

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

The regular meeting of the Buckingham Township Planning Commission was held **Wednesday, January 7, 2009** in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

Ms. Mehling called the regular meeting to order at 7:33 p.m.

**1. Reorganization**

**a. Election of Chairperson**

Ms. Sutphin nominated Ms. Mehling to be Chairperson of the Planning Commission. Mr. Baldwin seconded the nomination. Ms. Mehling was unanimously elected Chairperson of the Planning Commission for 2009.

**b. Election of Vice Chairperson**

Ms. Sutphin nominated Mr. Fowles to be Vice Chairperson of the Planning Commission. Mr. Baldwin seconded the nomination. Mr. Fowles was unanimously elected Vice Chairperson of the Planning Commission for 2009.

**2. Consideration of Approving Planning Commission Meeting Minutes of December 3, 2008.**

*Ms. Sutphin made a motion, seconded by Mr. Fowles to approve the minutes of the December 3, 2008 meeting. The motion carried unanimously with Dr. Sandberg abstaining.*

**3. SA 2008-04 "Edwards/Worthington" , Dark Hollow Road, TMP# 6-22-4-3 & 6-22-5, 0.5010 & 85.20 Acres, AG-1 Zoning, Preliminary/Final of a Lot Line Change. Review expiration date is April 7, 2009.**

Representing the applicant was Mr. John F. Hartzel, Attorney, Mr. Dennis Litzenberger, Surveyor and Mr. Edwards, property owner.

Mr. Hartzel summarized that the Edwards and Worthingtons had reached an agreement to transfer 1.4 Acres of the Worthingtons' 85 acres to the Edwards (existing .5 acre lot). The transfer would be achieved via a lot line change. Mr. Hartzel explained that the Edwards wished to acquire and maintain the two barns abutting their property. He added that the lot line change would also give the Edwards a conforming lot because they would meet the minimum lot size for

the zoning district. Mr. Hartzel noted that there was a belief that the barns were actually built by a prior owner of the Edwards property. Mr. Hartzel noted that no additional parcels were being created and that no development was proposed.

Mr. Edwards presented the Planning Commission (PC) with photographs of the barns.

Mr. Hartzel noted that this land was put into an agricultural easement, the terms of which required the Worthingtons to come before the Board if doing a subdivision. Mr. Hartzel explained that the applicant had met with the Board at a work session in May and the Board responded favorably to the proposal.

January 2, 2009 Knight Engineering Review Letter

Mr. Hartzel noted that the majority of comments were will comply and others were waiver requests reviewed below.

1.6 After discussion the applicant agreed to provide the impervious surface ratio for the Edwards lot, but ask for a waiver from completing the calculations for the larger (Worthington) lot.

1.7 The PC did not believe this comment was relevant, but the applicant agreed to submit photographs.

1.9 The Edwards parcel was surveyed but the applicant would request a waiver from surveying the Worthington tract. The Planning Commission was comfortable with the request.

1.9 waiver request

1.14 The applicant will request a waiver because there is no construction.

1.15 Waiver request. The PC will accept an aerial photograph.

1.16 Mr. Gray specified that he wanted the use of the barns listed on the plans.

3.1 Mr. Gray recommended including a note on the plan that indicates that the areas that cross over the lot line are “to be removed.”

Ms. Manicone noted that there was nothing to discuss from her December 22, 2008 review letter.

*Mr. Baldwin made a motion, seconded by Ms. Tihansky to recommend final approval of SA 2008-04 “Edwards/Worthington”, Dark Hollow Road, TMP# 6-22-4-3 & 6-22-5, 0.5010 & 85.20 Acres, AG-1 Zoning, Preliminary/Final of a Lot Line Change contingent upon compliance with all issues raised in the January 2, 2008 Knight Engineering review letter and submission of a formal waiver request letter. The Planning Commission did recommend approval of the following waivers that are being requested from the January 2, 2008 Knight Engineering review letter: 1.6, 1.9, 1.9, 1.14, 1.15, 1.16, and 3.1 (note for driveway to be removed where it crosses the lot line). The motion carried unanimously.*

**4. Consideration of Application by Leander P. Tori, Jr and Marilyn E. Tori for the addition of Tax Parcel 6-14-75, containing 20.1665 acres, to the Agricultural Security Area of Buckingham Township.**

*Ms. Sutphin made a motion, seconded by Mr. Fowles to recommend approval of the Application by Leander P. Tori, Jr and Marilyn E. Tori for the addition of Tax Parcel 6-14-75, containing 20.1665 acres, to the Agricultural Security Area of Buckingham Township.  
The motion carried unanimously.*

**5. SA 2007-01 “McKernan Tract”, New Hope & Durham Roads, TMP# 6-18-91-2, 16+ Acres, AG-1 Zoning, Revised Final Plan of a Major Subdivision (3 Lots).  
Extended review expiration date is April 27, 2009.**

Representing the applicant was Mr. William Benner, Attorney.

December 31, 2008 Knight Engineering Review Letter

Mr. Benner explained that with the exception of a few minor engineering issues, the majority of issues were will comply. Mr. Benner noted that it was the intention of the applicant to resubmit plans so that the design issues were completely addressed and the only outstanding issues would be waiver requests and administrative issues.

December 22, 2008 Landscape Review Consultants Review Letter

Mr. Benner reported that there had been a conference call to discuss the letter’s comments during which the applicant and Ms. Manicone had reached substantial agreement on all outstanding issues. As a result three additional waivers would be requested: 1) requirement that landscape plan be prepared and sealed by a landscape architect, 2) request for waiver #25 regarding aerial photograph and 3) waiver for tree inventory. Mr. Benner noted that the Board wanted to defer their decision on the tree inventory waiver to final approval. Mr. Benner noted that other comments were minor and would be addressed at a field meeting on January 9, 2009. Ms. Manicone noted that she was comfortable with the agreements being reached.

Mr. Gray noted that he was satisfied with the application.

Ms. Manicone commented that there was a site meeting in late October because they wanted to treat this site like the Reserve at Holicong. At that site meeting over 134 trees were tagged and all would go into the Type 1 buffer. She noted that trees within the conservation buffer would not be touched.

Mr. George Michel, Pineville, commented that this development was a perfect example of sustainable land use and complimented the developer. He noted that he developer had worked closely with neighbors to address concerns.

Mr. Benner summarized that there would be four waiver requests: three landscaping and one for stormwater management. Mr. Gray and Ms. Manicone supported the waiver requests. Mr. Benner noted that the stormwater waiver request was included in the formal written request dated

December 29, 2008. Mr. Gray noted that the water would be released in 5 hours rather than 4 hours in the 100 year storm.

*Mr. Fowles made a motion, seconded by Ms. Sutphin to recommend approval of SA 2007-01 "McKernan Tract", New Hope & Durham Roads, TMP# 6-18-91-2, 16+ Acres, AG-1 Zoning, Revised Final Plan of a Major Subdivision (3 Lots) subject to provision of an updated waiver list to include three waiver requests recommended for approval by Landscape Review Consultants and one stormwater waiver recommended for approval by Knight Engineering and compliance with all issues raised in the December 31, 2008 Knight Engineering review letter. The motion carried unanimously.*

**6. SA 2001-05C "Smith Pfeiffer Tract" aka "Estates at Forest Grove" aka "Mill Creek Ridge", Dark Hollow Road and Forest Grove Roads, TMP# 6-23-1, 4, 13, 14 & 17, 183.1 Acres, AG-1 Zoning, Revised Final Plan of a Major Subdivision (71 lots). Review expiration date is April 7, 2009.**

Representing the applicant was Mr. Steve Harris, Attorney. Mr. Harris explained that he was submitting a new final plan submission of an old plan. He noted that as recommended by the PC a road in the development ends in a cul-de-sac and instead has an emergency access with grass pavers which will be used as a construction entrance.

January 2, 2009 Knight Engineering Review Letter

Mr. Harris indicated that the applicant would comply with all issues raised other than those discussed below.

p. 3 no. 7 Mr. Harris noted that the path would be a paved surface and handicapped ramps would be provided. He noted that Toll Brothers was not prepared to extend the path across Robin Run dam. Mr. Harris commented that no additional raised pedestrian crossings were being proposed.

II. 1.15 Mr. Gray asked if the summary sheet was included with the most recent plan submittal. Mr. Harris agreed to officially submit the information.

2.1 Mr. Harris noted that this item continued to be an issue of disagreement.

5.1 Mr. Harris noted that they were still proposing half-width reconstruction along sections where the development has frontage on one side of Smith Road.

III. 3.2 After discussion, Mr. Harris and Mr. Gray agreed to work together on a mutually agreeable solution.

102.9 To be resolved by PennDOT.

December 30, 2008 Landscape Review Consultant Review Letter

Mr. Harris made the following comments regarding buffering:

Muriel Gordon – They will install the buffer along lot 43 right away, but will have to wait behind 41 and 42 until after the basin is installed.

Hockley – They can install the buffer after the utilities have been installed provided there are no conflicts with road improvements.

Ledyard – The buffer can be installed after the path has been installed.

Barlow – The buffer can be installed at the rear of those lots; on the side and front must wait for foundation to be installed.

Ms. Manicone commented that the notes on the plan do not specify the detail listed above. Mr. Harris agreed to provide notes on the plan regarding the specifics of when the buffers would be installed.

Ms. Mehling asked about the plans for improving roads like Forest Grove Road that would be impacted with construction vehicles. Mr. Harris explained that under the terms of the PennDOT permit they would be required to rebuild half-width and that if there was damage, then PennDOT would require them to fix it.

Ms. Tihansky asked about work at intersections. Mr. Harris responded that there would be improvements at Dark Hollow and at the new road, but there were no improvements at either of the Smith Road intersections (Forest Grove Road and Swamp Road).

Mr. Baldwin commented that he did not vote for this plan to be approved before and he did not see any changes to the plan being resubmitted. He commented that he did not feel like the applicant was making any effort to try and make this development attractive to the surrounding environment. Mr. Baldwin expressed concern about the traffic and noted that he did not have a copy of an updated traffic study. Mr. Harris indicated that the October 2008 traffic study was provided to the Township. Mr. Gray agreed to contact Ms. Schwartz and ask her to e-mail a copy of the traffic study to the PC.

*Mr. Baldwin made a motion, seconded by Mr. Fowles to table consideration of SA 2001-05C "Smith Pfeiffer Tract" aka "Estates at Forest Grove" aka "Mill Creek Ridge", Dark Hollow Road and Forest Grove Roads, TMP# 6-23-1, 4, 13, 14 & 17, 183.1 Acres, AG-1 Zoning, Revised Final Plan of a Major Subdivision (71 lots) until the PC had an opportunity to see and review the revised traffic study.*

Mr. George Michel commented that there was reason to believe that some of the accident data in the original study was based on a time when the Wycombe Bridge was closed. Mr. Michel asked why this plan was back at the PC so quickly after it was denied by the Board of Supervisors and a week after the newspapers reported that the applicant was suing the Township. Mr. Harris responded that there was an approved preliminary plan, the concerns have been addressed and they had resubmitted for approval as they were permitted to do. Ms. Mehling noted that the PC had nothing to do with whether an applicant comes before them. Mr. Harris noted that they would prefer to have the plan reviewed and approved by the Township rather than go through the courts. Mr. Michel asked about some reference made to the Histan property at the Board meeting. Mr. Gray explained that there was an easement they were required to acquire to Histan and a connection along Forest Grove Road for the bike path. Ms. Mehling commented that the issue had not come before the PC. Mr. Michel commented that this development was

out of character with the surrounding community and was a perfect example of nonsustainable land use.

Ms. Muriel Gordon asked about the location of the construction entrance on Dark Hollow Road. Mr. Harris responded that it would be on Forest Grove Road. Ms. Gordon asked how cars would be warned of the construction entrance. Mr. Dave Anderson explained that PennDOT has requirements about where the signs must be placed to warn of upcoming construction.

*The motion carried unanimously.*

Mr. Harris asked if there were any other documents that the PC would like to see. The PC requested a copy of the Traffic Impact Study revised October, 2008, the Site Analysis and Resource Conservation Plan revised August 28, 2008 and the Environmental Impact Assessment Report last revised December 2008. All items were to be e-mailed to PC members by Ms. Betty Jo Schwartz.

The PC provided Mr. Harris with a copy of the Environmental Advisory Commission (EAC) Review. Mr. Harris agreed to address the review at the next meeting.

#### **7. Reviewing of the Township Comprehensive Plan.**

Mr. Mike Roedig, Bucks County Planning Commission, joined by Mr. Paul Gordon, Environmental Planner led a review of the Township Comprehensive Plan.

**Ms. Mehling made a motion, seconded by Ms. Fink to adjourn the meeting at 9:30p.m. The motion carried unanimously.**

*Minutes respectfully submitted by Suzanne Safran*