

Buckingham Township Planning Commission
Approved Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held **Wednesday, May 7, 2008** in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

Ms. Mehling called the regular meeting to order at 7:35 p.m.

1. Consideration of Approving Planning Commission Meeting Minutes of April 2, 2008.

Mrs. Mehling made a motion, seconded by Dr. Sandberg to approve the minutes of the April 2, 2008 meeting. The motion carried unanimously.

2. Consideration of a Modification to the Zoning Ordinance.

Mrs. Mehling announced that the Planning Commission had not received the modification to the zoning ordinance and announced that it would be reviewed at the June 4, 2008 meeting and that the Board of Supervisors would act upon the ordinance at the June 11, 2008 Board meeting. Mr. Scott Trichon asked if adoption of the ordinance would be held up because of the delay in Planning Commission review to which Mrs. Mehling responded it would not.

3. SA2008-01 "Bonargo Subdivision" 3461 Durham Road, TMP #6-6-62, 7.439 Acres, AG-2 Zoning, Revised Preliminary Plan of a 3 Lot Major Subdivision. Review expiration date May 6, 2008. Tabled from the March 5, 2008 meeting.

Representing the applicant were Mr. Joseph Bonargo and Mr. Scott Camburn, Project Engineer. Mr. Bonargo noted that on April 30, 2008 he had submitted a letter requesting that the Township allow the subdivision to be reviewed as a Preliminary/Final submission.

Ms. Bush commented that there were no further comments from the County and that all was in order. The applicant will comply with the comments raised in the April 30, 2008 Landscape Review Consultants letter. Mr. Bonargo summarized that the plan would be signed and sealed by the Landscape Architect and that the septic system is in-ground (not elevated) and so there was no concourse related to it. The applicant agreed to comply with all issues raised in the May 2, 2008 Knight Engineering review letter.

Ms. Tihansky entered the meeting at 7:42pm.

The waiver request letter amended on April 10, 2008 was reviewed. The only note made was under Article 9.7.A.13; the Planning Commission noted that any damage to roads as a result of construction would be expected to be repaired. Mr. Bonargo indicated that money would be set aside in escrow for any such repairs.

The conservation easement to protect 50% of the agricultural soils was discussed. Mr. Camburn noted that there were notes on the plan regarding the easement and that there would be a tree protection fence.

Ms. Tihansky suggested the use of a shared driveway because of limited site distance at one of the driveways. Mr. Bonargo explained that they already felt constricted because of the conservation easements and they did not want to get into dual driveways. Ms. Tihansky suggested signage from the Township to warn of driveways ahead. Mr. Gray advised that it would require Pennsylvania Department of Transportation (PennDOT) approval but that the applicant could propose the sign to PennDOT.

Ms. Tihansky made a motion, seconded by Mr. Baldwin to recommend preliminary/final approval to SA2008-01 "Bonargo Subdivision" 3461 Durham Road, TMP #6-6-62, 7.439 Acres, AG-2 Zoning, Revised Preliminary Plan of a 3 Lot Major Subdivision and to recommend approval of the waiver requests amended on April 10, 2008 with the recommendation that the applicant contact PennDOT regarding signage warning of the driveways (ex: driveway ahead) and contingent upon the applicant's compliance with all issues raised in the May 2, 2008 Knight Engineering review letter, the April 30, 2008 Landscape Review Consultants review letter and the February 29, 2008 Bucks County Planning Commission review. Mr. Gray advised the applicant that prior to coming before the Board they had to have Highway Occupancy Permits and asked that they get that information to him as soon as it was available. The motion carried unanimously.

Other Public Comment

Mr. Matt O'Donnell, 3719 Green Ridge, expressed an interest in using a portion of the recently approved open space funds to acquire a piece of property at the corner of Route 263 and Forest Grove Road and asked about the process for this parcel to come under consideration. Ms. Mehling and Ms. Bush explained that the way to do it would be to see if the owner would be willing to sell the development rights. Mr. O'Donnell was advised that his best course of action would be to present the idea to the Board during the public comment period and bring other interested persons to the meeting. The Board would then provide direction. Mr. O'Donnell asked how he could learn about the history of the Buckingham Forest plans. Mr. Gray suggested that he come into the office and ask to see the commercial set of plans for Buckingham Forest.

Mrs. Mehling made a motion, seconded by Ms. Fink to adjourn the meeting at 8:05p.m. The motion carried unanimously.

Minutes respectfully submitted by Suzanne Safran