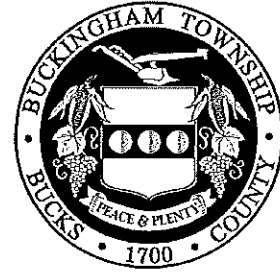


# BUCKINGHAM TOWNSHIP

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

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



PLANNING COMMISSION

AGENDA

APRIL 6, 2022

## Call to Order 7:30 p.m.

1. Consideration of approving draft Planning Commission minutes of January 5, 2022.
2. Consideration of recommending Preliminary/Final Approval of the **“B.C.A.A. Tract Subdivision”**, Minor Subdivision, 2 Lots, Township File SA 2022-01, TMP# 6-4-19-2, Stony Lane and Cold Spring Creamery Road, 34.55 Acres, Zoned PI-2, with a 90-day expiration date of May 31, 2022.
3. Consideration of recommending Preliminary Approval of the **“McKee Development”** Revised Subdivision Plan dated 3/1/2022, Township File SA 2020-01, Tax Map Parcels 6-18-76 and 6-18-79, located along Durham Road / Creek Road / Lower Mountain Road, proposing a Living Community of 41 Units: 12 single family homes, 17 townhomes, 12 twin homes, total parcel size 79.17 acres, located in the AG-1 Zoning District, with an extended review period expiration date of July 1, 2022.

**Buckingham Township Planning Commission**  
**Meeting Minutes**

The regular meeting of the Buckingham Township Planning Commission was held April 6, 2022 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

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

**Consideration of approving the draft Planning Commission minutes of the January 5, 2022 meeting.**

*Mr. Fowles made a motion, seconded by Mr. Salvesen, to approve, as most recently presented, the draft Planning Commission meeting minutes of the January 5, 2022 Meeting. The motion carried unanimously.*

**Consideration of recommending Preliminary/Final Approval of the “B.C.A.A. Tract Subdivision”, Minor Subdivision, 2 Lots, Township File SA 2022-01, TMP# 6-4-19-2, Stony Lane and Cold Spring Creamery Road, 34.55 Acres, Zoned PI-2, with a 90-day expiration date of May 31, 2022.**

Gavin Laboski, Esquire, Mr. Greg Glitzer and Mr. Brian Hensel of Gilmore & Associates were present to discuss the proposed plan.

Mr. Laboski described the project as being a simple minor subdivision of a 34-acre parcel with frontage along Stony Lane and Cold Spring Creamery Road. He said the plan is designed to create two lots; one being 9 acres and the other 25 acres. Mr. Laboski said the 9 acre piece contains an aerial easement used to protect the flight path, will be retained by the Bucks County Airport Authority, and will be restricted from further subdivision. He said the balance of the property is of no use to the authority, is currently used as a sod farm, and there is no development proposed for the parcel.

Mr. Laboski said there are many waivers requested, due to the lack of development proposed for the parcels.

Mrs. Mehling said she felt uncomfortable recommending approval of the waivers without knowing what will be there after the lot is sold, and requested deferral until such time as something is proposed. Mr. Gray also recommended the waivers be deferred, not granted, for each of the lots as

development may occur in the future. Mr. Glitzer agreed to reconfigure the waivers as deferrals, recognizing that future development would be subject to the ordinance requirements.

Mrs. Mehling asked if there was a septic test performed on the parcel, and Mr. Glitzer replied as part of the 2014 subdivision of the Boyce Tract there was a septic system test, however there was no building so there was no permit issued. Mr. Glitzer said they will get documentation and submit it to the Bucks County Department of Health as the system was created not to alienate the future parcel.

Mrs. Mehling asked if there would be a driveway planned for each lot, and Mr. Glitzer replied “no”. Mr. Glitzer designing a driveway onto the 9 acre tract would be challenging as it is closer to the airport runway, Stoney Lane is sunken down and there is a big embankment. He said they didn’t want to perform a grading exercise for something that wasn’t planned to happen. Mr. Glitzer said for the larger tract they could create a typical driveway design; he said it’s a balance between documenting that the lot is compliant and won’t create future problems. Mr. Gray explained the driveway design is necessary to verify that each lot can be built on in the future, even if not immediately intended. Mr. Laboski agreed to show the driveways on the plan.

Mr. Laboski said all items in the March 9, 2022 Landscape Review Consultant letter are “will comply”. Mr. Laboski said the March 2, 2022 Bucks County Planning Commission letter deferred to Knight Engineering, Inc. for any issues regarding compliance and conformance.

*Mrs. Fink made a motion, seconded by Mr. Fowles, to recommend Preliminary/Final Approval of the “B.C.A.A. Tract Subdivision”, Minor Subdivision, 2 Lots, Township File SA 2022-01, TMP# 6-4-19-2, Stony Lane and Cold Spring Creamery Road, 34.55 Acres, Zoned PI-2, with a 90-day expiration date of May 31, 2022, subject to the following conditions:*

- a. Applicant’s compliance with the Knight Engineering, Inc. review letter of April 1, 2022; noting that the applicant has agreed to comply with all of the requests and will revise the plan to Knight Engineering, Inc’s. satisfaction;*
- b. Applicant’s compliance with the Landscape Review Consultants review letter of March 9, 2022; noting that the applicant agreed to comply with all of the comments;*
- c. Applicant’s compliance with the Bucks County Planning Commission’s review letter of March 2, 2022;*
- d. The Planning Commission’s recommendations for the following items: all of the requested waivers shall be deferred to the time of future development; driveways will be shown on each of the proposed parcels; and, noting that the septic system has not yet been permitted by the Bucks County Department of Health.*

*The motion carried unanimously.*

**Consideration of recommending Preliminary Approval of the “McKee Development” Revised Subdivision Plan dated “Revised 3/1/2022”, Township File SA 2020-01, Tax Map Parcels 6-18-76 and 6-18-79, located along Durham Road / Creek Road / Lower Mountain Road, proposing a Living Community of 41 Units: 12 single family homes, 17 townhomes, 12 twin homes, total parcel size 79.17 acres, located in the AG-1 Zoning District, with an extended review period expiration date of July 1, 2022.**

Ed Murphy, Esquire, Mr. Greg Glitzer, Mr. Ron Monkres and Mr. Andrew Bertolazzi of Gilmore & Associates, and Mr. Kevin McLaughlin of The McKee Group, were present to discuss the proposed plan. Several neighbors of the parcels were also in attendance.

Mr. Murphy explained that after having multiple meetings with the Planning Commission, they were here to discuss increasingly less about the planning /design of the project, and more of satisfying engineering issues such as dealing with utilities, access points and improvements to boundary roads.

Mr. Murphy said that all comments in Knight Engineering Inc.’s April 5, 2022 review letter are “will comply”, as well as all comments in the Landscape Review Consultants letter dated March 23, 2022 being “will comply”.

Mr. Glitzer noted one waiver request that was not supported by Knight Engineering regarding the stormwater basin in the upper right area of the plan, where the berm encroaches into the 50 foot buffer yard. Mr. Glitzer said that Mr. Monkres had confirmed they can pull the berm out of the buffer yard, so that item will change to “will comply”.

Mr. Glitzer said in the lower area along The Villages of Buckingham Spring, by placing the buffer in an area to avert runoff, they were encroaching into the wetland area, and had requested a waiver. Mr. Glitzer said they are now within the 100’ buffer and will not require that waiver.

Mr. Glitzer said with regards to a traffic signal at the development entrance, Matt Hammond, traffic consultant, had met with PennDOT and they said that a traffic signal was not warranted for the expected level of service. Mr. Gray asked for documentation to record that decision, however added that if, in the future, there is an issue with the warrant analysis, it can be reassessed.

Mr. Glitzer said one of the waivers that Knight Engineering, Inc. did not support, was to ensure that PECO does not upsize the telephone poles when Route 413 is widened to complete the roadwork for the development. Mr. Glitzer said at this preliminary stage they cannot get a design from PECO, but will request the design when they make applications for the road improvements.

Mr. Glitzer added that internal development power lines will be buried underground.

Mrs. Mehling asked about street lights in the development, and Mr. Glitzer replied there are 13 total, with 2 at the major intersections, and one at each alley intersection. Mrs. Mehling noted that chances are good there will also be lights on the garages, and Mr. Glitzer confirmed there will be sconces installed on the garages. Mr. Gray recommended that the streetlights would be more of a residential scale at the alleys, not township sized streetlights, and also recommended to tone down

the bigger light at the intersections. Mr. Gray said the Board of Supervisor's may even suggest no lights at the alleys; only at the intersections. Mr. Murphy said they would agree as long as there is a balance between safety vs. light.

Ms. Patricia Eagle, Bent Pine Circle, asked what is the earthen berm and will it restrict their view? Mr. Glitzer replied the earthen berm is an elongated mound, approximately two feet tall, intended to divert runoff. He said on the Buckingham Springs side of the berm there will be trees and evergreens planted, and on the development side it will be just an earthen berm.

Ms. Eagle asked how many trees would be planted on the berm. Ms. Manicone replied the township ordinance has requirements for the quantity and type of plant material per lineal feet. Ms. Manicone said the buffer materials are still being decided, however will contain a combination of shade trees, evergreens, flowering trees, and a groundcover seed mix which will include natural flowering perennials in a 50' depth which runs the entire perimeter of the property.

Ms. Eagle asked the height of the evergreens, and Ms. Manicone said they will be 8' in height at the time of installation, as will the flowering trees. She said the mature height depends on the specifics, with pine trees growing to 60-75 feet to purposely provide screening and wind protection.

Ms. Jean O'Leary, Bent Pine Circle, asked to see a picture of what the planted berm is proposed to look like. Mr. Glitzer said that they or the township can make the landscaping plan available to Ms. O'Leary, however added that this plan is only at the preliminary stage, and may be revised before final plans are submitted. Mr. Glitzer offered to provide Ms. O'Leary with the landscape plan, and also to request one be posted in the clubhouse. Mr. Gray explained that usually neighbors do not want to see the new development, which is why the ordinance requires the buffer area to be planted.

Ms. O'Leary said that engineers had been placing property line stakes along the Buckingham Spring properties. She noted that many of her neighbors had installed their own landscaping beyond their property lines and did not want it removed. Mr. Gray said existing trees will be located; adding that Ms. Manicone would prefer not to remove existing trees.

Mr. Gray said there is a 50' buffer requirement for plantings, and with the neighbors' concerns regarding current conditions of water runoff from the property, Knight Engineering had recommended a berm/swale be designed to incorporate the landscape with trees on higher areas and a lower graded area designed for water to run along the edge of the property to drainage areas. He said the berm/swale will be installed at least 5' from the property line.

Ms. O'Leary questioned the placement of the stakes. Mr. Glitzer said the stakes have point numbers, and demarcate the boundary line. Ms. O'Leary said they were not placed correctly at her boundary line as she has a map of her lot from The McKee Group, and it shows 8' more space.

Mr. Murphy said they could stake the rear of the proposed development parcel and mark the stakes "PL" for property line, so that everyone is clear. Mr. Gray recommended this be done, and also

that if residents of Buckingham Springs have questions, they should hire their own surveyor for clarification.

Ms. O’Leary asked about the 25’ drainage ditch along the bottom of the Buckingham Springs border, and Mr. Glitzer replied that is an easement of record already on the property, and that they would not be disturbing that area.

Mr. David Bassard, Bent Pine Circle, said he supports the berm, as he dug a ditch which fills with water. He also requested the oak and cherry trees that he planted beyond his property line not be removed.

Mr. Bassard said he loves the view from his home, and thinks the new development will look nicer than the house and junk there now. Mrs. Bassard agreed, although she understands the reason for the berm. Mrs. Bassard said that Mr. Glitzer had invited the residents to walk the property and discuss the proposed landscaping, and they would like to do so. Mr. Glitzer said they would be invited for a walk after the property stakes were verified.

Mrs. Fink asked if there was any place they could create more off-street parking for the overload; and Mr. Monkres said that Knight Engineering, Inc. had recommended adding off-street parking in the common area along Route 413 between the entrances, and Mr. Glitzer agreed that some parallel parking spaces could be added.

Mrs. Mehling asked about the bike path on Creek Road, and Mr. Glitzer replied they have a bike path designed along Route 413 as part of the road widening on their side, but had understood from conversations with the Creek Road neighbors that they did not want a bike path on their side. Mrs. Debbie Ripp, Creek Road, confirmed that she does not want a bike path, that less disruption is great and that they enjoy walking on the road and would not use the bike path.

Mr. Gray said it would be more of a multi-use walking trail installed approximately 8-10’ off of Creek Road, within the planted area of the development buffer. However, Mr. Gray said there had also been discussion on moving the development buffer towards the lagoon to shield it.

Mrs. Rebecca Fink, asked if the township’s trail map had included plans for this area, and Mr. Gray said the general area of Creek Road was included due to pedestrians walking on the road. Mrs. Fink said then perhaps the path should remain as the township spent months developing the trail map. Mr. Gray clarified it’s a walking trail, not a bike path. He added it is a 6-8’ path designed just to get pedestrians off the road; however, he commented that with the golf course in that area which limits development, it may not make sense.

*Mrs. Fink made a motion, seconded by Mr. Fowles, to recommend Preliminary Approval of the “McKee Development” Revised Subdivision Plan dated “Revised 3/1/2022”, Township File SA 2020-01, Tax Map Parcels 6-18-76 and 6-18-79, located along Durham Road / Creek Road / Lower Mountain Road, proposing a Living Community of 41 Units: 12 single family homes, 17 townhomes, 12 twin homes, total parcel size 79.17 acres, located in the AG-1 Zoning District, with an extended review period expiration date of July 1, 2022, subject to the following conditions:*

*a. Applicant's compliance with the Knight Engineering, Inc. review letter of April 5, 2022; noting that the applicant has agreed to comply with all of the non-supported waiver requests;*

*b. Applicant's compliance with the Landscape Review Consultants review letter of March 23, 2022; noting that certain items are still being discussed, however the applicant agreed to comply with all of the comments;*

*c. Applicant's compliance with the Bucks County Planning Commission's review letter of January 6, 2021;*

*d. The Planning Commission's recommendations for the following items: fewer streetlights – perhaps only install them at the entrances; developer shall stay a minimum of 100' out of the wetlands; off-street parking shall be added; and documentation shall be provided confirming that a traffic signal is not warranted for the expected level of service.*

*The motion carried unanimously.*

*Mrs. Mehling made a motion, seconded by Dr. Sandberg, to adjourn the Planning Commission meeting at 9:10 p.m. The motion carried unanimously.*

Minutes respectfully submitted by Lori Wicen.

Minutes approved by Planning Commission on June 1, 2022.