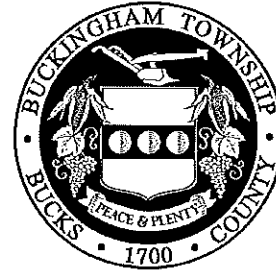


BUCKINGHAM TOWNSHIP

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PLANNING COMMISSION

AGENDA

OCTOBER 6, 2021

Call to Order 7:30 p.m.

1. Consideration of approving the draft Planning Commission minutes of the August 4, 2021 Meeting.
2. Consideration of recommending Preliminary Approval of the “**Longland Invest, LLC**” Land Development Plan dated Revised 9/15/21, Township File LD 2021-03, Tax Map Parcel 6-16-20, 2380 Street Road, 1 lot, proposing a 3,000 square foot barn, located in the VC-2 Village Center Zoning District, with an initial 90-day review period expiration date of November 30, 2021.
3. Consideration of recommending Preliminary Approval of the “**First Baptist Church of Wycombe – Parking Expansion**” Land Development Plan dated “Rev. 8/13/21”, Township File LD 2021-01, Tax Map Parcel 6-24-7, located at 4174 Township Line Road, 1 lot, .95 acres to be developed, located in the VC-1 Zoning District, with an extended review period expiration date of March 7, 2022.
4. *Removed from agenda per applicant's request*
~~Consideration of recommending Preliminary Approval of the “**Total Skills, LLC**” Land Development Plan dated 9/3/21, Township File LD 2021-04, Tax Map Parcel 6-4-15-1, located at 4210 Burnt House Hill Road, 1 lot, 14,054 square foot proposed new building area on 6.388 acres, located in the PI-2 Zoning District, with an initial 90-day review period expiration date of January 4, 2022.~~

Buckingham Township Planning Commission
Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held October 6, 2021 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Andrea Mehling	Chairperson
	Patrick Fowles	Vice Chairperson
	Louis Spadafora	Member
	Glenn Thomson	Member
	Erling Salvesen, Jr.	Member
	Dr. Marc Sandberg	Member
	Dan Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission
Not Present:	Rebecca Fink	Member

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

Consideration of approving the draft Planning Commission minutes of the August 4, 2021 meeting.

Mr. Fowles made a motion, seconded by Mr. Salvesen, to approve, as most recently presented, the draft Planning Commission meeting minutes of the August 4, 2021 Meeting. The motion carried unanimously.

Consideration of recommending Preliminary Approval of the “Longland Invest, LLC” Land Development Plan dated Revised 9/15/21, Township File LD 2021-03, Tax Map Parcel 6-16-20, 2380 Street Road, 1 lot, proposing a 3,000 square foot barn, located in the VC-2 Village Center Zoning District, with an initial 90-day review period expiration date of November 30, 2021.

Kellie McGowan, Esquire, Kristin Holmes of Holmes Cunningham Engineering, Glenn and Gavin Roedel, property owners, were present to discuss the proposed land development project.

Ms. McGowan explained the property has been family owned since the early 60's, and that historically, the old pole barn was used by Peddler's Village for storage. There are dwellings on the property and the zoning is non-conforming. She said the existing residential uses on the property are one unit in one dwelling, and two in the other.

Ms. McGowan said the project went to the Zoning Hearing Board in October 2020. The Zoning Hearing Board granted a Contracting Use variance for the property owner's personal business, with conditions relating to truck traffic.

Ms. McGowan explained that the applicants had applied for a Land Development Waiver to use the existing pole barn, however the Board of Supervisor's determined that a full Land Development Plan would be required for their proposal. She said the result was that the Roedel's designed a more efficient use of the property, replacing the existing pole barn structure and relocating it to the other side of the common parking area, providing a separation between

commercial and residential uses, efficient vehicle and pedestrian flow through the site. She said there are 13 parking spaces planned, servicing both the commercial and residential areas.

Ms. McGowan said they are requesting preliminary/final plan approval this evening.

Ms. McGowan said that all comments in the October 1, 2021 Knight Engineering review letter are “will comply”, with Ms. Holmes to meet with Mr. Gray to discuss the stormwater requirements. She agreed to defer to Knight Engineering and the Board of Supervisors on the technical issues.

Ms. McGowan explained that the Landscape Review Consultant may not have seen the most recent plan, and believed that a site visit would be the best way to discuss and resolve any issues, as some of the waiver requests are regarding the buffer. Ms. McGowan said that commercial uses surround the property, and setbacks are significant, however they will meet with Ms. Manicone to discuss the buffer requirements. Ms. Manicone agreed that she had only briefly reviewed the plan yesterday, and would meet with the applicant to address any comments. Ms. Manicone said Stonehaven owns the neighboring property and will be filling in empty spaces on their side. She said she will recommend some supplemental plantings on this site at the back and sides; adding with the proposed walking trail on the righthand side, they will want to protect persons using the trail. Ms. Manicone said the other neighboring property has a substantial buffer, so she would recommend just planting some specifically located evergreen trees in the area they overlook.

Mr. Gray explained that Stonehaven had agreed to provide a connection from the housing development through an existing sanitary sewer easement out to Street Road. He said the township is interested in having access from the Peddler’s Village area out to Street Road, and then continuing further down with a mowed path and potentially a paved path. Mr. Gray said his support of the waiver requested by the applicant for the bike path along the road frontage is conditioned on providing access through the side of the property on the easement.

Ms. McGowan said her client was unaware until recently of the proposed walking path on their property, and that it is not a part of their plan being reviewed this evening. She said they have not been contacted by counsel for Stonehaven and are not comfortable connecting Stonehaven’s plan to their own. Mr. Gray said the township is interested in that connection, and if not available through the side, they may look for the applicant to provide a connection along Street Road up to the connections at Route 202, however that will be a discussion to be had with the Board of Supervisors. Ms. McGowan noted there is a sewer line with trees growing on it, as noted in the August 23, 2021 Landscape Review Consultants letter, and added that those trees will most likely need to be replaced, however this is not an issue she was prepared to discuss this evening. Ms. Manicone clarified that depending on the size of the trees, the path could wander; it did not need to be in a straight line.

Mr. Rosanova commented that there may be more information about the trail in the Buckingham Township Master Trail and Bicycle Plan, as the township had wanted a connection from Peddler’s Village to Quarry Road. He said the path was shown on the Multi Use Trail Map. Mr. Gray confirmed that there is a path further down along Quarry Valley Farms.

Mr. Fowles asked who would pay for the path, and Mr. Gray said that Stonehaven had agreed to pay for the path. Mr. Fowles said he hoped the path did get installed on the sewer easement, however that would not hinder the plan review this evening.

Mr. Fowles noted that Knight Engineering did not support a waiver regarding solar orientation in the August 30, 2021 review letter. Ms. Holmes said in relation to that request, the plan resubmission shows the orientation of the site to the solar axis, and the October 1, 2021 letter supported the request to allow the building as shown. Mr. Gray said the building orientation was discussed with the Board of Supervisors, who were amenable to the building location and solar orientation. Mr. Gray asked if the building would be occupied or heated, and Mr. Glenn Roedel replied “no”.

Mr. Fowles made a motion, seconded by Mr. Salvesen to recommend Preliminary/Final Approval of the “Longland Invest, LLC” Land Development Plan dated Revised 9/15/21, Township File LD 2021-03, Tax Map Parcel 6-16-20, 2380 Street Road, 1 lot, proposing a 3,000 square foot barn, located in the VC-2 Village Center Zoning District, with an initial 90-day review period expiration date of November 30, 2021, subject to the following conditions:

- a. Applicant’s compliance with the Knight Engineering, Inc. review letter of October 1, 2021; noting that there are additional stormwater issues to be resolved to Knight Engineering’s satisfaction that may require additional waivers;*
- b. Applicant’s compliance with the Landscape Review Consultants review letter of August 23, 2021, noting some of the items may have been addressed with the revised plan submission;*
- c. Applicant agrees to meet onsite with the Landscape Review Consultants to discuss minor additions to existing buffering;*
- d. Regarding the waiver requested from providing sidewalk or bicycle/pedestrian paths along Street Road, the Planning Commission encourages the applicant to work with Stonehaven and consider an alternately approved bicycle path along the sewer right-of-way as it would benefit the residents of the township.*

Mr. Fowles called the vote. Ms. Mehling excused herself from voting due to a conflict. Mr. Fowles voted “aye”, Mr. Thomson voted “aye”, Dr. Sandberg voted “aye”, Mr. Spadafora voted “aye”, and Mr. Salvesen voted “aye”. The motion carried.

Consideration of recommending Preliminary Approval of the “First Baptist Church of Wycombe – Parking Expansion” Land Development Plan dated “Rev. 8/13/21”, Township File LD 2021-01, Tax Map Parcel 6-24-7, located at 4174 Township Line Road, 1 lot, .95 acres to be developed, located in the VC-1 Zoning District, with an extended review period expiration date of March 7, 2022.

William Benner, Esquire and Mr. Greg Bustamante of Bustamante Engineers, Inc. were present along with Pastor Josh Brownfield and Mr. Phil Johnson, to discuss the proposed plan.

Mr. Benner described the project as the installation of a small parking lot with 22 spaces; with no changes to the church building; only creating additional parking onsite for the convenience of the church members.

Mr. Benner said that over a long period of time, the engineers for the church have been working with Knight Engineering, Inc. to formulate a stormwater management plan which meets the requirements of the townships' stormwater management ordinance; adding that stormwater management is the main concern they have received from the neighboring property owners.

Mr. Bustamante displayed the plan, pointing out the revised plan shows a reduction of parking spaces from the originally 46-47 proposed spaces, to 22 parking spaces.

Mr. Bustamante explained the stormwater management plan, which should specifically benefit two of the adjacent neighbors, Ms. Balent and Mr. Sellecchia. He explained the topography of the church property current drains in a northwest direction, with a good portion west towards the neighboring property, and then down the existing parking lot of the church into the neighboring properties. Mr. Bustamante said the plan is designed to capture most of the stormwater from the new parking lot into a basin, with the water then to be pumped northwards and discharged at the top of the property. He explained that the post development flow cannot exceed pre-development conditions, per the stormwater management ordinance.

Mr. Thomson asked how much of the stormwater they plan to capture and direct into the basin; and Mr. Bustamante answered "85% of the water originally going towards the neighboring property will be directed into the basin". Mr. Spadafora confirmed that the neighbors have a stormwater issue at this time, and Mr. Bustamante agreed. Mr. Bustamante explained that water has always drained from the farmland area north of the church property, through the church property towards a swale and an underground drainage area on Ms. Balent's property, heading towards the railroad and ending up in Mill Creek. He said that the basin will minimize the water reaching Ms. Balent's property.

Mr. Bustamante said there also has been a concern with a sump pump discharge from the church building, which goes to an inlet and then a pipe on Ms. Balent's property, which saturates the swales. He confirmed that the sump pump drainage will go directly into the new basin when it is installed.

Mr. Gray confirmed that the intent is to capture runoff from the paved area, with two primary discharge points; an existing one through the rear of multiple yards that front onto Township Line Road and another behind Mr. Sellecchia's property along the Histan Tract. He explained the basin will be shallow and spread over a large area, with the soil absorbing some of the water slowly, and will be designed as a water garden set in the buffer area. Mr. Gray said that Ms. Manicone, the township Landscape Review Consultant, will oversee the plantings.

Mr. Salvesen asked if the pavement would be porous; and Mr. Gray said no, it will be standard blacktop. Mr. Gray said the soil results were not favorable for infiltration under the parking area, which is also why they will be using a bioretention basin rather than an infiltration basin.

Dr. Sandberg asked that after the improvements are made, will there be less water runoff than there is currently? Mr. Gray said yes, adding that the basin will have amended soil media to clean the water, retain and reduce the release rate, all part of the BMP concepts that the Department of Environmental Protection supports on these types of facilities. Mr. Gray said the basin will be oversized in order to correct some preexisting conditions.

Mr. Spadafora asked if there will be maintenance required in the basin. Mr. Gray explained that plant material will grow and may need to be cleaned out as it does in wetlands, and there will be a maintenance agreement and easements when the plan is finally approved.

Mrs. Mehling asked if there were items in Knight Engineer's report that should be discussed. Mr. Gray said they supported most of the waivers, some with conditions. Mr. Gray asked Mr. Bustamante if the waivers not supported are "will comply" based on his suggestions, and Mr. Bustamante replied "yes".

Mr. Benner discussed a waiver that is requested from the Subdivision and Land Development Ordinance to place the stormwater management facilities within the landscape buffer yard. He said if this waiver were not granted, it would cause a considerable hardship to the church, as they would have to shift the basin into the area of the proposed parking lot, which would require significant reengineering and would change the grading plan. He said in consulting with the Landscape Review Consultant, they arranged the plan to meet the spirit of the buffer yard requirements. Mr. Gray said that his review letter supported the waiver providing that the neighbors most affected (Mr. Sellechia and Ms. Balent), would signify their consent. Mr. Benner stated while it would be laudable to obtain the assent of the neighboring property owners, the waiver should be decided by the Board of Supervisors and the Planning Commission based on whether the property owner has met the standards for the waiver; does the stormwater management plan comply with the stormwater management ordinance and does the proposal to create landscaping come close to the ordinance.

Mr. Gray replied that the review comment was based on an offer by the church, when this project was initially discussed, and the township's request for the church to provide acknowledgement letters from the neighbors. He said if this is no longer true, then he recommends the stormwater be reviewed on its own merits.

Mr. Benner said he had requested to meet with Mr. Garton (Ms. Balent's attorney), and that Mr. Johnson had met with several of the neighbors. He said they have made a good faith attempt. He said at this time they have gone beyond the ordinance requirements for a 22-space parking lot, with an oversized basin, taking an existing condition and mitigating it to the best of their ability.

Mr. Fowles asked if the retention basin were removed from the buffer, would the church still be able to put a 22-space parking lot on the property; as he does not feel it qualifies as a hardship if it can be designed differently. Mr. Gray said that theoretically they could install an underground storage system at a significant expense, as there is no infiltration on the property. Mr. Gray said in previous discussions with the church, it was always expected that the stormwater management would be in the buffer, based on the assertion they would be able to get the neighbors approvals. Mrs. Mehling asked if the entire basin would be within the buffer area; and Mr. Gray replied that

the majority of the basin, including the basin berm, the plant material, and some stormwater storage area was in the required buffer yard.

Ms. Manicone said that she supported the waiver request due to site constraints, adding that even if the basin feature was not a stormwater control facility, the plantings would be acceptable as a landscaping buffer, with a combination of flowering trees, shrubs, evergreens and amended soils and types of species throughout planting that take up the water. She said it won't be a typical basin.

Ms. Korey Dudash was present as a friend of Mr. Sellecchia's, and explained she has a background in stormwater management and had reviewed the plan. Ms. Dudash asked the following questions:

- How is the sump pump water getting up to the basin? Mr. Bustamante replied there is a 2" pipe already in the ground that will daylight in the bottom of the basin, however if need be, they will pump it.

- Water into the basin will be from the field and sump pump, not from the road or the existing parking lot? Mr. Bustamante confirmed that was correct.

- Could the property behind the church which is currently mowed, be naturalized with a meadow to help absorb some of the water? Mr. Bustamante said there are some trees on the adjacent property, and questioned how that would affect the rate of discharge leaving the property? Ms. Dudash said "by combining 2 different sources".

- What is the spillway for if overflow is directed to the back facility? And why is the spillway opposite the inlet?

Mr. Gray suggested they could change the cover condition on-site to reduce rate and volume leaving the site, as Ms. Dudash suggested; adding they have converted lawn areas to meadows and reforested area, with a blanket easement placed on the property to protect the converted areas. Mr. Johnson said the septic and sand mound is in the rear. Mr. Gray said it's an option to get credit.

Mr. Bustamante suggested that if the large size of the basin is a problem, the spillway can be moved. Ms. Dudash asked if the spillway could be made narrower and more pulled back from the property line. Mr. Bustamante agreed to look into the size and placement of the spillway.

- Ms. Dudash explained that Mr. Sellecchia has concerns about the safety of his well, and if his basement is going to flood. She said she understands that the underdrain moves water to the rear of the property, and the spillway looks like it will overflow to Mr. Sellecchia's garage and house. She asked if the spillway could be moved to the back of the property. Mr. Bustamante agreed to move the spillway to the back of the property. Ms. Mehling asked what the distance is between the spillway and the large open field, and Mr. Bustamante replied 100'. Mr. Gray said this should not be a difficult accommodation; adding this is an emergency spillway. He said the basin has additional freeboard before the water would get to the emergency spillway.

- What is the ponding depth? Mr. Gray said the standard for this type of facility is 6".

- What is the standard length of time rain gardens are supposed to hold water? Mr. Gray replied 24-72 hours are typical.

- Will the underdrain keep the water from flooding? Mr. Gray said the purpose of the underdrain is to clear water through amended soils; the goal is not to have extended standing water.

- Is this rain garden being created as a rain garden or bioretention with gravel? Mr. Gray said they both have the same use; a rain garden is usually a smaller on-lot BMP, whereas the term bioretention is used more to define a larger stormwater BMP facility for the improvement proposed for this site; but both names refer to the same basic concept.

- Will this one have a stone base? Mr. Gray said yes, 6-8” depending on the size of the underdrain.
- Does the underdrain go the entire length of the facility? Mr. Gray said “yes”, and added that a concern is that the sump pump runs continuously and that water should get in and out, not retained in the holding area.
- Could the cedar trees be swapped out for something else, as the cedar rust attacks service berries and kills them in 3-4 years. Ms. Manicone replied that cedar trees were not in the original plan, but were added to the revised plan, and she will discuss this with the church’s landscape architect.

Mr. Sellecchia, Township Line Road, had concerns about well contamination from the sump pump water discharge that will be pumped and drained near his property. He also had concerns if the underdrain pipe fails and his basement fills with water, who will be responsible?

Mr. Sellecchia said when the church built the sand mound a few years ago, the water rushed directly to his house during Hurricane Ida and he had 4’ of water in his basement. He said the property behind him developed a monstrous berm that backs water up onto his property, and now the church will pump water up there too, which will end up on his property. Mr. Sellecchia said the spillway is being designed too close to the property line and to his house.

Ms. Nancy Johnson said she has been a member of the church for 41 years and said they care about their neighbors and do their best not to have conflicts. She said she hopes they can have the parking lot, as many times during winter and early spring she does not go to church because they have to park back in the grass and get stuck.

Mr. Johnson explained the parking lot expansion project began in 2012, however was postponed because their septic system failed and needed to be replaced. He said the septic system was inspected and approved by the County. Mr. Johnson said the placement of the septic system conflicted with the proposed parking lot at the time, so the project was abandoned. Mr. Johnson said they have always parked in the grass and have had to pull cars from the mud, so would prefer to have a paved lot. He said they are trying to mitigate the ongoing water issues.

Mr. Sellecchia said his main concern is his well and flooding his house. He added there is one dried up well on his property, and if this one gets contaminated, he has nowhere else to drill. Mr. Sellecchia said his well is only about 50’, and in bad rainstorms his water turns instant brown. He added his main concern is shale, and if something over time fails, and there’s a vein, his basement will get flooded. Mr. Gray asked if he thought grading might divert the water from the sand mound away from his property, and Mr. Sellecchia said he didn’t know as it was only 15-20’ from the property line; Mr. Gray suggested it could be graded the opposite direction. Mr. Gray clarified the reason for this discussion is the concern regarding the dimension between Mr. Sellecchia’s house and the facility, not the potential issue of a pipe failing.

Mr. Sellecchia thanked the church for making him aware of this project, as the property behind him did not have to notify him. Mr. Gray confirmed that the berm on the neighboring property was processed with a building permit from an approved subdivision that was approved several years ago with the appropriate analysis conducted at that time. Mr. Gray also pointed out that Ida was a storm of large proportions and was more than anything this area of the state was ever designed to accommodate.

Mr. Gray expected that the plan will be revised per his review comments, and Mr. Sellecchia will be provided with a copy of the revised plan from the church, if requested. He also confirmed if the church fails to maintain the basins, they will be responsible to correct it, according to law. Mr. Gray said the plan meets state isolation distance requirements for what is being proposed.

Mr. Fowles asked to discuss the waivers that are not supported by Knight Engineering.

- Crosswalks. Mr. Gray said the applicant has confirmed they will comply with providing a crosswalk in addition to the required drive isle and in a location where vehicles will not back into the pedestrians, in compliance with ordinance requirements.
- Fencing around all portions of stormwater management. Mr. Gray said he did not recommend supporting this waiver only because the waiver is not required and should be removed from the waiver request letter. He explained fencing is only required when required by the township; adding the Landscape Review Committee is requesting some fencing for buffer protection.
- Transportation impact study. Mr. Gray said the church indicated that they will comply to provide an abridged version of the study identifying the number of vehicles entering and existing during typical church services, and will have traffic control ushers or valet parking during special events (i.e., Christmas and Easter).

Mr. Spadafora asked about the waiver requested to provide only compact parking spaces. Mr. Gray said as long as the pedestrian path is separated from the parking area, they support the request for compact spaces in order to reduce the amount of impervious surface.

Mr. Gray said that he understood that all other waiver requests were “will comply”.

Ms. Manicone said she will meet with the applicant and address technical questions on site.

Mr. Rosanova said the Bucks County Planning Commission had no comments.

Mr. Gray asked Mr. Bustamante to notify Wrightstown Township of the project due to the location of being on the township line. He said they do not need to provide an official review, but should be provided with a copy of the documents being submitted to Buckingham Township. Mr. Bustamante agreed to do so.

Mr. Thomson made a motion, seconded by Mrs. Mehling to recommend Preliminary Approval of the “First Baptist Church of Wycombe – Parking Expansion” Land Development Plan dated “Rev. 8/13/21”, Township File LD 2021-01, Tax Map Parcel 6-24-7, located at 4174 Township Line Road, 1 lot, .95 acres to be developed, located in the VC-1 Zoning District, with an extended review period expiration date of March 7, 2022, subject to the following conditions:

- a. Applicant’s compliance with the Knight Engineering, Inc. review letter of August 31, 2021;*
- b. Applicant’s compliance with the Landscape Review Consultants letter of August 25, 2021, and agreement to meet onsite to discuss plantings in the basin and the buffer yards as it relates to the requested waiver;*

- c. Applicant shall relocate the emergency spillway to the approval of Knight Engineering, Inc.*
- d. Applicant shall submit revised plans addressing all issues prior to scheduling of review by the Board of Supervisors.*

Mr. Thomson called the vote, the motion carried unanimously.

Mr. Fowles made a motion, seconded by Mrs. Mehling, to adjourn the Planning Commission meeting at 9:49 p.m. The motion carried unanimously.

Minutes approved December 1, 2021.
Minutes respectfully submitted by Lori Wicen.