

BUCKINGHAM TOWNSHIP

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

Website - www.buckinghampa.org



PLANNING COMMISSION

AGENDA

SEPTEMBER 6, 2023

Call to Order 7:30 p.m.

1. Consideration of approving draft Planning Commission minutes of August 2, 2023.
2. Consideration of recommending Preliminary Approval of the "Hyundai Dealership and Biotechnology Research Lab" Land Development Plan dated Rev. June 23, 2023, Township File LD 2023-02, Tax Map Parcels #06-004-002 and 06-004-003, 2 Lots, 8.92 Acres, located in the PC-1 Zoning District, with a review period expiration date of October 3, 2023.

Buckingham Township Planning Commission
Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held September 6, 2023 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Andrea Mehling	Chairperson
	Patrick Fowles	Vice Chairperson
	Rebecca Fink	Member
	Erling Salvesen, Jr.	Member
	Louis Spadafora	Member
	Glenn Thomson	Member
	Dan Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission

Not Present: Dr. Marc Sandberg Member

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

Consideration of approving the draft Planning Commission minutes of the August 2, 2023 meeting.

Mrs. Mehling made a motion, seconded by Mr. Salvesen, to approve, as most recently presented, the draft Planning Commission meeting minutes of the August 2, 2023 meeting. The motion carried unanimously.

Consideration of recommending Preliminary Approval of the “Hyundai Dealership and Biotechnology Research Lab” Land Development Plan Dated Rev. June 23, 2023, Township File LD 2023-02, Tax Map Parcels #06-004-002 and 06-004-003, 2 Lots, 8.92 Acres, located in the PC-1 Zoning District, with a review period expiration date of October 3, 2023.

Ed Wild, Esq., Greg Glitzer and Sharon Dotts of Gilmore & Associates, Matt Hammond and Brian Haesler of Traffic Planning and Design, Tony Geonnotti of Fred Beans, Chris Chandor for the Biotechnology Center and Jim Meckler, Architect were present to discuss the land development plan for the “Hyundai Dealership and Biotechnology Research Lab”.

Mr. Wild said the proposed project is on the old Sylvan Pool site and today is the last day of their occupancy on the site. Mr. Wild said that tomorrow the Beans Organization will be the solitary owner and have possession of the tract.

Mr. Wild explained they were before the Planning Commission in February with a sketch plan and have also discussed the plan with the Board of Supervisors and the township staff.

Mr. Wild displayed an aerial view of the parcel which is currently two tax parcels, and will stay as two parcels but will be reconfigured with the Hyundai dealership on 5+ acres in front, and the remainder to be used by the Biotechnology Center. Mr. Wild provided the Planning Commission with a sketch of the proposed project, along with renderings of the exterior of the Hyundai Dealership. Mr. Wild said

there are no renderings of the Biotechnology building at this time, and explained this will be a phased project with Hyundai being installed first. Mr. Wild said the appearance of the Biotechnology building would be consistent with the existing one across Old Easton Road.

Mr. Chandor explained the existing Biotechnology center is doing quite well with 60-70 small businesses there, and they plan to build a 2-story building on this property for use as a lab and office space to be used primarily by a young investor type financed businesses which are not yet marketable for public money. Mr. Chandor said the lot will be a clean site, with the cyclone fence left in place while Hyundai is under construction. He confirmed the site would not be used for automobile storage as that is not a need by Mr. Beans. Mr. Glitzer said they might get a head start on buffer plantings as they discussed with the Landscape Review Consultant. Mr. Gray said that type of thing would be presented on a phasing plan which usually occurs between preliminary and final stages, and noted this project was submitted with the request to be reviewed as a preliminary/final plan.

Mr. Gray explained in order for the Board of Supervisors to make final plan determination, they would need to know what improvements are being built in the final plan for the first lot, and what would be phased for the future. He said everyone agreed landscaping on the backside will be necessary, but questioned items such as public amenities, path, Old Easton Road improvements, buffer plantings or just an open grass field.

Mr. Glitzer said they would include an annotated plan showing things such as utility stubs crossing the property line. He explained there is no driveway interconnect between the two lots. Mr. Glitzer said there would be walkways along both road frontages.

Mr. Geonnotti said demolition would be completed on the entire site, not in phases. Mr. Gray confirmed that Act 2 Certification would be provided to the township confirming the environmental clean-up of the site. Mr. Chandor said initial work noted some PCB contamination from onsite owned transformers would be remediated immediately. He said all propane tanks have been removed, and there is an underground oil tank onsite. Mr. Glitzer confirmed they would provide the township with the Act 2 Certification prior to development.

Bucks County Planning Commission - July 31, 2023 Review

Item 4b. Southern entrance. We recommend that the applicant consider removing the southern entrance to Lot 2. This will reduce the number of curb cuts along Old Easton Road

Mr. Glitzer said they deleted one of the prior access points on lot 2, and now have two driveways (four curb cuts on Old Easton Road). He said they aligned one driveway with the Candlewyck building (part of the existing Biotechnology Center) and have the other further down the site. Mr. Glitzer said they pulled the building envelope forward to provide a nexus with the Biotechnology Center, with public places in the central plaza, but no parking in the front of the building.

Item 6c. Crosswalk.

Mr. Glitzer explained there is one pedestrian crossing planned with a proposed bump out on both sides of Old Easton Road in line with Biotech's existing driveway. He said they were not in favor of a lower pedestrian crossing as it would cross into a steep driveway on the Candlewick building and also would be away from the nerve center of the campus. Mr. Glitzer said he is in favor of a single crossing, basically mid-block.

Item 4a. Public Space. Section 4305.A. of the zoning ordinance requires a minimum of 5 percent of the lot area to be designated and designed as public space.

Mr. Rosanova said the plan shows a combined public space calculation, and wanted to be sure that the 5% is met on each of the lots. Mr. Glitzer explained there is limited frontage on the Hyundai site, however they could capture some public space in a gathering spot on the lower left corner with benches and a kiosk. He said this is a "will comply". Mr. Glitzer said there would also be more benches in between the street trees outside of the right-of-way.

Other items.

Mrs. Mehling asked what the walkway would be made of, and Ms. Dotts said a concrete sidewalk would be installed that would connect N. Easton Road to Old Easton Road along the lower edge of the properties.

Mr. Glitzer explained they have excess parking designed on Lot 1, with 53 spaces in the back double parked for inventory as several lots do. He said the front area is critical for display with some customer spaces in close proximity to the storefront.

Mr. Glitzer said there will be a retaining wall between lots to address the elevation grade change, and they are working with the Landscape Review Consultant and their own landscape architect to green up the wall and provide buffering on top. Ms. Manicone asked if the top of the wall would be planted as part of Phase 1, and Mr. Glitzer replied "yes".

Mr. Glitzer said they would discuss architecture with the Board of Supervisors and receive guidance from the Bucks County Planning Commission Cross Keys Land Use and Transportation Study, but added they have limited flexibility in the appearance for the Hyundai dealership.

Mr. Glitzer confirmed the project contains two separate tax parcels, both owned by Fred Beans. They are basically consolidating and resubdividing, not doing a lot line change.

Mr. Rosanova said the additional comments in the Bucks County Planning Commission letter are technical in nature and are also covered in the Knight Engineering review letter.

Mr. Gray asked Mr. Hammond to explain the traffic concept. Mr. Hammond explained the site is served by three access points, one from Easton Road and two from Old Easton Road, with no internal vehicular connection. He said that Easton Road is a PennDOT roadway and they have prepared a traffic study and submitted it to PennDOT and Buckingham Township and received minor detailed comments to clean up while moving to the Highway Occupancy Permit application phase. He said PennDOT wanted them to look at the Swamp Road intersection, and based on volumes of traffic

perhaps extend the left turn lane towards Swamp Road. Mr. Hammond said if based on analysis that lane needs to be extended, they do have the space and have committed to doing so.

Mr. Hammond explained that Old Easton Road is a township road, and Knight Engineering's July 28, 2023 letter requested them to look at left turn lanes. He said they could provide a 10' left turn lane and still provide 12-13' foot lanes, with a bump out for a walkway (with striping and tapers). Mr. Gray confirmed the bump out would still exist as part of traffic calming, and clarified they do not want to eliminate it for the left turn lanes. Mr. Hammond said that speed is already limited in that section, and the tapers could be adjusted to provide for the bump out. Mr. Hammond said they would mill and overlay that area of the roadway due to the proposed striping (full width), and that would happen with the development of Lot 2.

Mr. Gray noted if Lot 2 is not developed for ten years, they may require additional improvements including the traffic signal timing at Easton and Research Way. Mr. Hammond said when they submit plans for Lot 2, they would be required to update studies current to that time and the future, including traffic counts that are required to be three years old or less, following the PennDOT philosophy on data requirements. Mr. Gray confirmed then they would not object to refreshing the traffic study if the building out of Lot 2 does not occur until after 2024 (the current projection), and Mr. Chandor said just pick a number of years and they will comply. Mr. Hammond suggested adding the condition that "in accordance with PennDOT criteria all traffic counts must be 3 years or less".

Mr. Gray said as a planning concern, they would request all right turns only for the Biotechnology Center as the township does not want trucks heading down Landisville Road. Mr. Hammond said that is a "will comply", excluding trash trucks.

Mr. Gray said the road widening on Easton Road qualifies for a left turn lane and asked if PennDOT was requiring it; and Mr. Hammond said the most recent review letter says they met the minimum warrants and the left turn lane is not required. Mr. Hammond said the main requirement is extending the left turn lane at Swamp Road and making pedestrian improvements. He explained this is to help with stacking on Easton Road at the light, and would not necessarily be extended all the way to the Hyundai entrance.

Mr. Gray stated that Buckingham Township, Doylestown Township and PennDOT have been working together with an ARLE grant at the North Easton and Swamp Road intersection, which resulted in new traffic signals, and he recommended a new traffic study be conducted based on existing conditions, not on the original study used for the Wawa as many changes have been made in the area since then. Mr. Hammond said they could refresh counts for the Highway Occupancy Permit application. Mr. Gray also noted that the level of service must be a "C", rather than a "D" as formerly operated, and that the township ordinance asks for recommended improvements and reasons they would not be able to make those.

Knight Engineering, Inc. - July 28, 2023 Review

SALDO § 9.17.A.12 The SALDO requires off street parking areas to be located to the side or rear of buildings.

Mr. Glitzer said the plan has been annotated to address this item.

SALDO § 3.1.A The SALDO requires the procedural submittal of both preliminary and final plans in a two-step process.

Mr. Gray said the plan requires updating to address phasing, at which time this waiver request will be supported.

Ms. Dotts said they are seeking a waiver for the downstream hydrology analysis for Old Easton Road as they are not sending water that way. Mr. Gray said they would support that waiver. Mr. Gray added there will most likely be stormwater waivers and they would be issuing a formal review, however nothing appeared to be monumental.

Landscape Review Consultants - July 13, 2023 Review

Ms. Manicone reported she had met with the Landscape Architect last week. Mr. Glitzer said they were in agreement with the review comments and the landscape architect will integrate what was discussed during the meeting, including the appearance of the wall from the Hyundai side. He explained the face of the wall will be seen from the Hyundai side, and they may have two planting benches and vines on top of the wall setback, with a top evergreen mix along the entire span, and a rail on top. Mr. Gray asked that the rail material be the same minimum commercial grade used at the Wawa and along Research Way.

Ms. Manicone joked if they could turn the wall into concrete with Mercer tiles, and Mr. Glitzer said they may be able to incorporate Mercer tiles into the kiosk.

Additional comments

Mr. Salvesen asked the width of the entrance on Easton Road, in regards to tractor trailer with cars unloading. Mr. Glitzer said it is a tight width, and they have turning templates that model the vehicle showing maneuvering spaces in the plan set. Mr. Geonnotti said Fred Beans regulations are that the drivers use Lincoln Way (roadway owned by Mr. Beans), unload there and the cars are driven to the various lots. Ms. Dotts said they did run a car carrier through the site and it made it, but there couldn't be other traffic in the drive aisles. Mr. Wild said they are unable to increase the road frontage, so use of Lincoln Way is ideal.

Ms. Mehling asked when they may have architectural drawings because they want to be sure it fits in. Mr. Meckler replied it depends on when they can start construction, adding they have a lot of site work to do before applying for a building permit but they would like to start the buildings in the 1st or 2nd quarter of 2024. Mr. Meckler said he could provide elevation drawings. Mr. Gray said the Board of Supervisor's would need to see those.

Mr. Rosanova asked if they would have electric charging stations, and Mr. Geonnotti said this building would have almost 8 of them. He explained some are internal to the building as vehicles may need to be charged when being serviced. Mr. Rosanova asked for consideration of installing the infrastructure on the Biotechnology site, and Mr. Geonnotti replied there isn't enough power coming down Easton Road right now to supply all of the chargers, but perhaps it will be updated next year. Ms. Mehling suggested solar panels may be used.

Mrs. Mehling asked what type of approval was the applicant seeking, and Mr. Glitzer suggested preliminary/final on lot 1, and preliminary on lot 2. He said after they receive Knight Engineering's technical review, they would submit revised plans in anticipation of being scheduled on the November Board of Supervisor's meeting agenda. d

*Mr. Spadafora made a motion, seconded by Mrs. Mehling, to recommend **Preliminary/Final Approval for Phase 1 and Preliminary Approval for Phase 2** of the "Hyundai Dealership and Biotechnology Research Lab" Land Development Plan Dated Rev. June 23, 2023, Township File LD 2023-02, Tax Map Parcels #06-004-002 and 06-004-003, 2 Lots, 8.92 Acres, located in the PC-1 Zoning District, with a review period expiration date of October 3, 2023, subject to the following conditions:*

- a. Applicant's compliance with the Knight Engineering, Inc. review letter of July 28, 2023;*
- b. Applicant's compliance with the Landscape Review Consultants review letter of July 13, 2023;*
- c. Applicant's compliance with the Bucks County Planning Commissions review letter of July 31, 2023, subject to further discussion.*

The motion carried unanimously.

Mr. Fowles made a motion, seconded by Mrs. Mehling, to adjourn the Planning Commission meeting at 8:54 p.m. The motion carried unanimously.

Minutes approved March 6, 2024.
Minutes respectfully submitted by Lori Wicen.