

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP
Board of Supervisors
Work Session Agenda
July 28, 2021
6:00 p.m.

Manager's Items:

- Zoning Ordinance Revisions

6:45 p.m. **“Central Bucks East High School – Softball Dugouts – Request for Waiver of Land Development”**

7:00 p.m. **“McKee Development”, Township File SA 2020-01 – Route 413 Access and Proposed Improvements**

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held July 28, 2021 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Jon Forest	Chairman
	Paul Calderaio	Vice-Chairman
	Maggie Rash	Member
	Dana S. Cozza	Township Manager
	Daniel Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission
	Craig A. Smith, Esquire	Township Solicitor
	Tom Kelso	Township Water/Wastewater Consultant

Central Bucks East High School – Softball Dugouts – Request for Waiver of Land Development

Mr. Thomas Hanna, Capital Projects Manager for Central Bucks School District was present to request a waiver of requiring land development approval for the softball dugouts proposed at Central Bucks East High School.

Mr. Hanna provided the Board with photographs of the proposed dugout structures, explaining the same structures are installed at C.B. West. He said they are precast concrete structures made in Ottsville, shipped to the site on a truck and lowered onto a stone pad with a crane. Mr. Hanna said they will need to build sidewalks to the dugouts, the stone pad and an ADA ramp as the softball dugout is depressed by three feet.

Mr. Hanna said they had submitted a brief stormwater narrative to Knight Engineering. Mr. Gray said as far as the layout and impervious surface, it appears satisfactory.

Mr. Forest asked if the dugouts have lights, and Mr. Hanna said no, there is no electric installed.

Mrs. Rash said she didn't see why they wouldn't grant the waiver request.

Mrs. Cozza suggested if the Board wanted to consider this, it could be added to tonight's business meeting agenda to grant the waiver. She said that permits would still be required, and Mr. Hanna said they would work with the zoning officer for the necessary permits.

Municipal Map / Annual Newsletter

Mrs. Cozza updated the Board on the progress of the new municipal map, saying it's the same company as previously used, the ads are all taken care of, township staff and others updated the articles, and the plan is to assemble all of the information and bring it to show the Board at the next work session.

Mr. Calderaio asked how often the map is updated, and Mrs. Cozza said the last one was published in 2007, with the goal of updating in 20 years. She said there aren't many additional roads as the township has preserved so much open space. Mr. Forest mentioned the new access road by the Wawa in Cross Keys would need to be added. Mr. Gray said he would confirm that it was on the map.

Mrs. Rash noted this is the time of year we prepare the annual newsletter, and she has a list of ideas. Mrs. Cozza said she also had some ideas, including articles on the new township hires.

Budget Meetings

Mrs. Cozza said it's almost time to begin budget preparation, and asked the Board to look at their schedules to determine the best dates to add a work session budget night or two.

Use of Hansel Park Band Shelter

Mrs. Cozza said during the Covid Pandemic the township allowed dance studios, theater camps and the like to use the band shelter and people were very appreciative. She said the township has received many requests for next year already. The Board agreed to continue allowing use of the band shelter as requested.

Mrs. Cozza clarified it's not just the band shelter in use, but also the park, as a recital can bring up to 100 people. Mr. Calderaio said he was fine with this, as long as the public is still allowed to use the park.

"McKee Development", Township File SA 2020-01 – Route 413 Access and Proposed Improvements

Ed Murphy, Esquire and Mr. Greg Glitzer of Gilmore & Associates, were present along with Mr. Kevin McLaughlin, Senior Vice President of The McKee Group.

Mr. Murphy explained they were before the Board on May 26th to receive direction on options for the development of the parcel beside Buckingham Springs, and are in the process of developing the engineered plans expected for submission to the township after Labor Day.

Mr. Murphy said they also had stated they would return to show the specific layout for the sewer improvements along the Creek Road frontage, and provide the Board with feedback from PennDOT on the Durham Road improvements.

Mr. Glitzer displayed the current plan on an easel and explained that the multi-stage lagoon and control building have been reconfigured and relocated to optimize setbacks that can be provided versus the setbacks required by PADEP. Mr. Glitzer said that DEP required 250' from any habitable structure, and they interpreted it at 250' from all building setback lines. He pointed out the access drive along the tree line which looks

like a farm access path to the relocated control building. Mr. Glitzer stated the open space around the lagoon could be a farmed area. He showed the 50', Type 1 landscaping buffer along Creek Road, and suggested that to keep a view of the farmland, the buffer may be split against the lagoon or concentrated along Creek Road, if the Board so preferred. Mr. Calderaio asked if the access road would be gated, and Mr. Gray said there would most likely be a steel farm agricultural gate, typical of other lagoon sites, with some type of agricultural fencing around the perimeter of the lagoon.

Mr. Murphy said the focus was for the travelling public on Creek Road, what would they see and what process happens there. Mr. Glitzer said the lagoon would be approximately 252' from the road, with a buffer along Creek Road based on recommendations from the Landscape Review Consultants. Mr. Gray said for reference, the Lojeski site lagoon is about 300' back from the road with the same sort of view; farm field in front of the berm which is an earthen embankment that the farm field will envelop. Mr. Gray said from the road you do not see the water surface. Mr. Glitzer explained that behind the homes on the Durham Road side there would be an underground pump station running to the building, through the lagoons where the effluent is stored and then pumped back to an area beside the homes. Mr. Murphy confirmed that nobody would see the effluent being sprayed. Mr. Glitzer said the control building houses pumps, a generator, and control panels for the aerator and spray fields. Mr. Ripp asked if the system would be maintained by the township. Mr. Gray confirmed the expectation is that the plans currently propose for the township to eventually take dedication of the facility and maintain the farmland and the facility.

Mr. Donald Robb, Indian Spring Road, asked if there were plans to address flooding along Creek Road from farmland runoff. Mr. Glitzer said rainfall will be captured in the lagoon system, and additional stormwater management is still in the design stage.

Mr. Matt Hammond, Traffic Planning & Design (TPD), displayed the previous plan and a new one marked up with the proposed improvements for Durham Road at the access points. He said they propose keeping the two access points onto Durham Road, but the northern drive entrance only, and the other exit only, which provides the maximum sight distance for each driveway's use. Mr. Hammond said this still meets the ordinance by providing two access points, however due to the number of residents, they determined that two full access drives were unnecessary.

Mr. Forest asked if there was good sight distance for the exit only road? Mr. Hammond said "no, that's why the entrance is only on the north drive". Mr. Forest said the entrance/exit only plan was very impractical, as people will use both drives for both purposes. Mr. Forest asked if this was a PennDOT plan or TPD? Mr. Hammond said TPD. Mr. Hammond said they didn't feel the need for two full access roads and wanted to minimize the impact on the roadway. Mr. Hammond said he could provide names of other developments designed the same way. Mr. Murphy summarized that they will need to submit a scoping application to PennDOT, and will coordinate with Knight Engineering on the plan. Mrs. Rash asked the distance between the two roads? Mr. Hammond replied 360'.

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Mr. Hammond said with this plan, they would add a left turn lane for the entrance driveway and a center left turn lane to provide residents on the opposite side of Durham Road safe haven to turn left into their driveways as well. Mr. Hammond said this would be symmetrical widening, on both sides of the road within the right-of-way, in order to minimize tapers which would be doubled if widening was shifted to only one side of the road. Mr. Forest clarified that the existing residents across the street would lose some of their property even though widening was in the right-of-way. Mr. Smith asked who owned the right-of-way? Mr. Hammond replied “PennDOT”. Mr. Hammond said if they needed to work in the right-of-way on the side of the residents across the street, they would approach the property owner for agreement or move to their side of the road.

Mr. Mark Gonzalez, Blackberry Circle, said that the residents of Buckingham Springs will have even more difficulty pulling out of the development due to the vehicles turning into the new development, and the ones using the proposed center lane will block their view to see traffic coming from the opposite way. He suggested the roadwork be coordinated with Buckingham Springs as they are both McKee properties.

Mr. Jake Malinchak, Wildflower Court, said years ago a survey was taken for a traffic light at Buckingham Springs, and he believes they should do it again. Mrs. Cozza confirmed there was a survey, but the residents disagreed on the installation, so it did not happen.

Mr. Terry Maloney, Durham Road, questioned the center lane use, and Mr. Hammond said the plan for Durham Road is one lane in each direction with one center left turn lane between the driveways. Mr. Forest confirmed that then the southbound lane would not have a turn lane, and Mr. Hammond said that was correct. Mr. Gonzalez stated the traffic will be slowing down on Durham Road to turn in with no designated lane.

Mr. Robert Tate, Durham Road, confirmed that if they are adding a lane, they will be bringing traffic closer to the existing neighbors on the opposite side of the road to the development, and Mr. Hammond said that was correct. Mr. Tate asked why they would do that. Mr. Hammond said the extent of improvements is reduced if widened from the center of the road. Mr. Tate said some of the old stone homes are right on the road, and they want to take eight feet? He suggested they could move it all to the development side. Mr. Forest agreed that improvements on the west side of the road would not affect anybody and McKee already owns the land.

Mr. Glitzer said there are requirements for the “living community” use stipulating the distance of the entry roads, but if they could move them closer together and have a central drive then the concerns of the opposite side residents could be addressed. Mr. Forest said if you push it to the middle, then all improvements are opposite Mr. Tate's property. Mr. Gray noted there is a Subdivision and Land Development provision for a boulevard, however you still need another emergency access.

Mr. Hammond said the south driveway has optimal placement for sight distance, but they could make it full access, designate the upper drive emergency access only, and then widen the southern area on McKee's side.

Mr. Forest repeated if they have entrance and exit only drives, people will miss them. Mr. Forest said he doesn't support any of this.

Mr. Maloney asked if there are any studies regarding traffic in and out of Buckingham Springs, and how this development will impact that? Mr. Hammond replied "absolutely, there will be a formal traffic study done". Mr. Donald Robb, Indian Springs Road, noted that the residents of Buckingham Springs are typically older, and asked if that made any difference? Mr. Hammond replied not in the analysis process, they just look at the number of drivers. Mr. Murphy said they would look at the relationship between the southernmost full access site with the full access Buckingham Springs access for sight distance. Mr. Gonzales suggested if Buckingham Springs moved their entrance sign back about 10' further into the property, it would improve sight distance.

Mr. Calderaio clarified the discussion ended up then at one point of access south and full access north, and Mr. Murphy added "and dress up the entrance to look like an entrance".

Mr. Hammond said that was a good summary, but everyone needs to realize that while they will endeavor to do what was discussed, it is all subject to PennDOT approval. Mr. Hammond said if there were any changes, they would make the township aware.

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

9:35 p.m. The Work Session resumed.

Bucks County Tour of Honor

Mrs. Cozza said the township had received the annual request to donate money or purchase an ad in the program directory for the Bucks County Tour of Honor. The Board agreed to donate \$500 this year.

Pierson Property, TMP 6-4-58

Mrs. Cozza said in the preparation of the allowed subdivision on the Pierson Property in reviewing the conservation easement, she noticed the proposed site plan cut the property in half basically, while providing a one-acre building envelope on the new lot. Mrs. Cozza said the easement contemplates subdivision of a one-acre lot that is not included in the easement, and questioned if the Board want to create these types of two lots, or hold it to the easement language and create a one-acre lot. Mrs. Cozza also said the easement specifies the one-acre building lot should be located along the southeast boundary close to Burnt House Hill Road.

Mr. Smith noted there was not a subdivision plan included with the conservation easement agreement. Mr. Kelso said that Castle Valley prepared the subdivision plan in

2008 at the request of Bob Pierson, and the Board was in favor of it at that time. Mr. Kelso said the Pierson family was now re-activating the subdivision plan. Mr. Kelso said the family was also requesting to connect the proposed dwelling to public water and wastewater, which they would pay for, and Mr. Kelso recommended the township approve the request.

Mr. Kelso asked if the requirements of the Subdivision and Land Development Ordinance could be waived, and Mr. Forest replied yes, since the township is paying for and processing the subdivision plan per the approved conservation easement.

Mr. Forest asked if they would be allowed to knock down the farmhouse and build another one, and Mr. Smith read the replacement of residential structure is permitted. Mrs. Rash asked that the plan note that if the farmhouse was demolished, the replacement structure must be placed in the same location.

The Board was in favor of Mr. Kelso contacting Mr. VanLuvanee with the information to proceed in processing the subdivision plan accordingly.

Upcoming Employee Events

Mrs. Cozza requested direction on employee retirement parties, and if they should be separate or combined. Mr. Calderaio felt there should be retirement parties.

Mrs. Cozza asked if the township should plan on holding the tree lighting event and annual employee luncheon? Mr. Calderaio said yes, and Mrs. Rash agreed noting the events may be cancelled if needed.

Mrs. Cozza also said she would like to use the pavilion in September and have a picnic for all of the employees, along with distributing employee appreciation gifts from 2020. The Board was in favor.

Mrs. Cozza said the staff was debating providing leaf bags to the residents this year. If they are provided it would be with the provision that residents must bring them to drop off at the Mechanicsville Road site, as the township will not provide a pick-up option. Mr. Calderaio felt that residents won't want to put the leaf bags in their car. Mrs. Cozza said they would give this further consideration.

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

The Board retired into Executive Session to discuss ongoing Rosner litigation and land preservation offers.


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Approved by the Board of Supervisors on the 25th day of August, 2021.

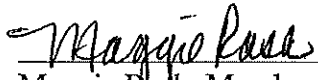
~~Buckingham Township Board of Supervisors~~



Jon Forest, Chairman



Paul Calderaio, Vice-Chairman



Maggie Rash, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.