

# BUCKINGHAM TOWNSHIP

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## BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda October 27, 2021 6:00 p.m.

6:00 p.m. – 6:30 p.m.

“Buckingham Friends School” – Proposed Expansion,  
5684 York Road, TMP 6-14-58

Budget

Executive Session

Manager’s Items

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

The work session of the Buckingham Township Board of Supervisors was held October 27, 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
	Craig A. Smith, Esquire	Township Solicitor
Not Present:	Tom Kelso	Township Water/Wastewater Consultant
	Luke Rosanova	Bucks County Planning Commission

6:00 p.m. *The Work Session commenced.*

**Buckingham Friends School – Proposed Expansion, 5684 York Road, TMP 6-14-58**

Edward Murphy, Esquire, Mr. Greg Glitzer, Gilmore & Associates, Inc., Paul Lindenmaier, Buckingham Friends School Head of School, and Elizabeth Heddy and Jim Childress, architects, were present to discuss proposed improvements to the Buckingham Friends School facility. Mr. Murphy said they hoped the proposed expansion merited a Land Development waiver, as the footage to be added is very small.

Mr. Lindenmaier said the school had engaged the community in strategic planning to provide the best opportunities for the students, and to help provide a prudent plan that would preserve the natural school setting. He said they then had an inclusive process of planning with Ms. Heddy and Mr. Childress.

Mr. Lindenmaier explained the project, saying it includes enlarging certain classes, moving some grades around, building a small science lab, and replacing the gym with a slightly larger building set into the hill to retain the view of the school. He said in the large arts building on the right they would move the music department upstairs and have the wood shop on the first floor. Mr. Lindenmaier said as part of phase 1, they would build a connector with an elevator and stairwell from the gym to the lower level of the arts building and include a small kitchen for servicing the community. He said when the buildings are done, they would develop a play area around the buildings employing wooden structures to keep the feel of natural areas. Mr. Lindenmaier explained the last piece would be to place a shed roof overhang to protect the kids who sit there to wait for the eleven buses to arrive each afternoon.

Mr. Lindenmaier said the external footprint adds a total of 4,007 square feet, and added the school has a capacity of 170 students and it is not their goal to increase the number of students. He said the total property is about 44 acres.

Mr. Glitzer explained the plan shows a net addition of 4000-5000 square feet of new impervious. He said the bus canopy is already over the top of an existing sidewalk. Mr. Glitzer said the additional stormwater facilities would be low impact by taking advantage of the woods with contour berms in select areas. He said the woods are very well drained soils; steep and rocky so they don't want deep interventions into the soil.

Mr. Gray asked if they were planning to add parking, and Mr. Glitzer replied no. He explained the meeting house is still the driver of parking requirements, and it operates at different times than the school.

Mr. Gray asked if there were water and sewer improvements precipitated by significant increases in demand or discharge (i.e., new locker rooms). Mr. Glitzer said no.

Mr. Gray asked the building schedule, and Mr. Lindenmaier said they hoped to complete the science lab and gym this summer, pause to go through the school year, and finish next summer.

Mr. Gray asked about construction vehicle traffic, and Mr. Lindenmaier said their goal is for construction vehicles to use the bus driveway and come up to the bottom area of the gym for access. Mr. Glitzer said the middle of the complex is a geothermal field which will not be disturbed. Mr. Lindenmaier confirmed the existing geothermal field completely services the building on the right with classrooms, the original schoolhouse from 1794, plus additions.

Mr. Murphy said the area of disturbance is less than one acre, so a NPDES permit is not required. He said only the Bucks County Conservation District and the Township need to approve the plan, and they should meet Mr. Lindenmaier's deadline if the township does not require Land Development approval. Mrs. Cozza said she was unaware they were looking for a Land Development waiver this evening. Mr. Forest said it's only 4,000 square feet, but a lot of moving parts, including cutting into the hill from the backside and putting the gym further into the hill. Mrs. Cozza said 4,000 feet exceeds the usual 500' or less limit for typical Land Development waiver requests.

Mr. Gray asked if there was lighting involved, and Mr. Glitzer said no.

Mrs. Cozza said she would anticipate a lot of waiver requests. Mr. Gray agreed, adding stormwater management cannot be waived and would be required.

Mr. Gray asked the board if they would be comfortable processing the Land Development as preliminary/final, and the Board agreed they would be fine with that but that the project was too ambitious to warrant a complete waiver of land development review.

**Budget**

Mrs. Cozza said there is an item to discuss regarding budget, which is executive session.

6:30 p.m. *The Board and Mrs. Cozza retired into executive session to discuss employee compensation.*

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

Approved by the Board of Supervisors on the 17<sup>th</sup> day of November, 2021.

**Buckingham Township Board of Supervisors**

\_\_\_\_\_  
Jon Forest, Chairman

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Paul Calderaio, Vice-Chairman

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Maggie Rash, Member

Attest:

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Dana S. Cozza, Secretary

*Minutes respectfully submitted by Lori Wicen.*

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