

Buckingham Township Planning Commission
Approved Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held **Wednesday, April 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
	Rebecca Fink	Member
	Tom Baldwin	Member
	Daniel Gray	Township Engineer
	Lynn Bush	Bucks County Planning Commission

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

1. Consideration of Approving Planning Commission Meeting Minutes of March 5, 2008.

Mr. Gray noted that the consultant was Ms. Dotts and not Ms. Notts. Ms. Mehling noted that Dr. Sandberg should be listed as present. *Ms. Mehling made a motion, seconded by Ms. Sutphin to approve the minutes of the March 5, 2008 meeting as amended. The motion carried unanimously with Mr. Baldwin, Mr. Fowles and Ms. Fink abstaining.*

2. SA 2008-02 "Soroka Tract", Pineville Road, TMP# 6-23-55-1, 10.37 Acres, AG-1 Zoning, Preliminary/Final Plan of a 2 Lot Subdivision. Review expiration date, July 1, 2008.

Representing the applicant were Mr. Ed Murphy, Attorney, Mr. Greg Glitzer, Project Engineer and Ms. Sharon Dotts. Mr. Murphy explained that DeLuca acquired this property as a result of the Sugar Mill and Victoria Park transaction. Mr. Murphy noted that the homeowners would share maintenance of the driveway subject to an access and maintenance agreement. Mr. Murphy indicated that the applicant would comply with the majority of issues raised in the review letters other than the items discussed below:

March 24, 2008 Bucks County Planning Commission Review Letter

1. Mr. Glitzer explained that they wanted the setbacks to follow the orientation of the homes. Ms. Lynn Bush commented that she did not have a problem with the way the setbacks were done. Mr. Glitzer noted that the question of what happened to the wetlands had come up several times. He explained that during the septic studies there was no evidence found of wet meadow areas. He noted that they would do additional documentation and contact Mr. Gray to go out and look at the area. Ms. Bush asked if they were planning to disturb any of the area previously identified as wetlands. Mr. Glitzer explained that they would have more flexibility if they were not there. Mr. Gray commented that he wanted the supporting information because it seemed strange that a wetland would disappear over the course of five years.

Mr. Murphy noted that they would be asking for relief from the tree inventory because there was no proposed woodland encroachment.

March 28, 2008 Knight Engineering Review Letter

I. Development Concerns

1.1 Mr. Murphy commented that this note was not applicable because lot 1 was a reverse frontage lot and lot 2 will not be reverse frontage. He noted that they did have the 200-foot setback, but they did not want to create the 3-foot high landscaped berm. The Planning Commission and Mr. Gray agreed that they could work out this issue.

II. Individual Plan Sheet Issues

1.2 Mr. Murphy noted that access to the bioretention would be off the common drive. Mr. Glitzer noted that it would be better to do with a blanket agreement. Mr. Gray noted that the Township needed some way to get to the basin.

1.10 Mr. Murphy noted that they were asking for a partial waiver and that they would provide an updated survey in the area to be disturbed.

2.1 The applicant is requesting a waiver to accept the aerial photograph plan in lieu of the field survey. Information for features related to the site development will be provided on the plans.

4.8 Mr. Gray commented that he wanted to be sure they were not increasing the rate or velocity of the flow and asked the applicant to provide documentation. Ms. Stone-Tihansky asked about diverting water into the bioretention area. Ms. Dotts responded that a lot of the water was being diverted.

4.12 Because of the buffers, Mr. Glitzer indicated that he did not think there would be a problem with the septic isolation distances.

4.13 Mr. Murphy commented that all new cables/wires would be underground but the existing lines would remain.

6.1 & 6.3 The applicant will work with Ms. Manicone.

8.4 Mr. Murphy indicated that the applicant would provide the one-foot freeboard.

March 25, 2008 Landscape Review Consultants Letter

Ms. Manicone commented that her only area of concern was the area called scrub vegetation. She noted that based on photographs and her memory she believed it qualified as woodlands and as such would need to be inventoried. Mr. Murphy indicated that was acceptable. It was decided that Ms. Manicone would meet with the applicant's Landscape Architect to work out this issue.

The Waiver Request list of April 2, 2008 was reviewed. Mr. Murphy noted that should the Planning Commission recommend approval, they would not appear before the Board of Supervisors before a revised plan was submitted.

Ms. Sutphin made a motion, seconded by Mr. Baldwin to recommend approval of SA 2008-02 "Soroka Tract", Pineville Road, TMP# 6-23-55-1, 10.37 Acres, AG-1 Zoning, Preliminary/Final Plan of a 2 Lot Subdivision including

- *recommending approval of waiver requests of 4/2/08 with the following comments:
9.20.B will determine whether the scrub vegetation was woodlands and inventory if so,
9.20.C will be addressed with Ms. Manicone, 9.23.I.1.f. the applicant will provide one foot of freeboard above the maximum flow depth above the spillway*
- *the applicant will comply with all issues raised in the March 28, 2008 Knight Engineering review letter, the March 24, 2008 Bucks County Planning Commission letter and the March 25, 2008 Landscape Review Consultants review letter*
- *access to the bioretention basin will be from a shared driveway via a blanket agreement*
- *the applicant will work with Ms. Manicone to determine what needs to be done for the tree inventory.*

The motion carried unanimously.

3. SA 2008-03 "Four Seasons", Swamp Road, TMP# 6/8/52, 14.938 Acres, AG-1 Zoning, Preliminary/Final Plan of a 2 Lot Subdivision. Review expiration date, July 1, 2008.

In attendance were Mr. Sal Dinardo, property owner, Mr. Jim Major, Project Engineer and Mr. William Bolla, Attorney.

The applicant agreed to comply with all issues raised in the March 27, 2008 Landscape Review Consultants letter. The applicant agreed to comply with all issues raised in the March 28, 2008 Knight Engineering review letter other than the following and those for which waivers were requested:

I. Development Concerns

1.1 Mr. Bolla asked that the Township not request the additional studies as the applicant would have to pay for them. The applicant will provide original copies of the February 6, 2008 Professional Geologist letter.

1.2 Mr. Bolla explained that the applicant did not wish to provide the bike path. The item is included in the waiver request letter. Ms. Mehling noted that she understood their rationale but that it was a Board decision and noted that they very seldom waive the requirement.

II. Individual Plan Sheet Issues

1.7 Mr. Major noted that they would provide a letter from the surveyor.

1.14 Mr. Major noted that they could provide the easements but had a problem with the calculations. Mr. Gray explained that the main concern was that future property owners did not place fill in the channel. Mr. Major responded that they could address the concern.

Waiver Request Letter of March 6, 2008 amended April 2, 2008

1. Article 6. Section 6.3.B.12 – Mr. Gray commented that the request was acceptable as long as they provide the information for specific areas of interest.

2. Article 9. Section 9.4.A – Dr. Sandberg asked about the homeowner energy use if the house was 30° off the solar axis. Mr. Major responded that with new insulation he did not think the impact would be significant.

6. Article 9. Section 9.20 and Article 9, Section 9.20D.2.b – Ms. Manicone explained that they wanted to preserve the open meadow look and that she and the applicant's landscape architect would work together on the plans. Ms. Manicone noted that they had located buffer plantings outside of the buffer yard so they may need to add notes to the plans as such. Mr. Gray agreed. Mr. Gray asked about moving an easement line to cover the buffer plantings where they are. Ms. Manicone responded that if they were not affecting the net lot calculations, then it would be better to have them in an easement. The issue will be further discussed and agreed upon.

9. Article 9, Section 9.40 – The applicant is requesting a waiver from provision of the recreation land and the fees in lieu of because they are providing a conservation easement on 8.3 acres.

12. Article 9, Section 9.12.C – Mr. Gray commented that most people want an improved driveway condition and suggested either a swale for the driveway or a culvert. He also asked for grading around the driveway. The applicant agreed with the recommendation and noted that the waiver request would be removed.

13. Article 9. Section 9.22J – Mr. Gray commented that it was acceptable to have the gas line outside of the area to be disturbed by driveway construction but all other utility lines had to be in the disturbed area.

15. Article 9, Section 9.24.A – Mr. Gray explained that the Township wanted as much information as possible about soils in the Township. He explained that they were not asking for additional studies, but just for them to share any information they had. The applicant agreed to comply and this waiver request would be removed.

Ms. Mehling made a motion, seconded by Ms. Sutphin to recommend approval of SA 2008-03 "Four Seasons", Swamp Road, TMP# 6/8/52, 14.938 Acres, AG-1 Zoning, Preliminary/Final Plan of a 2 Lot Subdivision with the following provisions:

- *the applicant will comply with all issues raised in the March 28, 2008 Knight Engineering review letter and the March 27, 2008 Landscape Review Consultants review letter (noting that the Landscape Architects for the applicant and the Township would meet regarding outstanding issues specifically the buffers)*
- *the Planning Commission (PC) recommended approval of the waiver requests noting that the waivers that needed the Board's attention were Article 9. Section 9.7 (waiver of street improvements along Swamp Road and Forest Grove Road), Article 9. Section 9.18 (curb and sidewalk improvement along the property frontage), Article 9, Section 9.40 (provision of adequate recreation land and/or fees in lieu of), Article 9. Section 9.22J (partial waiver for gas line to be out of the driveway disturbance area) and Article II, Section 11.11.A (contribution to Township for future maintenance of the stormwater management facilities). The PC recommended approval of the waiver to Article 6. Section 6.3.B.12 (spot elevations around the perimeter of the boundary every 50 feet or less) as long as the Township could get the information for areas of interest.*

Ms. Stone-Tihansky suggested having the surrounding developments or the Township help pay for part of the walking/biking path. Mr. Gray responded that the surrounding developments were

complete and there was no mechanism to get money from them. He noted that there was a commercial center across from Buckingham Forest that would be coming in with a new plan and there was the possibility of discussing with them the extension of the bike path to Devonshire and the other neighborhoods. Mr. Dinardo asked if this issue could be resolved at a later date to which Mr. Bolla responded it could not.

Ms. Mehling asked that the applicant update the waiver request letter.

Dr. Sandberg asked when the solar orientation was enforced. Mr. Gray explained that it was considered project by project. Discussion followed about this particular case and the ordinance in general. Mr. Dinardo noted that the shift might only be 20 degrees off the solar axis. Dr. Sandberg recommended a partial waiver that would limit the extent of variance from the solar orientation. The remaining PC members were comfortable granting the full waiver.

The motion carried unanimously.

**Mr. Fowles made a motion, seconded by Ms. Mehling to adjourn the meeting at 9:10p.m.
The motion carried unanimously.**

Minutes respectfully submitted by Suzanne Safran