

BUCKINGHAM TOWNSHIP

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PLANNING COMMISSION

AGENDA

FEBRUARY 5, 2025

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 4, 2024.
3. Consideration of recommending Preliminary/Final Approval of the "Wycombe Vineyards" Minor Subdivision plan dated 8/15/23, Township File SA 2024-03, Tax Map Parcel 06-018-069, located at 1391 Forest Grove Road, proposing a 2 lot subdivision on 50.64 acres, located in the AG-1 Zoning District, with a 90-day review period expiration date of March 23, 2025.
4. Consideration of recommending approval of the Conditional Use Application submitted by **SF4 Properties, LLC** to permit an A10 Accessory Farm Business Use in the AG-1 Zoning District, at 3143 York Road (TMP #06-017-023). The 60 day review period expiration date is March 8, 2025.

Buckingham Township Planning Commission
Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held February 5, 2025, in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

Not Present: Rebecca Fink Vice-Chairperson

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

Annual Reorganization of Planning Commission

- Appoint Chairman
- Appoint Vice-Chairman

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

Mrs. Mehling made a motion, seconded by Mr. Spadafora, to appoint Rebecca Fink as Vice-Chairman. The motion carried unanimously.

Consideration of approving draft Planning Commission minutes of December 4, 2024.

Mrs. Mehling made a motion, seconded by Mr. Ripp, to approve as most recently presented, the draft Planning Commission minutes of December 4, 2024. The motion carried unanimously.

Consideration of approving the draft Planning Commission minutes of the November 6, 2024 meeting.

Mrs. Mehling made a motion, seconded by Mr. Salvesen, to approve the draft Planning Commission minutes of the November 6, 2024 meeting. The motion carried unanimously.

Consideration of recommending Preliminary/Final Approval of the “Wycombe Vineyards” Minor Subdivision plan dated 8/15/23, Township File SA 2024-03, Tax Map Parcel 06-018-069, located at 1391 Forest Grove Road, proposing a 2 lot subdivision on 50.64 acres, located in the AG-1 Zoning District, with a 90-day review period expiration date of March 23, 2025.

Mr. Anthony Brunkan, Cornerstone Consulting Engineers & Design Services, Inc., Ms. Lyndsay Williams and Mr. Joseph Williams, and Mr. Richard Fraser, owner of Wycombe Vineyards were present to discuss their subdivision plan.

Mr. Brunkan explained the property is located along Forest Grove and New Hope Roads, with frontages along both, and contains approximately 50 acres. He said there was a land preservation easement agreement executed in the early 2000's which allowed construction of one single family dwelling home to serve workers of the farm, on approximately a 2 acre curtilage area. He said the agreement allowed subdivision of that buildable area, and they are here this evening to discuss a minor subdivision application to carve out those 2 acres along New Hope Road.

Mr. Brunkan said the proposal shows a new driveway off New Hope Road, with an existing farm access road to the north of the subdivided parcel which will remain in place for farm equipment to access the field, and another farm access off Forest Grove Road.

Mr. Brunkan explained there are no changes to the use or coverage of the residual 50 acre parcel, and that the only building will take place on the 2 acre lot and will be according to the Subdivision and Land Development Ordinance, with a few waivers to be requested for consideration.

Mrs. Mehling asked who would live in the proposed dwelling and wanted to confirm that it won't be up for sale. Mr. Brunkan said Mr. and Mrs. Williams who are employed by the farm will live in the home. Mr. Brunkan said he will add an annotation to the record plan as stipulated in the township easement agreement that the lot is deed restricted, that the only occupant in perpetuity will be someone who works the farm or is a member of the farm family.

Mr. Spadafora asked if it will be a single family home, and Mr. Brunkan said yes. A single family home with a single driveway. Mr. Brunkan said they are proposing an onsite septic system in front of the home and separate stormwater infiltration areas with built-up berm areas to allow stormwater collection/infiltration into the soil. He explained the areas may pond 18 inches of water maximum and will discharge into the existing stream along New Hope Road to the Mill Creek. He said the system will comply with the township stormwater ordinance and that they will also apply for Bucks County Conservation District permits for erosion control.

Mrs. Mehling asked if there would be other buildings on the property, and Mr. Brunkan replied no, and added that the applicants and owner live adjacent to the property currently.

Mr. Ripp asked if the drawing shows the primary and backup septic areas. Mr. Brunkan replied yes, and that they were approved by the Pennsylvania Department of Environmental Protection. He said they also did stormwater infiltration testing and will retest with the township engineer present. Mr. Ripp confirmed then that all of this would be contained within the 2 acre parcel, and Mr. Brunkan replied yes.

Mrs. Mehling asked if they had met with the Landscape Review Committee regarding their review letter. Mr. Brunkan said not yet, but they understand she requests to view the site, specifically perimeter areas to verify condition and health of the existing vegetation as she felt some were dying and need replaced. Mr. Brunkan said they are requesting a waiver of buffer plantings and street trees and will need to meet with Ms. Manicone to button down the waivers requested once they determine what is there that can be used. Mrs. Mehling said there is nothing shown on the plan for landscaping, and Mr. Brunkan confirmed that is true as they felt there is a lot of perimeter vegetation onsite. Ms. Manicone said that she drove past the property, both road frontages, and

thinks the view into the working part of the vineyard off Forest Grove Road is lovely and that the farm is very nicely maintained. She said she could see hedgerows and wooded areas and does not see a need for a perimeter buffer to block that view as the township wants to preserve open space and open views. Ms. Manicone explained her concerns were along New Hope Road and the status of the existing vegetation where the new home is proposed as some of the dead Ash trees are falling apart. Ms. Manicone observed that the neighboring property has existing vegetation and that there are a number of dead Ash trees on the farm side within the 50' buffer zone, and suggested that some native flowering trees such as dogwoods may be planted there. She said more information is needed regarding the farm access gravel road along the proposed lot, in order to define the area they will have to work in, and recommended meeting onsite to review the situation. Mr. Brunkan said they have a landscaping person in the office who would meet with Ms. Manicone.

Mr. Gray noted if the existing gravel driveway is to remain, they will need to look at access requirements as there are setbacks between new and existing driveways. He said it may require a waiver request if it is to remain.

Mr. Brunkan asked if a waiver would need to be requested specifically not to plant street trees along Forest Grove Road, and Mr. Gray said that Ms. Manicone had said she would be supportive of such a waiver request. Mr. Gray said that waiver requests specific to the requirement are helpful to the Planning Commission and to the Board of Supervisors, that a perfect plan is not needed.

Mr. Brunkan said a lot of the items within the Knight Engineering review letter are “will comply”, with some technical issues to discuss with them, but there are no big issues.

Mr. Gray said part of the old farmstead was a building set back in the woods, which may be a ruin or may be completely gone by now, but needs that to be shown as being completely down as there can be no other homes on the property. He said a full blown survey is probably not required, as he is just concerned with any existing buildings on the property. Mrs. Williams stated the neighbor had taken the old buildings down that were on his property and there were no buildings on their parcel.

Mr. Gray confirmed that the items in his review letter will be discussed with Mr. Brunkan and were responded to as “will comply” or will be addressed in a future waiver request. Mr. Gray also suggested that the applicant meets with Ms. Manicone onsite, and then submits a revised plan. Mr. Gray said this is a minor subdivision and all issues will be worked out before review by the Board of Supervisors.

Mr. Thomson made a motion, seconded by Mr. Salvesen, to recommend preliminary/final approval of “Wycombe Vineyards” Minor Subdivision plan dated 8/15/23, Township File SA 2024-03, Tax Map Parcel 06-018-069, located at 1391 Forest Grove Road, proposing a 2 lot subdivision on 50.64 acres, located in the AG-1 Zoning District, with a 90-day review period expiration date of March 23, 2025, subject to the applicant addressing items within the Knight Engineering, Inc. and Landscape Review Consultant letters, and noting that the intent of the waivers to be requested seem to be acceptable. The motion carried unanimously.

Consideration of recommending approval of the Conditional Use Application submitted by SF4 Properties, LLC to permit an A10 Accessory Farm Business Use in the AG-1 Zoning District, at 3143 York Road (TMP #06-017-023). The 60 day review period expiration date is March 8, 2025.

Daniel Lyons, Esq. of Fox Rothschild was present along with Kurt Schroeder, Gilmore & Associates, Brian Stover, Josh Froehlich and Chip Froehlich, to discuss the Conditional Use Application submitted by SF4 Properties, to permit an A10 Accessory Farm Business Use in the AG-1 Zoning District, at 3143 York Road (TMP #06-017-023).

Mr. Lyons reviewed the Zoning Ordinance requirements for a conditional use one by one, and explained how his clients will be in compliance with each item in regard to seasonal festivals.

A court reporter was present and the transcript may be referenced for details of the discussion.

Mr. Gray announced this application is scheduled for a Public Hearing by the Board of Supervisors during their February 26, 2025 regular business meeting at 8:00 p.m.

Mr. Frank Ripp made a motion, seconded by Mr. Spadafora, to recommend approval of the Conditional Use Application submitted by SF4 Properties, LLC to permit an A10 Accessory Farm Business Use in the AG-1 Zoning District, at 3143 York Road (TMP #06-017-023) subject to compliance with Mr. Lyons proposal and the zoning ordinance requirements. The motion carried unanimously.

Mrs. Mehling made a motion, seconded by Dr. Sandberg to adjourn the Planning Commission meeting at 8:45 p.m. The motion carried unanimously.

Minutes respectfully submitted by Lori Wicen.

Minutes approved by Planning Commission on March 5, 2025.