the road widening that may need to be required for left/right turn lanes. Mr. Gray said this may also lessen the cut through traffic. Mr. Stone said the Bucks County Planning Commission recommended against having parking spaces back into the connector road.

Mr. Wild pointed out a convenience addition on the side of the building for people to drop off and pick up vehicles, adding it is usually a 2-bay garage. Mr. Forest said he would prefer the entrance to this area have a 90-degree entrance off Route 611 instead of the 45 degrees as shown on the proposed plan.

Mr. Calderaio asked about lighting and signage, if it was similar to the other dealerships in the area. Mr. Beans said the lighting will be LED. Mr. Wild said they did not expect anything out of the ordinary, adding that the dealerships in the corridor all generally meet the spirit of the ordinance for lighting and signage. Mr. Beans said as they go down the street, they are installing all LED lighting at their dealerships. Mrs. Rash said Buckingham Township has replaced all street lights with LED, and said she appreciated Mr. Beans' participation.

Mr. Smith asked if they had an agreement or time limit on the property acquisition. Mr. Wild said they felt due diligence would provide them comfort to proceed, along with relief from the Zoning Hearing Board, but there would be time constraints to bear in mind.

Mr. Beans said the neat thing about doing this in Doylestown is that it's almost like a family. He added he's been here for 45 years, and wants a neighborhood feel.

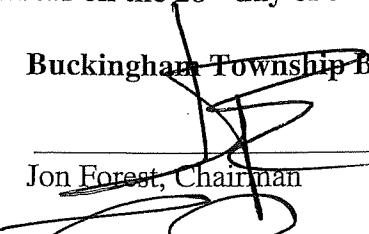
Mr. Wild asked how they should proceed. Mr. Forest suggested they provide a revised sketch based on this evening's comments and the informal review provided by Knight

Engineering, and return to a work session while concurrently applying to the Zoning Hearing Board.


7:30 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 28th day of July, 2021.

Buckingham Township Board of Supervisors



Jon Forest, Chairman

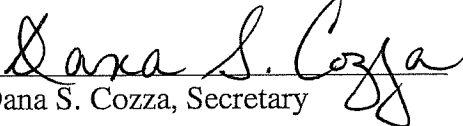


Paul Calderaio, Vice-Chairman



Maggie Rash, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.