

BUCKINGHAM TOWNSHIP

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PLANNING COMMISSION

AGENDA

MARCH 5, 2025

Call to Order 7:30 p.m.

1. Consideration of approving draft Planning Commission minutes of February 5, 2025.
2. Consideration of recommending Preliminary/Final Approval of the “**Bohn, Ganzer, Wille, Lot Line Change**” plan dated 9/27/24, Township File SA 2025-01, Tax Map Parcels 06-014-044, 06-006-071-006 and 06-006-071-007 located at 3217 Ash Mill Road, 3233 Indian Walk and 3229 Indian Walk, in the AG-2 Zoning District, with a 90-day review period expiration date of June 3, 2025.
3. **Pre-Submission Sketch Plan Discussion:** Proposing a 2 lot subdivision at 2110 Street Road, Tax Map Parcel 06-021-021-004, 10.22 Acres, AG-1 Zoning Classification.
4. Discussion specifically regarding the buffer areas for the Preliminary Major Subdivision “**The Estates at Furlong**”, Township File SA 2024-02, Tax Map Parcel 6-8-32, located at 3178 York Road.

Buckingham Township Planning Commission
Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held March 5, 2025, in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Andrea Mehling	Chairperson
	Frank Ripp, Jr.	Member
	Erling Salvesen, Jr.	Member
	Dr. Marc Sandberg	Member
	Louis Spadafora	Member
	Glenn Thomson	Member
	Dan Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission

Not Present: Rebecca Fink Vice-Chairperson

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

Consideration of approving draft Planning Commission minutes of February 5, 2025.

Mrs. Mehling made a motion, seconded by Mr. Salvesen, to approve as most recently presented, the draft Planning Commission minutes of February 5, 2025. The motion carried unanimously.

Consideration of recommending Preliminary/Final Approval of the “Bohn, Ganzer, Wille, Lot Line Change” plan dated 9/27/24, Township File SA 2025-01, Tax Map Parcels 06-014-044, 06-006-071-006 and 06-006-071-007 located at 3217 Ash Mill Road, 3233 Indian Walk and 3229 Indian Walk, in the AG-2 Zoning District, with a 90-day review period expiration date of June 3, 2025.

Timothy Duffy, Esquire, of Hill Wallack, LLP was present on behalf of the applicants to discuss a proposed lot line change involving 3 properties. He explained that two of the properties are along Indian Walk Drive and share a rear property line along a 35 acre farm. He said there is an existing wooden fence parallel to the rear property line that has been there for years, which was always treated as the property line, and the owners of the three properties have all agreed to formalize the property line. He said there is no development and no improvements planned for any of the properties.

Mrs. Mehling asked if they were going to move the fence, and Mr. Duffy replied no. She also asked if there was anything else that needed to be considered on the property line, and again, Mr. Duffy said no. Mr. Gray asked if the existing shed would be relocated to be in conformance or a note placed on the plan? Mr. Duffy replied the shed is on the side property line, and they would put a note on the plan to move the shed. Mr. Gray clarified that the existing shed can stay in its current location, however they won't be able to put a new shed in that location.

Mr. Gray explained there are four minor waiver requests, which are supported by Knight Engineering. Mr. Duffy said all other comments in the Knight Engineering review letter are “will comply”.

Mr. Luke Rosanova, Bucks County Planning Commission, requested that the plan be submitted to the Bucks County Planning Commission for review. Mr. Gray suggested that the applicant revises the plan adding the note about the shed and submits the plan to the Bucks County Planning Commission so they have a review letter prior to plan review by the Board of Supervisors; adding it is best to come to the Board of Supervisors with a clean plan. Mr. Duffy was agreeable.

Mr. Thomson made a motion, seconded by Mrs. Mehling, to recommend Preliminary/Final Approval of the “Bohn, Ganzer, Wille, Lot Line Change” plan dated 9/27/24, Township File SA 2025-01, Tax Map Parcels 06-014-044, 06-006-071-006 and 06-006-071-007 located at 3217 Ash Mill Road, 3233 Indian Walk and 3229 Indian Walk, located in the AG-2 Zoning District, with a 90-day review period expiration date of June 3, 2025, subject to the following conditions:

- *The applicant agrees to comply with all items listed in the February 28, 2025 Knight Engineering, Inc. review letter;*
- *The fence may remain in its current location;*
- *The shed may remain in its current location however it may not be replaced unless relocated to a zoning compliant location;*
- *The plan shall be revised adding a note about the shed, and submitted to Buckingham Township and to the Bucks County Planning Commission for review prior to scheduling a review by the Board of Supervisors.*

The motion carried unanimously.

Pre-Submission Sketch Plan Discussion: Proposing a 2 lot subdivision at 2110 Street Road, Tax Map Parcel 06-021-021-004, 10.22 Acres, AG-1 Zoning Classification.

Mr. Heath Dumack, Dumack Engineering, was present along with Mr. Adrian Thomas, property owner, to request informal feedback from the Planning Commission and Township Engineer for a proposed 2 lot subdivision along Street Road.

Mr. Dumack explained the site is just over 10 acres, with an existing house on the property, with natural resources, trees, steep slopes, ag soils and a drainage feature running diagonally across the property. He said the property is in a limestone/carbonate zone, and they will be testing to discover where the limestone is prior to preparing formal plans.

Mr. Dumack said the applicants are looking to reduce their carbon footprint by installing a solar array and more active agriculture on the property, including raising bees and the wildflowers to encourage the bees, and maybe a orchard in the back, which is why the lots are configured as they are. He said they are not planning on a retail operation, just a hobby. Mrs. Mehling asked Mr. Thomas if they live in the existing house, and he replied “yes”. They live there currently and will make a decision about the other lot when the time comes.

Mr. Gray noted that when planning, there are certain setbacks required for livestock, barns and other agricultural buildings such as a greenhouse. Mr. Dumack replied the layout is rough at this time, but provides the intent of the big picture.

Mr. Gray explained that the lot with the existing house needs to be able to support the installed improvements, such as septic. He said the prior subdivision had a stormwater management plan, and he

was not aware if it had been built or removed, but would like to confirm it would be present as planned. He said as long as the lots are at or above 1.8 acres, the line can be moved wherever the applicant wants, as long as it is radial or perpendicular to the street and not too narrow in the front (not a lane lot). Mr. Gray said this layout meets the zoning ordinance requirements.

Mrs. Mehling asked if anything would need to be done to lot 1, with the existing house, to make it legal/livable such as a new well or septic system? Mr. Dumack replied they intend to install two reserve septic sites, one on each property, to comply with Bucks County Department of Health requirements. Mr. Gray said that would be subject to testing and would be clarified on the fully engineered plan.

Mr. Gray noted the solar array seems to be in the buffer yard, within the building setback lines, and would need to be moved. He said the township most likely wouldn't require a planted perimeter buffer unless the solar array was beside somebodies house. Mr. Gray said if the revised plan complies with setback lines, they could then support the waiver request regarding a planted perimeter buffer.

Mr. Ripp asked about the limestone. Mr. Gray said the limit is 10% for the site, and the plan will note how much each lot gets so that the calculations are clear on the plan for future reference. Mr. Dumack said they will ask Knight Engineering to be present when they test for limestone. Mr. Gray explained that for a single family minor subdivision an abridged limestone study is adequate, with more concentrated testing near where the building and stormwater facilities will be rather than over the entire site.

Mr. Gray shared a concern regarding the site distance for the proposed driveway and encroachment in front of existing trees. Ms. Manicone, Landscape Review Consultant, said she drove by the property as the plan indicated large canopy trees, and noted that Knight Engineering had mentioned in their review a potential of preserving the trees by moving the proposed driveway, and requesting a waiver of distance between the driveways in order to protect the trees.

Mr. Dumack thanked the Planning Commission and consultants for their comments, and said they will research the stormwater requirement based on the original subdivision, and will meet with Mr. Gray to discuss the other items as noted in the Knight Engineering review letter.

Discussion specifically regarding the buffer areas for the Preliminary Major Subdivision “The Estates at Furlong”, Township File SA 2024-02, Tax Map Parcel 6-8-32, located at 3178 York Road.

Ms. Carrie Nase-Poust, Esq., Fox Rothschild, LLP, was present along with Vince Fioravanti, President of Fioravanti, Inc., to specifically discuss a waiver request relating to the buffer and rear yard setback requirements.

Following much discussion, it was agreed that the township would support the applicant's request to allow a 10' overlap of the perimeter buffer (50' and 75') which results in a 30' usable rear yard along the perimeter of the site.

Ms. Nase-Poust also discussed a concern in marking the 10' overlap area, as she had originally proposed a fence with a gate from each property, however had received a review comment saying that a gate from each property would not be acceptable. Mrs. Mehling explained the gate may provide access to a child who would wander off of their own property and may get into danger.

Mr. Fioravanti explained that the residents could fence their own yard if they wanted to, but understood not into the buffer. He said it feels like more of an amenity if you are buying a property with a trail in the backyard that you can access from your own yard.

Ms. Nase-Poust then proposed a conservation easement in the 10' overlap area to limit disturbance, with the area maintained by the Homeowners Association for consistency between lots, and perhaps install a corner L shaped fence marker or a natural hedgerow creating a delineation.

Mr. Gray said that due to experience of creep into the buffer areas, the meadow seed mix would most likely be mowed down and swingsets would show up in the buffer area. He explained they want to keep the buffer fully established.

Ms. Manicone said a fence line would define physically and visually where the line is, as a hedgerow may be insufficient. Ms. Manicone suggested an aluminum fence to match the fencing Arbor Point currently has, rather than the previously proposed split rail fence, and a 3' gate on each lot. Mr. Gray agreed that a 3' gate is standard, adding his concern would be a larger gate that would allow a tractor to enter and mow the planted overlap area.

Mr. Salvesen asked if there will be a Homeowners Association agreement that prospective purchasers can read prior to purchasing the property, as he is concerned about the restrictions that limit access to the properties. Ms. Nase-Poust replied absolutely, that there would be a declaration of planned community that gets recorded against the property, that has all areas identified as to who owns and who maintains. She said the restrictions would also be explained on the full disclosure document provided to each initial purchaser. Mr. Gray noted the ordinance requires a specific form including an exhibit plan for each lot showing the restrictions in color with hatches so they can see where they may and may not build. Mrs. Mehling asked who oversees that, and Ms. Nase-Poust replied the homeowners association / management company. Mr. Gray said that should the homeowners association / management company not enforce it, the township may as it is a conservation easement.

Mr. Spadafora asked why the trail isn't continued on the north side of the property. Mr. Fioravanti replied the trail wasn't continued in that area due to basins and drainage issues. Ms. Manicone noted that in the upper right corner of the plan, the topography falls considerably. Mr. Spadafora noted that they wouldn't want people back there. Mr. Fioravanti agreed and added that there should be a fence, but no gates on those lots.

Mr. Keith Redding, East Brighton Street, asked how much property on each lot is owned by the resident. Ms. Nase-Poust replied they technically would own the property to the very far edge of the existing property line, with the homeowners association maintaining the buffer area. Mr. Gray added that the buffer area would be deed restricted from buildings.

A neighbor from Rosemont Terrace remarked that he had concerns with having new neighbors and an increase in the noise level, such as dog walking and barking along the walking path. Mr. Gray explained that the Landscape Review Consultant is working on a buffer with the developer's landscape architect, and that the trail/path is a part of the overall community design and was specifically requested by the Zoning Hearing Board. Ms. Manicone explained they are working on installing as much buffer plantings as they can, and will use native flowering plant materials with a very high percentage of success, that only gets mowed once a year. She said that lower canopy trees, higher canopy and evergreens will be planted. She said the buffer will fill in very quickly. Mr. Gray noted the applicant may install hours of operation on the path.

Mr. Thomson asked if the neighbors had been notified of this plan, and Ms. Nase-Poust replied yes, for the initial review.

Ms. Debbie Kenderdine, current president of the Arbor Point Homeowners Association, agreed that the homeowners would prefer a fence keeping in style with the existing one in the community. She said they had been notified of this project for the initial review, and the builder/developer has been hearing their concerns. She also said there are 386 homes in the Arbor Point community, they did receive notification of this meeting, and they send an eblast to each community member. Ms. Kenderdine also noted that in the spirit of community they are looking at an opportunity to enhance the aesthetics behind the homes on Rosemont Terrace.

Ms. Nase-Poust thanked the Planning Commission and consultants for their input and time.

Mr. Thomson announced that he would be moving out of Buckingham Township and this would be his last meeting as a member of the Planning Commission. The Planning Commission members thanked Mr. Thomson for his time spent with them and wished him the best for the future.

Mr. Spadafora made a motion, seconded by Mr. Thomson to adjourn the Planning Commission meeting at 8:50 p.m. The motion carried unanimously.

Minutes respectfully submitted by Lori Wicen.

Minutes approved by Planning Commission on July 2, 2025.