

# BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912  
Phone (215) 794-8834 • Fax (215) 794-8837

Website - [www.buckinghampa.org](http://www.buckinghampa.org)



**PLANNING COMMISSION**

**AGENDA**

**SEPTEMBER 2, 2020**

## **Call to Order 7:30 p.m.**

1. Consideration of approving draft Planning Commission minutes of January 8, 2020.
2. Consideration of recommending Preliminary Approval of the **“Covenant Church – New Parking Lot”** Land Development plan dated **“Revised August 26, 2020”**, Township File LD 2019-01, Tax Map Parcel #6-10-007, 4000 Route 202, proposing a new parking lot, plaza space, and associated stormwater facilities, 1.94 Acres to be developed; total parcel size 24.74 acres, located in the R-1 Zoning District, with an extended review period expiration date of December 30, 2020.

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

The regular meeting of the Buckingham Township Planning Commission was held September 2, 2020 electronically via the Zoom application due to the current State and Federal regulations in place from the COVID-19 pandemic.

|          |                      |                                  |
|----------|----------------------|----------------------------------|
| Present: | Andrea Mehling       | Chairperson                      |
|          | Rebecca Fink         | Member                           |
|          | Dr. Marc Sandberg    | Member                           |
|          | Louis Spadafora      | Member                           |
|          | Glenn Thomson        | Member                           |
|          | Dan Gray             | Township Engineer                |
|          | Louis Rosanova       | Bucks County Planning Commission |
|          | Erling Salvesen, Jr. | Member                           |

Not Present: Patrick Fowles Vice Chairperson

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

**Consideration of approving draft Planning Commission minutes of January 8, 2020.**

*Dr. Sandberg made a motion, seconded by Mr. Thomson to approve, as most recently presented, the draft Planning Commission Minutes of the January 8, 2020 Meeting. The motion carried unanimously.*

**Consideration of recommending Preliminary Approval of the “Covenant Church – New Parking Lot” Land Development plan dated “Revised August 26, 2020”, Township File LD 2019-01, Tax Map Parcel #6-10-007, 4000 Route 202, proposing a new parking lot, plaza space, and associated stormwater facilities, 1.94 Acres to be developed; total parcel size 24.74 acres, located in the R-1 Zoning District, with an extended review period expiration date of December 30, 2020.**

Mr. Joe Lanzetta, Applicant, Mr. Larry Rankin, Church Elder, Mr. Thomas Knab of Renew Land Development Solutions and Ms. Kimberly Freimuth, Fox Rothschild, LLP, were present to discuss the revised plan for “Covenant Church – New Parking Lot”.

Ms. Freimuth said this project was before the Planning Commission last January when it was reviewed and tabled pending review and comments from the Board of Supervisors specifically in respect to the need for the additional parking, and the location of the proposed new parking lot. Ms. Freimuth said she left the Board of Supervisors meeting of June 24, 2020 with the understanding that the “need” is fine, and that the Board of Supervisors understood why the proposed parking lot is located where it is.

Ms. Freimuth said a revised plan was submitted to Buckingham Township in August addressing review comments issued by Knight Engineering and the Landscape Review Committee. She said the Landscape Review Committee has since submitted a letter of approval.

Mr. Knab explained the plan revisions included the following items: addressed technical items in Knight Engineering’s review letters, shows surveyed trees, increased ADA accessibility in the

parking lot, egress/ingress lanes, speed table connecting center island to sidewalk where the entrance steps are located, and an ADA ramp to allow movement through the parking lot safely, added a “drop-off” space out of the drive isle, added curb depression at the end of the center island for pedestrian traffic.

Mr. Knab said to address a concern of the Landscape Review Committee regarding where to put snow removal, they added a curb depression at the end of the parking lot designated as an “area of snow removal”; this way when the snow melts it will not impact the trees along Route 202.

Mr. Knab said they revised the landscape plan after meeting with Ms. Manicone in July changing some species of plantings for the internal area of the parking lot, specifying shrubs and plantings of varied heights for ease of maintenance, making a natural screen of the center island. Mr. Knab said they added a 5” caliper 18’ Princeton Elm shade tree between the proposed play area and trash enclosure to screen and accent the building. They also planned the location of an additional 19 White Pines to be located in the field where there are currently 5 trees, and the new trees will be 8’-10’ in height to replace existing trees which had fallen, with 13 of them to be 15’ in height.

Mr. Knab said they will request a waiver from the parking lot buffer requirement, and in place they will bolster the existing trees by providing additional trees rather than a lower shrub to screen the parking area; Mr. Knab said this was supported by Dan Gray and Carol Manicone.

Mr. Knab said that in agreement with Dan Gray the existing swale running along the trees near Route 202 will be eliminated in lieu of installing an underground stormwater pipe; this will ensure there will be no standing water impacting the trees. Mr. Knab said there will be limited disturbance and grading and the pipe will be located 25’ from the edge of the dripline of the trees, in exceedance of the township requirement for tree protection fencing which is 15’ from the edge. Mr. Knab said both himself and the church are committed to protecting the trees along Route 202.

Mrs. Mehling asked Ms. Manicone if she had any additional comments. Ms. Manicone said that Mr. Knab covered the items well, and thanked Mr. Gray for his thought process that put these changes in process. She said the direction being taken is to plant wherever needed to enhance the buffer, fill in the gaps, and to extend the life of the trees and buffer that are there now. She said they will field locate the 18-29 pine trees in total and will do that based on gaps and where you can see into the site from Route 202 from either direction. Ms. Manicone thanked Mr. Knab and his staff for revising the plans quickly.

Ms. Mehling asked Mr. Gray if they need to go over any of the review letter items. Mr. Gray reported that Mr. Knab had submitted an updated waiver request to process the plan as a preliminary/final, and added he supported the request as the plans are prepared with enough detail to go to construction with the one process. Mr. Gray said he also supported all the waiver requests initially provided.

Ms. Mehling asked for questions or comments. Ms. Manicone said she is pleased with where we are and how it finally came together. She stated she is in full support of not providing the shrub hedge around the parking lot in lieu of adding additional pine trees up front.

Mr. Rosanova, Bucks County Planning Commission, said the plan looked good.

*Mr. Salvesen made a motion to recommend Preliminary/Final approval of the “Covenant Church – New Parking Lot” Land Development plan dated “Revised August 26, 2020”, Township File LD 2019-01, Tax Map Parcel #6-10-007, 4000 Route 202, saying he feels this is a new direction taken and that the church is working very diligently to provide something the Planning Commission is happy with, Mrs. Mehling seconded the motion.*

Mrs. Fink thanked Mr. Gray’s brilliance and Ms. Manicone’s masterful landscaping ideas for this plan. She said we have great consultants and she appreciates that they saw a way to preserve the trees and pull the parking lot back.

Mr. Spadafora underscored what Mrs. Fink said, adding “hats off” to Mr. Gray, Ms. Manicone and the church for listening, changing and accommodating. He said there is nothing he objects to and the plan is good.

Dr. Sandberg thanked Mr. Gray and Ms. Manicone.

Mr. Thomson said that through discussions with the Board of Supervisors, and this one tonight with the updates, he cannot say enough about synergies and that sort of thing. He thinks the presentation is great and wants the project to move forward.

*Mrs. Mehling called the vote. The motion carried unanimously.*

*Mrs. Fink made a motion, seconded by Mrs. Mehling, to adjourn the Planning Commission meeting at 7:49 p.m. The motion carried unanimously.*

Minutes approved January 6, 2021.  
Minutes respectfully submitted by Lori Wicen.