

**BUCKINGHAM TOWNSHIP**

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

Website - [www.buckinghampa.org](http://www.buckinghampa.org)



**BUCKINGHAM TOWNSHIP**  
**Board of Supervisors**  
**Work Session Agenda**  
**March 30, 2022**  
**6:00 p.m.**

6:00 p.m. Executive Session

6:30 p.m. Fred Beans – Anthony Sylvan Property Redevelopment  
3739 N. Easton Road, TMP 6-4-2 & 6-4-3

Manager's Items

**Buckingham Township Board of Supervisors**  
**Work Session**  
**Minutes**

The work session of the Buckingham Township Board of Supervisors was held on March 30, 2022 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

*The Work Session commenced at 6:00 p.m. with Executive Session to discuss personnel matters.*

**Fred Beans – Anthony Sylvan Property Redevelopment, 3739 N. Easton Road, TMP 6-4-2 & 6-4-3**

Edward Wild, Esquire, legal counsel to the Beans Organization, C.J. Bock of Bohler Engineering, Chris Chandor, counsel to the Beans Organization and liaison to the Biotech Center, and Tony Geonnotti, director of construction and real estate for the Beans Organization were present to discuss the proposed redevelopment of the Anthony Sylvan Property as a Hyundai dealership.

Mr. Wild distributed an aerial view of the property to the Board, and explained the location of the properties in between Old Easton and North Easton roads, adjacent to the Kardane site, with significant frontage along Old Easton Road, and buildings in such a state of decadence and disrepair as to warrant demolition. He said they have the property under agreement of sale and are in their due diligence period. Accordingly, they are soliciting the Board’s comments, land development ordinance concerns, zoning concerns, objections, and whether, in the Supervisors’ opinion, variances are required so that they need to go to the Zoning Hearing Board.

Mr. Wild said the site is located in the PC-1 district, with the neighboring properties having a variety of uses.

Mr. Wild acknowledged adjustments need to be made to the plan, such as Knight Engineering’s comment that per Zoning Ordinance requirements, they should only have one access to the backside of the property instead of the two shown currently, and that the access should be relocated coincident with the property across the street. Mr. Gray suggested the one entrance should be aligned with the PA Biotechnology Center’s entrance, especially with the stated intension of using the concept parcel along Old

19088

Easton Road as a Biotechnology Center related research facility, with a crosswalk between the two. Mr. Chandor agreed they would try to do so, however he added they have not yet consummated an agreement with the Biotech Center, although that is their direction. Mr. Gray said that sidewalks and crosswalks will be requested regardless of the use. Mr. Gray said the adjustment of the access would also eliminate providing a cut-through to Easton Road. Mr. Chandor agreed they do want to eliminate any type of a cut-through.

Mr. Gray explained there are two separate parcels being discussed, and a lot line change could be done to adjust the parcel along Old Easton Road for the particular use, with the remainder providing parking for the automobile dealership.

Mr. Smith asked if the two parcels would share a stormwater management system, and Mr. Chandor replied that Mr. Beans wants the parcels to be independent for the possibility of selling them in the future but that if a common stormwater system makes engineering sense, that is the direction they would go with appropriate easements.

Mr. Gray asked if they would need zoning relief for the signs and lighting, and Mr. Bock replied they are working on that now. Mr. Bock said they are considering designing the lighting similar to what is at the automobile dealership across the street, and while trying to be compliant with the ordinance, would defer to their lighting consultant. Mr. Gray explained these parcels are in the Cross Keys Overlay Zoning District which specifies a set of provisions for development as far as the use setback requirement, amenities and common outdoor spaces, etc.

Mr. Wild continued that they have preliminarily identified three zoning issues: 1) the site as it presently exists is nonconforming with the zoning ordinance, being almost entirely impervious, which they intend to reduce but will still be over the permitted limits, 2) some zoning relief would be requested for lighting, and in so requesting, they would be mindful of the variances that were secured by Autoland across the street, and 3) signage, being also mindful of the variances that were secured by Autoland.

Mr. Wild said they recognize the site has an existing non-conforming structure and they would seek non-conforming rights, to which Mr. Smith replied there is a certification process to establish nonconforming structures and uses under the zoning ordinance.

Mr. Wild said that many of the comments raised in Knight Engineering's review of the concept plan were "will comply", but there will be limited waivers requested from the Subdivision and Land Development Ordinance.

Mr. Wild explained the lot area is not an issue, as the site contains 2 lots, with a 5 acres lot in the front and a 3 acre lot in the back, while the minimum area in the PC district is 20,000 square feet. He said they are not proposing anything inconsistent with the current use of lots in the vicinity.

Mr. Wild said the property is owned by a holding company which leases to Sylvan Pools, and their arrangement includes an option in the seller to continue occupancy of the properties pursuant to a lease for a year after Bean's purchase. He said they recognize the approval process would consume a period of time and they were trying to line those up.

Mr. Gray noted they had underground tanks removed. Mr. Chandor said they had conducted a Phase 1 Environmental Study, which did not present enough concerns to scare them away.

Mr. Calderaio said his main issue had been the cut through, and was relieved the applicant shared the same concern. Mr. Calderaio said lighting and signage is a concern, however, as long as they stayed consistent with that of the surrounding properties, it could be resolved. He also wanted to sure the parking lot has enough spaces to provide proper flow, as some of the other Beans' dealerships are hard to drive around. Mr. Calderaio said this plan would make the township and the area better off than it currently is, and he appreciated that.

Mrs. Rash said while the area is zoned for the proposed use, it was unfortunate as there will be another sea of cars with no green, only parking lots. Mr. Chandor replied that Mr. Beans takes personal pride in making the face of his dealerships look nice. Mr. Calderaio requested that the area between the dealership, sidewalk and street look as nice as possible, while realizing they do not want to block the view. Mr. Chandor said they would provide full cooperation.

Mr. Chandor said they need zoning relief before their limited time runs out, and would try to apply in time to be scheduled on the May Zoning Hearing Board meeting agenda.

### Electricity

Mrs. Cozza said she had discussed the rising cost of electricity with the Board in January and February, and she recommends that locking in the rates for the 2023 contract now would save money over waiting any longer. She said that the cost without a renewable energy component keeps increasing, however, the cost with a 50% renewable energy component has actually decreased since January. Mrs. Cozza said with the township making a commitment to move towards renewable energy, this may be a reasonable option to lock in for the 2023-2025 contract, and requested the Board grant her the authority during this evening's business meeting to enter into the contract.

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

*8:56 p.m. The Work Session resumed.*

### Bucks County Airport Authority

Mr. Gray said the Airport Authority had advised the township building department that they will be putting an overlay down upon and fixing their runways, with the work to be done primarily at night. Mr. Gray advised the Board that the zoning ordinance

allows government agencies making transportation repairs to operate machinery after normal hours. He confirmed that the existing pavement is between 5-8", and they will be putting in 5" after milling the existing surface so that the weight capacity of the runway will stay the same.

### **Designer House, 2942 Holicong Road, TMP 6-14-11-1**

Mrs. Cozza informed the Board that the Designer House is returning to Buckingham Township this year, and will be at the property beside Holicong Junior High School. She added that the property has no parking, and is located on a steep slope. Mrs. Cozza said the Designer House committee has approached the township to request use of the original section of Holicong Park in mid-September for their 300 person gala with a 110'x110' tent set up by Buxmont Party Rentals, a cooking tent, trailered port a pots and would run from 7pm-10pm. She said they also requested use of the park to run shuttles from the park to the designer house.

Mr. Forest said the park is more for recreational sports use and the tent and cars could interfere in its use by our residents. He added it would set up a precedent for others to request the same type of use. Mr. Calderaio said he was concerned about the grass underneath the tent. Mrs. Cozza mentioned mid-September is a time the park is used for many sports, and she had concerns about field damage. Mrs. Cozza said the township would recommend they ask the school to use their parking lot.

### **2021 Buckingham Township Police Annual Report**

Mrs. Cozza asked the Board if they had reviewed the 2021 Buckingham Township Police Annual Report, and they said yes, and it looked good. Mrs. Cozza said it would be posted on the township's website.

### **Budget – ALERT**

Mrs. Cozza reminded the Board that at budget meetings she had discussed software for the police department named "CODY", which is the new "ALERT" type software, but the department was not yet ready to make the change. Mrs. Cozza said that recently, Lt. Moffett found a grant to cover the cost of the system. Mrs. Cozza contacted our IT people to ask about any additional expenses involved, and received some preliminary pricing to add into the grant. She said that Lt. Moffett would submit the grant tomorrow and then hear by the end of the year if it is awarded to the department. If so, we would plan to install it next year. The Board said that was great, and appreciated Lt. Moffett's efforts.

**Summer Concert Series**

Mrs. Cozza asked the Board their opinion on serving ice cream at the June 23<sup>rd</sup> concert as was done pre-COVID, and suggested that prepackaged treats may be more appropriate rather than scooping ice cream. The Board agreed they did want to continue the ice cream tradition at the first concert, and prepackaged treats would be a good idea as long as they aren't too small.

**Grand Opening of Holicong Park, PH2**

Mrs. Cozza asked if the Board would like to schedule the grand opening celebration of Holicong Park PH2 with a Day in the Park as soon as schools get out for summer break. The Board said yes, but they needed to consider a date.

**Memorial Area**

Mrs. Cozza said that residents had been requesting to designate some type of memorial feature in a park, such as a bench or a tree. Mr. Gray said they had previously discussed a memorial tree grove with a central plaque at Holicong Park, Phase 2. Mr. Calderaio agreed it would be better to have a central plaque than names on individual items.

**Free Trees for Parks**

Mrs. Rash said she had provided Mrs. Cozza with information from the Environmental Advisory Commission regarding free trees, and Mrs. Cozza said she had been discussing trees with Mr. Hinz, Director of the Public Works Department, who had also submitted a request for free trees to be used at Holicong Park to thicken the border along Route 202. She said they would work together with the Environmental Advisory Commission.

**May Meeting Date**

Mrs. Cozza requested to reschedule the May 25, 2022 Board of Supervisor meetings to either the 24<sup>th</sup> or 26<sup>th</sup>, and the Board agreed either date would be fine.

**Proposed Townhouse Development – Kaplan Property, Old York Road and Swamp Road, TMP 6-8-126, 29.58 acres**

Mrs. Cozza shared a proposed townhouse development plan that was recently submitted for consideration on the Kaplan Property, located at the corner of Old York Road and Swamp Road. Mr. Forest said he liked that only 20% of the property would be developed, however he felt the addition of some commercial uses would benefit the local residents. Mr. Smith noted the entrance would be from Swamp Road, not Old York Road, and Mrs. Rash was not in favor of adding an entrance at that location due to the proximity to the Buckingham Forest residential development entrance and the traffic signal. Mr. Calderaio said that while he would prefer nothing was developed on that property, he would rather have a mix of residential and commercial, and pointed out if there was commercial they

would most likely want to post a sign along Old York Road. Mrs. Rash said she also would prefer no development on the property, and definitely no commercial. Hence the majority of the Board did not favor seeing the property so developed.


Mr. Smith said the property is currently zoned for a cultural shopping center, and the applicant would need to apply for a zoning use change to put a residential development in that location.

*10:10 p.m. The Work Session adjourned.*

**Approved by the Board of Supervisors on the 20<sup>th</sup> day of April, 2022.**

**Buckingham Township Board of Supervisors**

  
\_\_\_\_\_  
Paul Calderaio, Chairman

  
\_\_\_\_\_  
Jon Forest, Vice-Chairman

  
\_\_\_\_\_  
Maggie Rash, Member

Attest:

  
\_\_\_\_\_  
Dana S. Cozza, Secretary

*Minutes respectfully submitted by Lori Wicen.*