

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

The regular meeting of the Buckingham Township Planning Commission was held **Wednesday, January 2, 2008** in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Andrea Mehling	Chairperson
	Patrick Fowles	Vice-Chairman
	Ann Sutphin	Member
	Glynnis Stone-Tihansky	Member
	Marc Sandberg	Member
	Daniel Gray	Township Engineer
	Lynn Bush	Bucks County Planning Commission
Absent:	Rebecca Fink	Member
	Tom Baldwin	Member

Ms. Mehling called the regular meeting to order at 7:40 p.m.

Ms. Mehling announced that the Tota tract discussion had been removed from the agenda at the request of the applicant.

**1. Reorganization of Planning Commission for the year 2008**

Nomination and Election of Chairman

Ms. Sutphin made a motion to nominate Ms. Mehling for Chairperson. Dr. Sandberg seconded the nomination. Ms. Mehling was unanimously elected Chairperson of the Planning Commission.

Nomination and Election of Vice-Chairman

Ms. Sutphin made a motion to nominate Mr. Fowles for Vice-Chairperson. Ms. Mehling seconded the nomination. Mr. Fowles was unanimously elected Vice-Chairperson of the Planning Commission.

**2. Consideration of Approving Planning Commission Meeting Minutes of December 5, 2007.**

Ms. Tihansky noted that she and not Ms. Sutphin had seconded the motion for agenda item one and that Mr. Martesa should be spelled Martissa. Mr. Fowles made a motion, seconded by Ms. Mehling to approve the minutes of the December 5, 2007 meeting as amended. The motion carried unanimously.

**3. LD 2007-02 "Paunacussing Reserve / Natural Land Trust," Holicong Road & Durham Road, TMP# 6-6-048 & 6-6-057, 99.23 Acres, AG-2 Zoning, Preliminary Plan of Land Development, Nature Center. Review expiration date April 1, 2008.**

Representing the applicant were Mr. Timothy Barnard, Attorney, Mr. Mark Smith, Project Engineer and Mr. Peter Williamson, representative of Natural Lands Trust (NLT). The following outstanding issues were discussed:

#### Multi-use Path

Mr. Barnard explained that the bike path was shown on the plan along Holicong Road as requested. As there was no connection to other paths at either end, he explained that the applicant would like to request a waiver with the condition that if in the future there were a connection at either end or a way of getting to the path, NLT would build the path with funds earmarked as part of their endowment. Mr. Barnard assured the Planning Commission that NLT would be functioning at the site long term. Discussion followed about whether or not the path would be used. Planning Commission consensus was that the multi-use path would be used (as they are in all parts of the Township where they are installed). Mr. Fowles explained that the Township goal was to have a network of multi-use paths and so the Township has asked for installation of the paths at all new developments whether or not there was connectivity to another part of the path system.

Discussion followed about maintenance of the path. Mr. Gray responded that it would depend on whether the path would be dedicated as part of the Township's recreation facility. Mr. Barnard's interpretation of the requirement was that the Township would maintain the path.

Consensus was to keep the multi-use path as it was designed on the current plan (along Holicong Road up to Durham Road but not on Durham Road). Regarding crossing Durham Road to access Hansell Park, it was decided that Mr. Gray would discuss the crossing with the Township and see how they wished it to be handled. Mr. Barnard agreed to adjust the waiver list accordingly.

#### Traffic calming

Mr. Barnard explained that the Zoning Hearing Board had requested that NLT consider traffic calming measures and as such they had three recommendations (none of which they were advocating) 1) planting of trees along the side of roads 2) making the roadway(s) one way, 3) installing a stop sign at the entrance to the facility (or anywhere else requested by the Township). Mr. Gray commented that the Pennsylvania Department of Transportation (PennDOT) would not likely allow a stop sign there. Mr. Gray noted that there had been discussion of speed tables or speed humps. Ms. Mehling commented that the one-way option was not a good idea. Mr. Barnard noted that entrance to the reserve would likely slow traffic. Consensus was to discuss potential traffic calming measures with the Board of Supervisors.

#### Stormwater Management

After discussion, consensus was that Mr. Gray and Mr. Smith would meet within the week to work out outstanding issues. Mr. Barnard suggested that they specifically mark up the comments from the Knight Engineering review.

#### December 18, 2007 Knight Engineering Review Letter

III. Technical Concerns, 1.5 A conservation easement was conveyed to the Township on December 19, 2007.

1.9 Ms. Lori Wicen informed the applicant that the Township did not maintain a detention/retention basin maintenance contribution.

Mr. Barnard presented the cross section of site line to show to what extent the location of the building would intrude on people passing the location.

Ms. Manicone commented that based on the site walk, the applicant did revise some of the plantings and provide additional buffer plantings and that all was in order.

*Ms. Sutphin made a motion, seconded by Mr. Fowles to recommend approval of LD2007-02, "Paunacussing Reserve / Natural Land Trust," Holicong Road & Durham Road, TMP# 6-6-048 & 6-6-057, 99.23 Acres, AG-2 Zoning, Preliminary Plan of Land Development, Nature Center with the contingency that they would*

- *work with Knight Engineering on the remaining technical issues including stormwater issues,*
- *include the multi-use path along Holicong Road and it would be extended to Durham Road as shown on the plan and they would work with the Township regarding signage, etc. for a pedestrian crossing over Durham Road,*
- *discuss traffic calming with the Board of Supervisors and*
- *they would comply with all issues raised in the December 18, 2007 Knight Engineering Review and the December 21, 2007 Landscape Review Consultants review and any and all other reviews.*

*The motion carried unanimously.*

**4. SA 2007-06 "Tota Tract", Street Road, TMP# 6-14-51, 21.8324 Acres, AG-2 Zoning, 2 Lots, Minor Subdivision. Review expiration date March 4, 2008.**

Removed from agenda.

**5. LD 2006-01 "Our Lady of Guadalupe Church", Cold Spring Creamery Road & Durham Road (PA Route 413), TMP#6-6-6, 30.565 Acres, R-1 Zoning, Final Plan of Land Development. Review expiration date March 4, 2008.**

Representing the applicant were Mr. Andrew Levine, Attorney, Mr. Greg Glitzer, Project Engineer and Mr. Tom Bush, Lighting Consultant. The following issues were discussed:

PennDOT Application

Mr. Gray explained that there were about a dozen technical issues that needed to be addressed before Knight Engineering would issue a review.

Lighting

Mr. Glitzer announced that after the site meeting and meeting with the residents lighting was reduced by 20%. Mr. Glitzer noted that during the process, the manufacturer installed a metal halide fixture at the Township building and the Township has asked for another. Mr. Bush

summarized that by including the raised concrete areas in the calculations he was able to reduce the number of light fixtures from 62 to 48. The light fixtures on the entry road from Durham Road were reduced from six to three. And he noted that a third zone was added around the building so that lighting could be better adjusted according to the activity in the building and thereby reduce lighting closest to the residential development. Mr. Bush explained that the only other outstanding issue was finding a zero waste light ratio (full cut-off) light for the steps. He noted that one had been identified for the bollards. Mr. Bush noted that they would continue to search for a light to meet the specification, but that they might need to ask for relief from that part of the requirement. Mr. Gray agreed to speak with the Township Manager about the issue as it was a zoning issue and technically the applicant needed to comply.

Dr. Sandberg asked about the use of motion sensors for the peripheral lights. Mr. Bush explained that they could not be used because the type of lights being used take about four to six minutes to come to full light.

Ms. Sutphin commented that she would like to see no uplighting on the building though she was comfortable with lighting the steeple.

#### Traffic Calming on Cold Spring Creamery Road

Mr. Glitzer noted that they were installing planted traffic calming islands and they would be overlaying the paved portions of the road but wanted to avoid reconstruction of the curb lines. He noted that they needed to work out the signal with the Doan-Kirkbride plan.

#### Landscaping

Ms. Manicone requested a site meeting to look at the trees as there were problems from ice damage and the barn demolition. Ms. Manicone noted that there were a few other outstanding issues. Ms. Manicone will coordinate the site meeting.

#### **Mr. Baldwin entered the meeting at 8:30pm.**

Mr. George Michel, Pineville, asked for the timing of the process after submission for final approval and whether there were time limits. Mr. Gray responded that timing would depend on the PennDOT review.

A resident asked when ground would be broken to which Mr. Mark Marella, Architect responded that the hope was to break ground in the spring.

Ms. Angela Guidone asked how long it would take the Planning Commission to make a recommendation to which Ms. Mehling responded “about five minutes.”

*Ms. Sutphin made a motion, seconded by Mr. Baldwin to recommend final approval for LD 2006-01 “Our Lady of Guadalupe Church”, Cold Spring Creamery Road & Durham Road (PA Route 413), TMP#6-6-6, 30.565 Acres, R-1 Zoning, Final Plan of Land Development with the stipulation that the applicant would*

- *work with Mr. Gray on the questions to be addressed for the PennDOT application*

- *comply with all issues raised in the December 26, 2007 Landscape Review Consultants review letter and meet with Ms. Manicone regarding the damaged trees,*
- *continue to look for a full cut-off fixture for the step lights,*

Ms. Sutphin noted her preference for no uplighting on the building itself with the exception of the steeple. Mr. Gray confirmed that there were no additions to the waiver list that Planning Commission needed to review. Mr. Glitzer confirmed there were none. *The motion carried unanimously.*

**Mr. Fowles made a motion, seconded by Ms. Mehling to adjourn the meeting at 8:35p.m. The motion carried unanimously.**

*Minutes respectfully submitted by Suzanne Safran*