

**Buckingham Township Board of Supervisors**  
**Work Session**  
**Minutes**

The work session of the Buckingham Township Board of Supervisors was held January 25, 2023 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Paul Calderaio	Chairman
	Jon Forest	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
	Gary Weaver	Township Water/Wastewater Consultant

*The work session began with executive session from 6:00 p.m. to 7:10 p.m. to discuss police personnel matters.*

**Pre-Submission Sketch Plan Application – “Old Easton Realty LLC Hyundai Dealership and Biotechnology Research Lab”, 3739 Easton Road, TMP 06-002-003 and 06-002-004**

Ed Wild, Esquire and Mr. Greg Glitzer, Gilmore & Associates, were present along with Mr. Fred Beans.

Mr. Wild explained since coming before the Board several months ago, the Beans Organization has closed on the property and is now the record owner of the former Sylvan Pools property. He said they are in the engineering stage and are present this evening to solicit reaction and response in order to proceed past the pre-submission sketch plan phase and into the full-blown Land Development plan.

Mr. Wild said the project is a two lot development, on two existing tax parcels, likely only requiring a lot line change. He said the front parcel along N. Easton Road will be developed as a Hyundai Dealership, and the back parcel will be a building to be integrated into the Biotech Center.

Mr. Glitzer explained they had filed the sketch plan package with as much documentation as possible, in order to get review comments prior to completing the heavy duty engineering. He said they had included the Site Analysis and Resource Conservation Plan as well as the schematic stormwater approach. Mr. Glitzer said the sketch plan is scheduled for review by the Buckingham Township Planning Commission next week.

Mr. Glitzer said in addressing comments from the initial concept meeting with the Board of Supervisors, they had relocated the Hyundai store to be more central to the N. Easton Road frontage, and provided excess parking on the site for car storage and inventory

along the back common property line. He said they spent the most effort in planning the G2 Use, which they anticipate being used by companies that may come from the PA Biotechnology Center.

Mr. Glitzer said in response to some of Knight Engineering's comments, they have aligned one driveway with the existing Biotech driveway, and another where there was an existing drive into the site.

Mr. Calderaio asked if there would be a crosswalk across Old Easton Road, and Mr. Glitzer replied the sketch does show a crosswalk, adding there could also be a bump out to reduce the crossing area.

Mr. Glitzer said the Cross Keys Enterprise Overlay Zoning District requires a minimal 6,000 square foot public amenity space, and their plan proposes a 6,200 square foot hardscaped plaza with potted trees or tree wells, and a lower area deck / hardscape / pergola lunch station in an expanded island with an expanded stormwater area that may recirculate water.

Mr. Glitzer said they had designed the building similar to the Biotechnology Center to include an at-grade dock with a lift, a generator pad and chemical storage pad.

Mr. Glitzer explained there is a grade drop from Easton Road to Old Easton Road, and they propose a retaining wall between the two parcels, with a living green wall (cells with plants cascading) on the Easton Road side.

Mr. Glitzer said they will most likely need relief from the Zoning Hearing Board for lighting, and will mimic the lighting for the Mercedes dealership across Easton Road. Mr. Gray said when the township updated the Cross Keys Overlay, a lot of what Mercedes did lighting-wise was added to the zoning ordinance.

Mr. Wild showed an aerial view of the existing site to show the contrast of how nice it will be once it is cleaned up. Mrs. Rash said she appreciates the greenery shown on the plan.

Mr. Wild explained the site is currently leased back to Sylvan Pools, but the Beans Organization will take possession soon. He said the Sylvan Pools offices will be moving into the Cross Keys shopping center across Easton Road.

Mr. Calderaio asked if there would eventually be a walking connection along Old Easton Road to the new Wawa. Mr. Gray said there is a segment along the Biotech Center frontage between the most southern driveway and the newly realigned intersection that does not have a sidewalk, so there would not be a direct connection until that portion of the Biotech Center is developed. Mr. Gray said that pedestrians would be able to walk along Easton Road where there is a path in front of the Kardane and Doylestown Electric properties clear to Research Way.

Mr. Glitzer said they would be presenting this plan to the Buckingham Township Planning Commission next week for their input.

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

**Approved by the Board of Supervisors on the 22<sup>nd</sup> day of February, 2023.**

**Buckingham Township Board of Supervisors**

Paul Calderaio, Chairman

Maggie Rash, Vice-Chairman

Jon Forest, Member

Attest:

Dana S. Cozza, Township Secretary

*Minutes respectfully submitted by Lori Wicen.*