

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held April 18, 2023 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 began at 6:00 p.m. with Executive Session to discuss potential land preservation offers and the ongoing Froehlich litigation.

Buckingham Township Water Bills

Mrs. Cozza notified the Board that the township is switching from postcard water bills to letters in envelopes in anticipation of better delivery from the post office and retention by the residents. Often the postcards have been “lost” in the mail and not delivered. Mrs. Cozza said Mr. Clark, Director of the Water and Wastewater Department, found a company that will fold the letters and mail them for the township, at a good price. Mrs. Cozza said if the township supplies the paper and envelopes, they will even print it out. Mrs. Cozza said a lot of our residents pay their bill online. She said this change would be announced in the newsletter, and will not take effect until after one more round of postcards are mailed.

Board of Supervisors Meeting Schedule

Mrs. Cozza explained the May meeting is scheduled on the 24th, and Mr. Smith will not be present, but that his law partner could attend, if needed. She said there are no plan reviews anticipated on that evening. The Board agreed to keep the meeting on the regularly scheduled 4th Wednesday of the month, May 24th.

Mrs. Cozza said she will be away on June 28th due to a family obligation, and the Board agreed to change the meeting date to June 21st.

WAWA Land Development, Township File LD 2018-01 – General Update

Mr. Gray said he has observed the light functions best in the morning and afternoon, but the area gets very congested between 11am-2pm, including the Cold Spring Creamery

Road to Old Easton Road segment. Mr. Gray said the shopping center in Plumstead across Easton Road recently added a Marshalls and Home Goods, which significantly adds to the traffic level, and noted that these stores were not included in the traffic study calculations. He said they are working with PennDOT to add more time to the Swamp Road movement.

Mr. Gray also provided an update on the Swamp and Old Easton Road intersection, saying that there is a temporary flashing light there that will be turned off, bagged and then removed. Mrs. Cozza said the traffic signal through Old Easton Road is blinking yellow and drivers seem to think it's not working so they stop and then go and she believes that the traffic will improve once the light is bagged. Mr. Smith said it blinks red from the other direction. Mr. Gray noted that a permanent curb will be installed and the entire intersection will be restriped, including a "do not block the box" instruction. Mr. Gray said due to the businesses along Old Easton Road, PennDOT did not want to totally restrict traffic movements from Swamp onto Old Easton Road, but did want to limit cross traffic movements. Mr. Gray said that PennDOT has installed cameras to evaluate the intersection.

Mr. Gray reported when the Wawa improvements are completed, the traffic signals along Route 313 will all be timed, and will be controlled and tweaked by PennDOT to more efficiently move the traffic and will further improve once upgrades are made through the ARLE Grant funding in which Buckingham Township is participating and Doylestown Township is the lead agency.

Buckingham Valley Veterinary Center – Building Expansion, 2137 Durham Road, TMP 6-19-11

Mr. Chris Feaster, Owner, and Mr. Ashwin Gubbi Kotte of Arna Engineering were present to discuss the proposed Buckingham Valley Veterinary Center building expansion.

Mr. Feaster provided background, explaining that he has been a local veterinarian for 10 years and lives in the house attached to the veterinary center office located on Durham Road. He said the Buckingham Valley Veterinary Center has been in business since 1955, and he purchased the practice in 2016 and is the third owner. Mr. Feaster explained there have been minimal renovations and expansions to the building, and they have exhausted and outgrown the space due to changing standards in veterinary medicine. Mr. Feaster said that they need to provide services of advanced dental treatments, an enhanced level of surgical standards, ultrasound and digital x-ray facilities, laser therapy, and focus on providing a "fear free" facility that reduces patient stress.

Mr. Feaster explained he hired Kevin Miller, an architect who designed the Main Street Animal Hospital in Doylestown and has experience in these type of projects, and Ashwin Kotte with Arna Engineering.

Mr. Feaster said he had met with Jim Kettler and Rich Myers, and has a zoning code compliant plan, with a few SALDO design standards they are requesting relief for.

Mr. Kotte displayed a plan showing the existing building, the proposed 2,388 square foot addition, and the parking configuration. He explained there currently are no stormwater controls on the site and they will add them, as they are proposing 4,200 square feet additional impervious surface. Mr. Kotte said they have a proposed seepage pit and proposed infiltration trench noted on the plan. Mr. Kotte explained they anticipate requesting many waivers due to site constraints and the proximity of Durham Road, including waivers for parking and buffer requirements.

Mr. Feaster requested feedback on the following waiver requests in order to have the plan prepared properly:

- 1) Section 9.16.F.9 requiring that Non-Residential developments providing access to eleven or more parking spaces be required to construct a road for access.
Mr. Gray said this is more of a requirement for stores, and could be supported.
Mr. Forest noted there are already two driveways on the property. Mr. Forest also said he has observed double parking in the existing lot, and Mr. Feaster said yes, adding striping to the parking lot would address such issues.
- 2) Section 9.17.A.1.a requires standard parking space to be 12'x20'.
Mr. Feaster said they show 9'x18' spaces, with the reasoning that people are there for 45 minutes to an hour (not the in and out typical of a commercial use like fast food). Further, this will lessen the impervious surface. Mr. Gray commented that one ADA spot needs to be van accessible with an access aisle, but the compact car spaces are acceptable.
- 3) Section 9.17.A.5 does not permit parking spaces to be within the minimum front building setbacks. Mr. Feaster said this request is due to the proximity to Durham Road, adding that even the existing building sits within the front yard setback. He said there is not another location for the parking.
- 4) Section 9.17.A.12 requires that off-street parking areas to be located to the side or rear of buildings. Mr. Feaster said this would cause more site disturbance and they are requesting to keep the parking in front of the building. Mr. Kotte said the septic system placement also prohibits any other location.
- 5) Section 9.20.D.1 requires a Type 3 buffer between parking lots and roads.
Mr. Feaster said the parking is within the ultimate right-of-way, and they would need PennDOT approval to install plantings in that area. Mrs. Rash said she would like to see some type of buffering. Mr. Feaster said the zoning officer had advised they would not be allowed to put fences or bushes in the right-of-way.
Mr. Gray said they may be able to work with shrubs and bushes through an easement.

Mr. Forest asked about the proposed level spreader indicated on the plan in the right-of way. Mr. Kotte explained instead of a pipe outlet concentrating the flow, this spreads it out. Mr. Gray said that would need to be moved out of the right-of-way.

Mr. Gray noted the plan referred to ag soils, and asked if they were able to meet the protection requirements. Mr. Kotte replied yes, their level of disturbance is less than 50%.

Ms. Manicone observed there are two existing trees along the road frontage which are fine, but she doesn't know if there is room for any more due to the curve. She thought there may be potential to do a simple evergreen hedge in front of the parking area. Mr. Gray added that a hedge would block headlight glare. Mr. Feaster said he has had to trim the trees back for sight distance, and that the parking area will be pushed back from the road so there will be some more grass to fit plantings. Mr. Forest asked if Mr. Feaster had removed the existing bamboo, and Mr. Feaster said he has trimmed it.

Mr. Gray asked if a staff meeting was still needed, and Mrs. Cozza said they just had it and can get started on the application for land development. Mr. Gray suggested that since this is a minor land development, they could submit as preliminary/final plan rather than go through the process twice. Mrs. Cozza agreed. Mr. Gray suggested they add that to the waiver request list.

7:20 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 24th day of May, 2023.

Buckingham Township Board of Supervisors

Paul Calderaio, Chairman

Maggie Rash, Vice-Chairman

Jon Forest, Member

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.