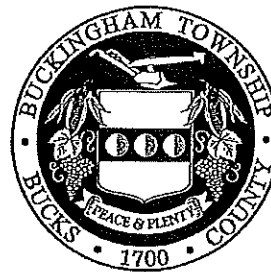


BUCKINGHAM TOWNSHIP

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

Website - www.buckinghampa.org

**BOARD OF SUPERVISORS****AGENDA****APRIL 20, 2022****REGULAR BUSINESS MEETING** (amended and re-posted 4/21/2022)

Call to Order 7:30 p.m.

Recognizing Police Department Promotions

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - Yard Waste Pick-up – Free Leaf Bags are available at the township office during the regular weekday hours of 7:30am-4:00pm.
 - Clean-Up Weekend is April 23rd and 24th. Bring your large items to the Maintenance Garage at 4991 Upper Mountain Road (no hazardous materials). Paper shredding is offered on Saturday morning and Compost is available if you bring your own covered container and shovel.
 - General Primary, May 17, 2022 – Vote!
3.
 - a. Consideration of approving Payment Request No. 3, to GS Developers for work completed on the **Furlong/Buckingham Village Water Interconnect, Contract BT-21-03**, in the amount of \$18,900.00.
 - b. Consideration of approving Payment Request No. 3, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, General Contract BT-21-04**, in the amount of \$6,498.00.
 - c. Consideration of approving Payroll for the week ending April 10, 2022 and the Bill List for the meeting of April 20, 2022.
4. Consideration of approving draft Supervisor's Minutes of the March 30, 2022 Work Session and March 30, 2022 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of recommending Preliminary Approval of the **"First Baptist Church of Wycombe – Parking Expansion"** Land Development Plan dated "Rev. 3/31/22", Township File LD 2021-01, Tax Map Parcel 6-24-7, located at 4174 Township Line Road, 1 lot, .95 acres to be developed, located in the VC-1 Zoning District, with an extended review period expiration date of August 14, 2022.
7. Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Contract and Water and Sanitary Sewer Development Agreement to May 24, 2023 covering the **"Fenton's Corner"** Subdivision, Township File SA 2013-03.

**BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 20, 2022
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8. Consideration of agreeing to the Developer’s Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Agreement to April 24, 2023 for the “Swank Tract” Subdivision, Township File SA 2017-01.

Additional Business / Manager’s Items:

- Consideration of approving the request from Arthur and Barbara Goldman, 2712 Durham Road, TMP 06-010-089-001, to tie into the Buckingham Township Wastewater Treatment Plant.
- Consideration of awarding the 2022 Road Improvement Project Bid to Harris Blacktopping, Inc. of Yardley, PA, in the amount of \$568,213.10.

10. a. Consideration of adding the following item to the agenda and to post the agenda so amended on the township’s website and at the township office by the first business day following this meeting: Consideration of agreeing to the Developer’s Request for an Extension of the time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract to May 22, 2023 covering the “Tyler Wille and Ann Stratton” Project, TMP 06-014-044.
- b. Consideration of agreeing to the Developer’s Request for an Extension of the time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract to May 22, 2023 covering the “Tyler Wille and Ann Stratton” Project, TMP 06-014-044.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held on April 20, 2022 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
	Craig A. Smith, Esquire	Township Solicitor
Not Present:	Luke Rosanova	Bucks County Planning Commission
	Gary Weaver	Township Water/Wastewater Consultant

Mr. Calderaio called the regular meeting to order at 7:30 p.m.

District Judge Maggie Snow was present to swear in Rick Hazelett and Eric Skillman to their new positions within the police department. Rick Hazelett was promoted from Corporal to Sergeant, and Eric Skillman was promoted from Officer to Corporal. The Board of Supervisors, Chief Gallagher along with many members of the Buckingham Township police department, proud family members and friends were present to witness the event.

PUBLIC COMMENT

No Activity.

BOARD'S ANNOUNCEMENTS

Mr. Calderaio made the following announcements:

- April 30, 2022 is National Prescription Drug Take Back Day between 10am-2pm. Mr. Calderaio noted there is a drug locker in the lobby of the police department where you can always deposit your unused prescription drugs.
- Yard Waste Pick-up – Free Leaf Bags are available at the township office during the regular weekday hours of 7:30am-4:00pm.
- Clean-Up Weekend is April 23rd and 24th. Bring your large items to the Maintenance Garage at 4991 Upper Mountain Road (no hazardous materials). Paper shredding is offered on Saturday morning and compost is available if you bring your own covered container and shovel.
- General Primary, May 17, 2022 – Vote!
- Mrs. Rash noted the Environmental Advisory Commission will have a pollinator garden butterfly plant sale at Hansell Park on May 21st from 9am-12pm.
- Mrs. Rash announced the first concert of the 2022 season is scheduled on June 23, 2022 at Hansell Park.
- Mrs. Rash reminded everyone to check the Buckingham Township website for current events and announcement details.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 3, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$18,900.00.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payment Request No. 3, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$18,900.00. The motion carried unanimously.

Consideration of approving Payment Request No. 3, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$6,498.00.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payment Request No. 3, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$6,498.00. The motion carried unanimously.

Mr. Calderaio explained the money for these Payment Requests comes directly from the income received from the customers of the township sanitary sewer service, not from the townships' taxpayers.

Consideration of approving Payroll for the week ending April 10, 2022 and the Bill List for the meeting of April 20, 2022.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payroll for the week ending April 10, 2022 and the Bill List for the meeting of April 20, 2022 in the total amount of \$627,939.41. The motion carried unanimously.

MINUTES

Consideration of approving draft Supervisor's Minutes of the March 30, 2022 Work Session and March 30, 2022 Regular Business Meeting.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve, as most recently presented, the draft Supervisor's Minutes of the March 30, 2022 Work Session and March 30, 2022 Regular Business Meeting. The motion carried unanimously.

Consideration of accepting various Departmental Minutes and Advisory Body Minutes.

Mr. Calderaio made a motion, seconded by Mr. Forest, to accept for inclusion in the Township's records the various Departmental Minutes and Advisory Body Minutes. The motion carried unanimously.

BUSINESS

Consideration of recommending Preliminary/Final Approval of the “First Baptist Church of Wycombe – Parking Expansion” Land Development Plan dated “Rev. 3/31/22”, Township File LD 2021-01, Tax Map Parcel 6-24-7, located at 4174 Township Line Road, 1 lot, .95 acres to be developed, located in the VC-1 Zoning District, with an extended review period expiration date of August 14, 2022.

William Benner, Esquire and Mr. Greg Bustamante of Bustamante Engineers, Inc. were present along with Mr. Phil Johnson representing the First Baptist Church of Wycombe, to discuss the proposed plan.

Mr. Benner explained the Buckingham Township Planning Commission recommended preliminary approval of the plan during their October 6, 2021 meeting, subject to: 1) compliance with the Knight Engineering, Inc. letter dated August 31, 2021; 2) compliance with the Landscape Review Consultant’s letter dated August 25, 2021; 3) relocation of the emergency spillway to the approval of Knight Engineering, Inc.; and 4) and submission of a revised plan to address Knight Engineering, Inc.’s review comments noted in the August 31, 2021 letter.

Mr. Benner said the current Knight Engineering review letter showed support for all of the waivers requested in the April 18, 2022 revised waiver request letter, with the exception of the ones related to landscaping, which were deferred to the Landscape Review Consultants. Mr. Benner said the landscape contractor for the project had discussed outstanding issues with Ms. Manicone, and she had agreed with the proposed revisions.

Mr. Gray confirmed the revised plan shows the emergency spillway has been relocated more towards the front of the property (to the south), so that it will discharge internally onto the church’s parking lot and existing storm sewer, rather than onto the adjacent neighbor’s property; and Mr. Benner replied that was true. Mr. Gray said he wanted Mr. Sellechia, the neighbor who raised concerns about this during the Planning Commission’s meeting, to be aware of this change.

Mr. Sellechia, Township Line Road, thanked the church for willingly making alterations to the plan per his concerns. However, he remains concerned about the quality of water in his well. Mr. Sellechia said his well is extremely shallow, and asked what was his recourse if his well gets contaminated due to this project. Mr. Gray confirmed that only the sump pump discharge will continue to be pumped upwards into the basin, and then recharged back down into the ground; Mr. Bustamante confirmed that was correct. Mr. Gray suggested that Mr. Sellechia may want to get his well tested pre-construction to determine a reference for any future concerns.

Mr. Sellechia said he could get his well tested, and added that his well is between 40-60’ deep, and his well water already gets cloudy every time it rains. He said a sand mound takes up a large portion of his property, there is no public water option, and he has nowhere else on his property to dig another well. Mr. Sellechia requested a guarantee that his well water will not be affected by this development. Mr. Gray confirmed that the development is in compliance with standards set forth by the Pennsylvania Department of Environmental protection and township ordinances.

Mr. Sellechia pointed out that the drainage system under the railroad tracks has collapsed, so it shouldn't be counted on to work for drainage from this development. He said if that discharge point isn't fixed, then his property will get all of the drainage. Mr. Gray said they are meeting with the Bucks County Conservation District next week and will review the situation.

Mrs. Rash asked if the other adjacent neighbor, Mrs. Balent, had her previous concerns addressed regarding water drainage. Mr. Benner stated he had provided her attorney, Jeffrey Garton, Esq. with a copy of the pending plan and notice of tonight's meeting. Mr. Benner noted that despite this neither Mrs. Balent nor her counsel were present at this meeting.

Mr. Smith asked if the Landscape Review Consultant's concerns had been addressed, and Ms. Manicone replied that she spoke with the project's Landscape Architect, and given the response provided by Parkland Nurseries today, all of the items had been complied with.

Mr. Calderaio made a motion, seconded by Mr. Forest, to grant Preliminary/Final approval of the "First Baptist Church of Wycombe – Parking Expansion" Land Development Plan dated "Rev. 3/31/22", Township File LD 2021-01, Tax Map Parcel 6-24-7, located at 4174 Township Line Road, 1 lot, .95 acres to be developed, located in the VC-1 Zoning District, subject to:

1. *Compliance with all the comments in the April 19, 2022 Knight Engineering, Inc. review letter.*
2. *Compliance with all the comments in the April 11, 2022 Landscape Review Consultants review letter.*
3. *The conditional grant, as discussed, of the Applicant's Waiver Requests dated March 31, 2022 as revised April 18th, 2022.*

The motion carried unanimously.

The Township Solicitor was directed to prepare the written approval as required by the Pennsylvania Municipalities Planning Code. The findings, terms and conditions of that written approval, read as complimentary to these minutes, shall be controlling.

Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Contract and Water and Sanitary Sewer Development Agreement to May 24, 2023 covering the "Fenton's Corner" Subdivision, Township File SA 2013-03.

Mr. Calderaio made a motion, seconded by Mr. Forest, to agree to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Contract and Water and Sanitary Sewer Development Agreement to May 24, 2023 covering the "Fenton's Corner" Subdivision, Township File SA 2013-03. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Agreement to April 24, 2023 for the "Swank Tract" Subdivision, Township File SA 2017-01.

Mr. Calderaio made a motion, seconded by Mr. Forest, to agree to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Agreement to April 24, 2023 for the "Swank Tract" Subdivision, Township File SA 2017-01. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER'S ITEMS

Consideration of approving the request from Arthur and Barbara Goldman, 2712 Durham Road, TMP 06-010-089-001, to tie into the Buckingham Township Wastewater Treatment Facilities.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve the request from Arthur and Barbara Goldman, 2712 Durham Road, TMP 06-010-089-001, to tie into the Buckingham Township Wastewater Treatment Facilities. The motion carried unanimously.

Consideration of awarding the 2022 Road Improvement Project Bid to Harris Blacktopping, Inc. of Yardley, PA, in the amount of \$568,213.10.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to award the 2022 Road Improvement Project Bid to Harris Blacktopping, Inc. of Yardley, PA, in the amount of \$568,213.10. The motion carried unanimously.

Consideration of adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting: Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract to May 22, 2023 covering the "Tyler Wille and Ann Stratton" Project, TMP 06-014-044.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve adding Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract to May 22, 2023 covering the "Tyler Wille and Ann Stratton" Project, TMP 06-014-044 to the agenda.

Mrs. Cozza explained the reason for the addition was that the Developer was attempting to complete all of the construction items before this meeting and thereby not require the extension. However the developer was unable to do so.

The motion carried unanimously.

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Consideration of agreeing to the Developer’s Request for an Extension of the time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract to May 22, 2023 covering the “Tyler Wille and Ann Stratton” Project, TMP 06-014-044.

Mr. Calderaio made a motion, seconded by Mr. Forest, to agree to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract to May 22, 2023 covering the “Tyler Wille and Ann Stratton” Project, TMP 06-014-044. The motion carried unanimously.

Mr. Calderaio announced the Board held an Executive Session prior to the business meeting to discuss potential real estate acquisitions and the ongoing Rosner litigation.

Mr. Calderaio made a motion, seconded by Mr. Forest to adjourn the meeting at 9:12 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 26th day of May, 2022.

Buckingham Township Board of Supervisors

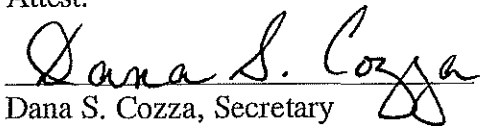


Paul Calderaio, Chairman


Jon Forest, Vice-Chairman

Maggie Rash, Member

Attest:


Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.