

BUCKINGHAM TOWNSHIP

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PLANNING COMMISSION

AGENDA

JANUARY 5, 2022

Call to Order 7:30 p.m.

1. Annual Reorganization of Planning Commission
 - Appoint Chairman
 - Appoint Vice-Chairman
2. Consideration of approving draft Planning Commission minutes of December 1, 2021.
3. Consideration of recommending Preliminary Approval of the “**McKee Development**” Major Subdivision Plan dated “Revised 10/29/2021”, Township File SA 2020-01, Tax Map Parcels 6-18-76 and 6-18-79, located along Durham Road / Creek Road / Lower Mountain Road, proposing a Living Community of 41 Units: 11 single family homes, 18 townhomes, 12 twin homes, total parcel size 79.17 acres, located in the AG-1 Zoning District, with an extended review period expiration date of July 1, 2022.

Buckingham Township Planning Commission
Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held January 5, 2022 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania, providing the members and consultants the option to participate electronically via the Zoom application due to the COVID-19 pandemic.

Present in person:

Andrea Mehling	Chairperson
Glenn Thomson	Member
Dan Gray	Township Engineer

Present remotely via Zoom:

Patrick Fowles	Vice Chairperson
Rebecca Fink	Member
Dr. Marc Sandberg	Member
Louis Spadafora	Member
Erling Salvesen, Jr.	Member
Louis Rosanova	Bucks County Planning Commission

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

Annual Reorganization of Planning Commission

- **Appoint Chairman**
- **Appoint Vice-Chairman**

Mr. Thomson made a motion, seconded by Mr. Spadafora, to appoint Andrea Mehling as Chairman. The motion carried unanimously.

Mr. Thomson made a motion, seconded by Mr. Spadafora, to appoint Patrick Fowles as Vice-Chairman. The motion carried unanimously.

Consideration of approving the draft Planning Commission minutes of the December 1, 2021 meeting.

Mr. Fowles made a motion, seconded by Mr. Salvesen, to approve, as most recently presented, the draft Planning Commission meeting minutes of the December 1, 2021 Meeting. The motion carried unanimously.

Consideration of recommending Preliminary Approval of the “McKee Development” Major Subdivision Plan dated “Revised 10/29/21”, Township File SA 2020-01, Tax Map Parcels 6-18-76 and 6-18-79, located along Durham Road / Creek Road / Lower Mountain Road, proposing a Living Community of 41 Units: 11 single family homes, 18 townhomes, 12 twin homes, total parcel size 79.17 acres, located in the AG-1 Zoning District, with an extended review period expiration date of July 1, 2022.

Ed Murphy, Esquire, Mr. Greg Glitzer and Mr. Ron Monkres of Gilmore & Associates, were present.

Mr. Murphy explained they were present to bring everyone up to date with the design redevelopment of the McKee property, adjacent to Buckingham Springs. He said the public was engaged last summer with the Planning Commission and the Board of Supervisor's when multiple alternate sketch plans were presented for how the property might be developed. Mr. Murphy said following the meetings, plans were revised according to comments received, and they are here tonight to discuss where certain component parts to service the project would be located. Mr. Murphy stressed that they understand no action will be taken this evening, but wanted to present the engineering that is consistent with previous conversations.

Mr. Murphy said they had received Knight Engineering's review letter, and will address the comments with Mr. Gray in the coming weeks. Mr. Thomson asked who pays for the consultant's review letters, and Mr. Murphy explained that the township draws from their escrow account to pay the consultants invoices.

Mr. Glitzer and Mr. Monkres of Gilmore & Associates displayed the revised plan, and discussed the following items:

- Mr. Glitzer said the houses were shifted down a bit to make room for more stormwater management facilities.
- Mr. Monkres confirmed that all widening of Route 413 would take place only on the McKee property, not on the opposite side of the road.
- Mr. Glitzer explained the Creek / Lower Mountain Road side has a 50' wide buffer requirement that wraps around the corner of Creek and Lower Mountain Roads, and in the lagoon area the buffer is shifted nearer to the lagoon. The inside of the buffer is 75' from the center line of the roadway. He said the Creek / Lower Mountain Road side could possibly still be farmed, as a 200' dimension is required for farming purposes.
- Mr. Glitzer said that the stormwater will be captured from the development into the lower left basin close to the homes; if not, it would have sheeted towards the property line near Buckingham Springs. Mr. Monkres pointed out a much larger basin is located in the center of the property, with a series of basins intended to manage the stormwater.
- Mr. Monkres said the wastewater spray field is located to the upper left of the homes, with the storage lagoon on the Creek Road site. He explained that the wastewater flows by gravity to a utility lot where it is pumped over to the lagoon, treated, and pumped back to the spray field.
- Mr. Monkres explained that water will be provided by 2 wells, treated and stored onsite. He said the treatment building will need to be placed where the township can have access when they take dedication of the project.
- Mr. Glitzer said there is a multi-purpose trail proposed along the frontage of Route 413, but it does not connect to Buckingham Springs.
- Mr. Monkres said there is a 50' buffer proposed along the Buckingham Springs border, and supplemental buffers against the house lots. Mr. Glitzer said there is a reforestation area above the homes, where some trees will be removed and replaced by caliper to use in the buffer areas. He said they are working on the tree inventory at this time.
- Mr. Glitzer said they still have landscaping plans to work out.
- Mr. Glitzer said they designed a pocket park in between the homes, in response to the Planning Commission's previous comment of not wanting a tot lot. He said it could just be a small open field area. Mrs. Mehling said the 4300 square feet of green area is nice.

- Mr. Glitzer explained the tan areas on the proposed plan are intended to be farmed, and the spray field itself may be planted or used as a meadow.
- Mr. Glitzer said they are relying on the DEP mandated setback for the lagoon placement.
- Mr. Glitzer said the unit types and number of each may change, however they cannot go above the current number of units.

Mrs. Mehling asked the Consultants and Planning Commission members for comments.

Mr. Rosanova said the zoning ordinance requires a centralized amenity, such as a focal point of a pond, tot lot, or gazebo in the center of the development. Mr. Glitzer said the pocket park in the center was small, and the main central feature below that area has walkways and a gazebo.

Mr. Thomson asked in regards to traffic, are there any critical open issues on the impact? Mr. Glitzer said the traffic consultant updated the study and had submitted it to the township engineer for review. Mr. Gray said the development will be adding cars to an existing reduced level of service system, and the ordinance looks for ways to improve these types of situations. He said the traffic study should identify ways to improve the flow. Mr. Gray said many residents of Buckingham Springs have complained about their intersection at Route 413, and that should be addressed when planning for the future; he added it may be helpful that the two properties have the same owner. Mr. Murphy said the traffic will be reviewed by PennDOT when they apply for the access permit.

Mr. Gray said a lot of his review letter comments are issues that will drive some other changes, and added this is the first engineered plan and they will work with Gilmore & Associates on the issues. He said the Landscape Review Consultants are still reviewing the plan, and will work with the applicant's landscape consultant as the project progresses. Mr. Gray said with the development placed on the Route 413 side, some items will require waivers, such as the lagoon location relative to existing properties which is 400' on this plan, where the township requires 600' from residential dwellings. He said there will be waivers and discussions as the project progresses.

Mr. Gray said the entrance was discussed with the Board of Supervisors and the plan shows that revision with a boulevard entrance and an emergency access. He also said the layout of the open space per zoning ordinance requirements will be reviewed with the intention of who will own certain areas in the future and who will maintain them.

Mr. Gray recommended that the Planning Commission have a site visit soon to view and discuss the proposed improvements. Mrs. Mehling agreed that would be good to do before the plans are revised and resubmitted.

Mrs. Mehling asked the audience for their comments and questions.

Ms. Jean Oleary asked if there are plans to install a traffic signal from Buckingham Springs onto Route 413, and Mr. Glitzer replied not at this time. Ms. Mehling explained that PennDOT makes those decisions. Mr. Gray said that this community has to do improvements for their own community, and are not responsible to fix problems in Buckingham Springs or other communities. Mr. Gray said the proposed development does not warrant a traffic light for their own proposed

intersection, however the Buckingham Springs intersection may if it meets certain criteria, and the McKee Group could request a traffic study for that purpose.

Mr. Terry Maloney, Durham Road, asked if there would be a gate to ensure the emergency access from Route 413 would only be used in case of emergency, as when it was previously discussed there were concerns that it may be used on a regular basis by the residents. Mr. Monkres confirmed there would be gates at the entrance and from within the community.

Mrs. Brenda Bassard, Bent Pine Circle, said she agrees that private owners of property should be able to develop within the confines, and is appreciative that Buckingham Township has set into place certain parameters. She asked where the existing farmhouse is located on the plan, and Mr. Monkres pointed it out in the middle of where the houses are proposed. Mrs. Bassard asked on behalf of a neighbor, when will the development start and when will it be completed, and how is the farmer going to access the farm area behind their homes? Mr. Gray said the farmer should be able to enter from the Creek Road / Lower Mountain Road side and have internal access to the Route 413 side.

Mrs. Bassard said the water runoff is tremendous now, and she hopes they do not get more water because of this development. Mr. Glitzer said this was discussed previously with the neighbors, and they plan to reconfigure the landscape berm to channelize the water away from the Buckingham Springs properties. He said they will schedule a site walk, and invite the residents to attend. Mrs. Bassard said she thinks they have an opportunity to improve the runoff. Mr. Gray said the swale stops and disappears behind their properties at this time, and is an open issue from the McKee Group development. Mr. Glitzer said he would like to see earthen fingers there, pushing the flow path and lengthening it out to help runoff, keeping the water heading towards Mill Creek.

Mr. Jake Malinchak, Wildflower Court, said the water runoff was discussed at the last meeting, and the township was supposed to meet with McKee about the runoff onto Bent Pine Circle, but he didn't know the outcome.

Mr. Malinchak asked if the development would have its own sewer plant. Mr. Monkres replied "yes". Mr. Malinchak confirmed that it would not tap into Buckingham Springs, and Mr. Glitzer replied "no". Mr. Malinchak asked if the emergency gate would be like the one off of Creek Road heading into Buckingham Springs, and Mr. Gray said it would be a better agricultural looking gate. Mr. Malinchak asked if the wells are already there or are they tapping into new wells? Mr. Glitzer replied they have drilled new wells to test and they are there now.

Mr. David Bassard, Bent Pine Circle, questioned that the previous plan showed 300' in distance from the proposed houses to their property line, and now is 275? Mr. Monkres confirmed there will be a 50' buffer plus 25' from the development out. Mr. Bassard asked if they will take out the existing trees to put in the buffer, and Mr. Monkres said no, those will stay there. Mr. Bassard was pleased as he said he chipped in money for those trees to be planted on the neighboring property. He also requested that there is not a traffic light installed at the entrance to the new community as they would have the same traffic backup that happens at Route 202 and 413 where it backs up past the school. Mr. Bassard said he has no problem entering and exiting Buckingham Springs. Mr. Gray acknowledged the new development does not meet the warrants for a traffic signal.

Mr. Bassard said he thinks this will improve what he sees now in the farm and old junk that will go away, and he will see a nice, neat community. Mr. Bassard asked that they not put 12' tall trees in the berm, because then they won't be able to see the mountain behind the farmhouse, and they all like that view. Ms. Mehling pointed out there are certain standards the landscape design has to meet. Ms. Bassard asked how tall the plantings would be, and Mr. Glitzer replied 6'. Mrs. Bassard said the corn blocks their view, and Mr. Bassard said "well, you gotta give up something I guess." Mr. Gray suggested perhaps they could relocate the buffer plantings closer to the development so that the neighbors could continue to see the farmland; adding there are opportunities but everyone would need to agree. Mrs. Bassard said "as long as the water isn't rushing down".

Mr. Jim Desantis, Peach Court, asked if this will be a rental community like Buckingham Springs or will people buy the property and home? Mr. Murphy replied they will purchase their property and home. Mr. Desantis asked if they will have a Homeowners Association, and Mr. Murphy replied "yes". Mr. Gray clarified that each property will be privately owned, however they may rent it out, if they choose to.

Mr. Desantis said he didn't understand the lagoon, is it for the treatment plant? Mr. Gray explained that the "ponds" in Buckingham Springs are also "lagoons". He said the untreated effluent in the new development will go to the treatment plan, is pumped for solid removal through the lagoons, and then the treated effluent goes back to the field for spray irrigation. Mr. Gray said in Buckingham Springs the waste goes through the ponds and is discharged into the creek, where as this will be sprayed onto crops. Mr. Desantis asked if this spray goes on all year, and Mr. Gray said no.

Ms. Manicone explained that some of the 15-25' buffers have not yet been shown on the plan due to the placement of stormwater or open space areas, adding that there may be more landscaping shown on the next revised plan. She added they are heading more towards informal planting instead of lined out street trees. She said there is a very nice opportunity for a meadow type area as part of the buffer to provide natural areas. Ms. Manicone confirmed there will be tree replacement so that the wooded area is reforested. Ms. Manicone said this has the potential to be a very attractive development and be an addition to the area. Mr. and Mrs. Bassard agreed.

Ms. Mehling confirmed the Planning Commission will schedule a site visit to walk the property.

Mr. Murphy said they would submit a revised plan for review in the spring.

No action was taken on the plan during this meeting.

Mrs. Mehling made a motion, seconded by Mr. Thomson, to adjourn the Planning Commission meeting at 8:40 p.m. The motion carried unanimously.

Minutes approved April 6, 2022.
Minutes respectfully submitted by Lori Wicen.