

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda January 22, 2020 6:00 p.m.

160210

6:00 p.m. Executive Session

7:00 p.m. Manager's Items

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held January 22, 2020 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Jon Forest Maggie Rash Paul Calderaio Dana S. Cozza Daniel Gray Craig A. Smith, Esquire	Chairman Vice-Chairman Member Township Manager Township Engineer Township Solicitor
Not Present:	Tom Kelso Luke Rosanova	Township Water/Wastewater Consultant Bucks County Planning Commission

The work session commenced at 6:00 p.m. with Executive Session to discuss a police personnel matter and potential land preservation offers.

“Holden Property”, Fell Road, TMP 6-4-66 and 6-4-66-2

Mr. and Mrs. Craig Holden were present to discuss their two properties at the corner of Church School Road and Fell Road. Mr. Holden explained they have listed the parcels for sale, and wanted to know if there was any flexibility of rearranging the TDR (Transferable Development Right) restrictions as recorded on the plan.

Mr. Holden said they had been stewards of the property for many years, and fixed up the house and barn with extensive timber frame restoration. Mr. Holden said the 2nd parcel has an “in-law suite” as shown on the real estate marketing materials, which is a derelict frame building.

Mr. Holden explained their objective is to sell both parcels as a single residence, but wanted to know whether a new structure could be built on the 2nd parcel, in a location currently restricted by the TDRs if the new buyer wanted to. Specifically they wanted to know if they could move the building envelope so that it’s further away from the main house, could they get a replacement septic permit, and would they be able to put in a driveway from Fell Road. Mr. Holden explained currently there is a single driveway entering the property from Church School Road with an easement, that services both parcels.

Mr. Gray commented that the location for a driveway from Fell Road would not be allowed under the zoning ordinance, as the soils between the building area and Fell Road were flood plain soils and most likely contain wetlands that cannot be disturbed.

Mr. Gray said they could build within the area indicated on the approved plan and outside of the area restricted by TDRs, but may need stormwater management improvements

depending on the increase in impervious surface, and if building another house with more bedrooms, they would need septic approval all of which may be difficult to locate without encroaching on the restricted area. Mr. Smith asked if there were two septic systems and two wells currently, and Mr. Holden replied “yes”.

Mr. Forest remarked that Buckingham Township is very proud of our heritage regarding preserving property, and the Board does not allow former agreements to be changed. Mrs. Rash explained that the development rights were removed from this property so that development could be increased elsewhere in the township, restricting where development could take place on these parcels.

Ms. Manicone, Fell Road, commented that as a friend and neighbor to the Holden’s she liked the idea of converting the lots back to one, and marketing it as a small scale horse farm as it was previously used, surrounded by preserved land currently used as a nursery, that will never be developed.

Mr. and Mrs. Holden thanked the Board for their time.

7:30 p.m. The Work Session adjourned.

7:50 p.m. The Work Session resumed.

Fergusson / Pine Crest Farm, Township File SA 2010-03

Mr. Richard Zaveta and Mr. Travis Hutchinson were present on behalf of the Clark’s, property owners, to discuss the Clarks’ intentions for the property. Mr. Zaveta explained the Clark’s are now full owners of the entire Fergusson Farm, which was subdivided into 4 lots covering 23.82 acres in total. Mr. Zaveta said the Clark’s intend to build a house for one of their children some day on Lot 1 (the lot near the stream). The Clarks’ current home is on Lot 2, using a shared access to Burnt House Hill Road with Lot 1. The original farmhouse and barn (Lot 4), which were recently restored, are on a 5.2 acre lot. The last lot of 7.52 acres, Lot 3, is a lot for which the Clarks have no development plans and that is what they want to discuss tonight.

Mr. Zaveta presented a plan that included an aerial photograph of the development showing the existing and future home locations based on the Approved Plan, with the existing cover conditions and maintenance requirements noted for the conservation easement and resource protection areas. Mr. Zaveta said the Clarks propose putting a permanent conservation easement on Lot 3 at no expense to the township, forgo the given right to build a home Lot 3, and keep Lot 3 maintained as a meadow with one cutting, or mowing, a year. The existing farm access to Church Road would remain in place for maintenance purposes, but would not be used for regular access to the site. In exchange for removing the potential to build a home on Lot 3, the Clark’s are requesting that they be permitted to continue to use and maintain the property as it is currently being used/maintained. Specifically, they wish to continue maintaining the areas noted on the plan as lawn and to actively maintain the perimeter buffer areas by removing invasive

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plants and adding additional landscaping to enhance the property views from the perimeter roads.

Mr. Zaveta said he personally called all of the neighbors and most of them were appreciative of the concept. He said one neighbor asked for the multiflora rose along his property line behind Lot 3 to be removed. Mr. Zaveta asked Ms. Manicone to meet with Mr. Clark to review mowing practices.

The Board thanked Mr. Zaveta for his presentation and said the concept was enthusiastically endorsed by the Board. Mr. Zaveta indicated that they would work with the Township staff to develop plans and agreements that would clearly document the proposed maintenance requirements of the site and ensure the removal of development potential from Lot 3.

Day in The Park

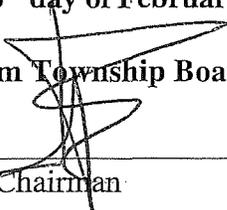
Mrs. Cozza confirmed that the Day in The Park would be on June 25th, on a Thursday as it was last year, in order to avoid busy Wednesday meeting days. She also asked if the Board would prefer ribbon cutting on the new Phase 2 of Holicong Park to take place in the fall when the phase is complete, rather than in the spring. The Board confirmed June 25th for the Day in The Park, and for ribbon cutting to take place in the fall. Mr. Calderaio wanted to be sure that Day in The Park and the ice cream social were not on the same day.

7:40 p.m. The Board retired into executive session to discuss potential land preservation purchases and offers.

8:10 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 26th day of February, 2020.

Buckingham Township Board of Supervisors



 Jon Forest, Chairman



 Maggie Rash, Vice-Chairman



 Paul Calderaio, Member

Attest:



 Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.