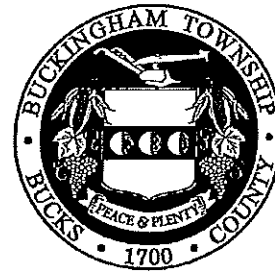


BUCKINGHAM TOWNSHIP

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

Website - www.buckinghampa.org



BOARD OF SUPERVISORS
REGULAR BUSINESS MEETING (Amended 5/27/2022)
Call to Order 7:30 p.m.

AGENDA

May 26, 2022

Swearing in Police Officer Robert Ridolfi

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - The Buckingham Township Administrative Offices will be closed Monday, May 30th, in observance of Memorial Day.
 - Buckingham Townships Free Family Fun Concert Series runs June 23 – July 28 at Hansell Park from 7pm-9pm.
3.
 - a. Consideration of approving Payment Request No. 4, to GS Developers for work completed on the **Furlong/Buckingham Village Water Interconnect, Contract BT-21-03**, in the amount of \$33,273.00.
 - b. Consideration of approving Payment Request No. 4, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, General Contract BT-21-04**, in the amount of \$25,857.00.
 - c. Consideration of approving Payment Request No. 3, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05**, in the amount of \$19,224.00.
 - d. Consideration of approving Payroll for the weeks ending April 24, 2022, May 8, 2022 and May 22, 2022 and the Bill List for the meeting of May 26, 2022.
4. Consideration of approving draft Supervisor's Minutes of the April 20, 2022 Work Session and April 20, 2022 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. **8:00pm PUBLIC HEARING:** Consideration of Adopting Ordinance No. 2022-01, An Ordinance of Buckingham Township, Bucks County, Pennsylvania, Amending Ordinance No. 84-02, to Permit the Buckingham Township Standard Specifications for Design and Construction of Water Distribution and Sewage Collection Systems and Appurtenances to be Periodically Updated by Resolution of the Board of Supervisors of Buckingham Township.

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7. *Removed from agenda per applicant's request*
 Consideration of recommending Preliminary Approval of the "**McKee Development**" Revised Subdivision Plan dated 3/1/2022, Township File SA 2020-01, Tax Map Parcels 6-18-76 and 6-18-79, located along Durham Road / Creek Road / Lower Mountain Road, proposing a Living Community of 41 Units: 12 single family homes, 17 townhomes, 12 twin homes, total parcel size 79.17 acres, located in the AG-1 Zoning District, with an extended review period expiration date of July 1, 2022.
8. *Removed from agenda per applicant's request*
 Consideration of recommending Preliminary/Final Approval of the "**B.C.A.A. Tract Subdivision**", Minor Subdivision Plan dated 2/17/22, 2 Lots, Township File SA 2022-01, TMP# 6-4-19-2, Stony Lane and Cold Spring Creamery Road, 34.55 Acres, Zoned PI-2, with a 90-day expiration date of May 31, 2022.
9.
 - 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 accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for "B.C.A.A. Tract Subdivision", Township File SA 2022-01.
 - b. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for "B.C.A.A. Tract Subdivision", Township File SA 2022-01.
10. Consideration of recommending Preliminary Approval of the "**Longland Invest, LLC**" Land Development Plan dated Revised 4/1/22, Township File LD 2021-03, Tax Map Parcel 6-16-20, 2380 Street Road, 1 lot, proposing a 3,000 square foot barn, located in the VC-2 Village Center Zoning District, with an extended review period expiration date of May 30, 2022.
11. 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 Land Development Contract to June 11, 2023 for the "**Bucks County Airport Authority, Doylestown, Airport – Phase II**" Land Development, Township File LD 2003-02.

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12. **ESCROW RELEASES:**

"Sycamore Hollow Farms (Hiland Tract) – Lot 1", Township File SA 2010-01	Request for Release #7	\$370.31 recommended for release
"Sycamore Hollow Farms (Hiland Tract) – Lot 2", Township File SA 2010-01	Request for Release #7	\$370.31 recommended for release
"Rongione Tract", Stormwater Facility Development Contract, TMP 06-010-072	Request for Release #2 (FINAL)	\$17,076.80 recommended for release

13. Additional Business / Manager's Items:

- Consideration of waiving the Temporary Sign Permit Fee as requested by Trinity Episcopal Church (Solebury) for the 26th Lobsterfest to be held on June 4, 2022.
- Consideration of approving Purchase Order to JPS Industries, Inc. for 820 Linear ft Baffle, 340 Linear ft Baffle, Installation, Disposal of old Baffles, in the amount of \$79,500.00.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held on May 26, 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
	Luke Rosanova	Bucks County Planning Commission
	Craig A. Smith, Esquire	Township Solicitor
	Gary Weaver	Township Water/Wastewater Consultant

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

District Judge Stacy Wertman was present to swear in Officer Robert Ridolfi. 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.

BOARD'S ANNOUNCEMENTS

Mr. Calderaio made the following announcements:

- The Buckingham Township Administrative Offices will be closed Monday, May 30th, in observance of Memorial Day.
- Buckingham Townships Free Family Fun Concert Series runs June 23 – July 28 at Hansell Park from 7pm-9pm.

Mr. Calderaio announced that due to the brief amount of time remaining until the 8:00 Public Hearing, the order of agenda items would be changed and the Public Comment period would be held at the end of the agenda.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 4, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$33,273.00.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payment Request No. 4, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$33,273.00. The motion carried unanimously.

Consideration of approving Payment Request No. 4, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$25,857.00.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payment Request No. 4, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$25,857.00. The motion carried unanimously.

Consideration of approving Payment Request No. 3, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$19,224.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 3, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$19,224.00. The motion carried unanimously.

Consideration of approving Payroll for the weeks ending April 24, 2022, May 8, 2022 and May 22, 2022 and the Bill List for the meeting of May 26, 2022.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll for the weeks ending April 24, 2022, May 8, 2022 and May 22, 2022 and the Bill List for the meeting of May 26, 2022. in the total amount of \$1,202,899.15. The motion carried unanimously.

MINUTES

Consideration of approving draft Supervisor's Minutes of the April 20, 2022 Work Session and April 20, 2022 Regular Business Meeting.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve, as most recently presented, the draft Supervisor's Minutes of the April 20, 2022 Work Session and April 20, 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 agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for the "Bucks County Airport Authority, Doylestown, Airport – Phase II" Land Development, Township File LD 2003-02 to June 11, 2023.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for the "Bucks County Airport Authority, Doylestown, Airport – Phase II" Land Development, Township File LD 2003-02 to June 11, 2023. The motion carried unanimously.

ESCROW RELEASES

"Sycamore Hollow Farms (Hiland Tract) – Lot 1", Township File SA 2010-01	Request for Release #7	\$370.31 recommended for release
"Sycamore Hollow Farms (Hiland Tract) – Lot 2", Township File SA 2010-01	Request for Release #7	\$370.31 recommended for release
"Rongione Tract", Stormwater Facility Development Contract, TMP 06-010-072	Request for Release #2 (FINAL)	\$17,076.80 recommended for release

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Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Escrow Release #7 for "Sycamore Hollow Farms (Hiland Tract) – Lot 1, Township File SA 2010-01 in the amount of \$370.31. The motion carried unanimously.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Escrow Release #7 for "Sycamore Hollow Farms (Hiland Tract) – Lot 2, Township File SA 2010-01 in the amount of \$370.31. The motion carried unanimously.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Escrow Release #2, Final, for "Rongione Tract", Stormwater Facility Development Contract, TMP 06-010-072, in the amount of \$17,076.80. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of waiving the Temporary Sign Permit Fee as requested by Trinity Episcopal Church (Solebury) for the 26th Lobsterfest to be held on June 4, 2022.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to waive the Temporary Sign Permit Fee as requested by Trinity Episcopal Church (Solebury) for the 26th Lobsterfest to be held on June 4, 2022. The motion carried unanimously.

Consideration of approving Purchase Order to JPS Industries, Inc. for 820 Linear ft Baffle, 340 Linear ft Baffle, Installation, Disposal of old Baffles, in the amount of \$79,500.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase Order to JPS Industries, Inc. for 820 Linear ft Baffle, 340 Linear ft Baffle, Installation, Disposal of old Baffles, in the amount of \$79,500.00.

Mr. Weaver explained the baffles are used in the wastewater treatment plant, and are made of vinyl that degrades with sunlight, so they need replacement occasionally. Mr. Weaver noted these baffles are replacing the original ones installed in 1991 at the Lojeski site, and in 2002 at the Furlong site.

Mr. Forest explained the money for this project comes directly from the income received from the customers of the wastewater service area using the facilities, not from the townships' general fund or tax revenues.

The motion carried unanimously.

BUSINESS

PUBLIC HEARING: Consideration of Adopting Ordinance No. 2022-01, An Ordinance of Buckingham Township, Bucks County, Pennsylvania, Amending Ordinance No. 84-02, to Permit the Buckingham Township Standard Specifications for Design and Construction of Water Distribution and Sewage Collection Systems and Appurtenances to be Periodically Updated by Resolution of the Board of Supervisors of Buckingham Township.

Mr. Calderaio opened the public hearing at 8:00 p.m., and asked the audience if there were any questions regarding the proposed ordinance.

Mr. Steve Scardetto, Pineville Road, asked how this ordinance may affect currently approved systems that have not yet been built. Mr. Smith clarified this document provides standards for public systems, not private, such as Mr. Scardetto's project.

Mrs. Cozza explained that this ordinance provides the township with the legal capability to update the Buckingham Township Standard Specifications for Design and Construction of Water Distribution and Sewage Collection Systems and Appurtenances, by resolution rather than ordinance, to keep the specifications current.

Mr. Calderaio closed the public hearing at 8:04 p.m.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to Adopt Ordinance No. 2022-01, An Ordinance of Buckingham Township, Bucks County, Pennsylvania, Amending Ordinance No. 84-02, to Permit the Buckingham Township Standard Specifications for Design and Construction of Water Distribution and Sewage Collection Systems and Appurtenances to be Periodically Updated by Resolution of the Board of Supervisors of Buckingham Township. 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 accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for "B.C.A.A. Tract Subdivision", Township File SA 2022-01.

Mr. Calderaio made a motion, seconded by Mr. Forest, to approve adding "Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for "B.C.A.A. Tract Subdivision", Township File SA 2022-01", to the agenda.

Mrs. Cozza explained the reason for the addition was that the Developer had requested their plan be reviewed during tonight’s meeting, however, they determined they were not ready tonight, and just today requested an extension instead.

The motion carried unanimously.

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Consideration of accepting the offer of an Unlimited Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for "B.C.A.A. Tract Subdivision", Township File SA 2022-01.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to accept the offer of an unlimited Extension of the allowable review time under the provisions of the PA Municipalities Planning Code for "B.C.A.A. Tract Subdivision", Township File SA 2022-01. The motion carried unanimously.

Consideration of recommending Preliminary Approval of the “Longland Invest, LLC” Land Development Plan dated Revised 4/1/22, Township File LD 2021-03, Tax Map Parcel 6-16-20, 2380 Street Road, 1 lot, proposing a 3,000 square foot barn, located in the VC-2 Village Center Zoning District, with an extended review period expiration date of May 30, 2022.

Kellie McGowan, Esq., Obermayer Rebmann Maxwell & Hippel LLP, and Glenn Roedel, property owner, were present to discuss the proposed plan.

Ms. McGowan provided a brief history of the property:

- The property has been in the Roedel family for many years.
- The property has a 1965 non-conforming use certificate.
- The barn was used as retail storage for Peddler’s Village.
- In 1986-1987 the Roedel’s donated an easement on the property for construction of a pump station that exists today (a 20’ easement).
- In November 2020 the Zoning Hearing Board granted a variance for the property to be used as AG5 contracting use.

Ms. McGowan said that the Roedel’s originally planned to reconstruct the existing barn for the contracting use, however it makes more sense for the property to raze the existing barn and build a new barn, and to provide a more efficient parking configuration.

Ms. McGowan said the Planning Commission recommended preliminary/final approval on October 6, 2021, conditioned on compliance with the Knight Engineering October 1, 2021 review letter, and the Landscape Review Consultants’ August 23, 2001 letter. Ms. McGowan noted that they have since met with the Landscape Review Consultant onsite to review a planting proposal and buffers; she said they addressed all of the comments and will have plantings in the stormwater management wet basin as agreed upon.

Ms. McGowan said that they have requested a waiver for the plan to be approved as a preliminary/final plan, adding that the planning commission had agreed to that request. She said the plans have been designed as a final plan, and after four or five Knight Engineering reviews, she

believes they have addressed all matters and are “will comply”. Ms. McGowan said it’s down to discussion of the waivers and submission of a lighting spec.

Ms. McGowan said regarding the waiver request from providing a sidewalk along Street Road, the planning commission had encouraged the applicant to work with Stonehaven (the developer of the adjoining property) and rather than a sidewalk on Street Road place a bicycle path along the easement. Ms. McGowan said she and her client’s position is that the waiver from installing a sidewalk is justified irrespective of any discussion relating to a previously approved or conditioned bicycle path due to conditions on Street Road. She added there are no other sidewalks along Street Road in the vicinity, and the Coldwell Banker site on the corner is very constrained with the building placed just feet from the intersection, which results in the construction of a sidewalk on this property to a point where thereafter there is nowhere to go. Ms. McGowan said that her client would agree to the condition that at such time as the Coldwell Banker property is redeveloped with a sidewalk, then the sidewalk in front of her client’s property could go in, because then it would make sense to have a sidewalk.

Ms. McGowan said she had discussed with Stonehaven that if they can come up with an agreement in the next five years (per the Municipal Planning Code), to install the path on the easement, then the waiver of the sidewalk on Street Road would become effective and the sidewalk would not be built. However, Ms. McGowan offered if not, then her client understands the sidewalk will be required regardless of what happens with the Coldwell Banker site. Nonetheless, she requested that the minutes reflect her client and their professionals do not believe it safe or smart to install a sidewalk along the Street Road frontage, as it would be very tight when it came to the intersection.

Mr. Calderaio asked what would happen if they sold the property within the five years, does someone else have to build the sidewalk? Mr. Smith said they could escrow the money to build the sidewalk. Mr. Roedel said he would rather just build the sidewalk now while the equipment is on the property. Mr. Smith noted that the path on the sewer easement is part of the Stonehaven approved plan. Ms. McGowan said this issue was not created or contemplated by her client, adding that it is a sewer easement, not a public use easement. She said they would prefer to keep the two issues separate, but agreed to work with Stonehaven, and if they can reach an agreement and install the path within five years, so be it. If not, her client will install the sidewalk. Ms. McGowan suggested a note could be added to the plan and a declaration could be recorded as notice.

Mr. Calderaio said he would prefer the back trail over the easement, and Mr. Roedel said they were not opposed to that, they just have not been seriously contacted by Stonehaven regarding the matter. Mr. Smith asked if they would rather build a trail on the back sewer easement or along Street Road, as the Street Road sidewalk is required per ordinance. Ms. McGowan said that Stonehaven already has an obligation to build a trail on the property, but she is reluctant to be tied to that project as this project is ready to go, and is simply a G5 contractor’s office; adding, it’s a barn.

Mr. Gray suggested that when the applicant draws down escrow for improvements, that at the end, in approximately 3-1/2 to 4 years, the township could keep enough money to cover a sidewalk; Ms. McGowan said it would then be tied into the maintenance period, and made sense. Mr. Roedel said he was fine with that, and asked if he would have the option to just install the sidewalk if he

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chose to. Mr. Gray said he would, however the township would prefer a pathway through the easement to access the back of the community. Mr. Smith confirmed if there was a path in the back, a sidewalk would be waived and not be required in the front. The Applicant and Township agreed should the path over the sanitary sewer easement on Applicant’s property be constructed by Stonehaven within five (5) years, then this waiver shall be deemed to have been granted and the SALDO required sidewalks or bicycle/pedestrian paths shall not be required to be provided. The cost of constructing the required sidewalks or bicycle/pedestrian paths shall not be required to be posted by the Applicant as security for the public improvement, but as funds are released from the public improvement security required to be posted, sufficient funds shall be retained to assure the construction of the SALDO required sidewalks or bicycle/pedestrian paths, if necessary.

Ms. McGowan said they have resolved all of the technical issues noted in Knight Engineering’s May 9, 2022 review letter, and that Knight Engineering supports all of the waiver requests except for ones deferred to the Landscape Review Consultant, and reserved comment on the sidewalk.

Ms. Manicone said she had discussed landscaping items with Tom Borghetti of HC Engineering, including proposed plantings in the rain garden and maintaining a large tree in the buffer area. She said there is existing gravel that needs to be removed over a portion of the root area due to the way the property is presently used, and confirmed that she will be onsite to supervise when the gravel is being removed so there is no disturbance.

Mrs. Rash asked if Mr. Roedel was sure they didn’t want a bathroom in the barn, as now was the time to include it in the process; and Mr. Roedel said not yet, maybe someday.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to grant preliminary/final approval to the “Longland Invest, LLC” Land Development Plan dated Revised 4/1/22, Township File LD 2021-03, Tax Map Parcel 6-16-20, 2380 Street Road, 1 lot, proposing a 3,000 square foot barn, located in the VC-2 Village Center Zoning District, subject to:

1. *Compliance with all the comments in the May 9, 2022 Knight Engineering, Inc. review letter.*
2. *Compliance with all the comments in the April 22, 2022 Landscape Review Consultants review letter.*
3. *Compliance with all the comments in the September 16, 2021 Bucks County Planning Commission review letter.*
4. *Granting all waivers in the May 9, 2022 request letter, dealing with the sidewalk on Street Road as here discussed and otherwise conditioned as stipulated by Knight Engineering, Inc.*
5. *There will be five year period during which land over the current sewer easement will be discussed between the Applicant and Stonehaven to hopefully build a path as described in the Stonehaven Approval to aid circulation. In absence of that agreement within five years, the Applicant agrees to build a sidewalk along the Street Road property frontage. Escrow will not be*

additional to what is current posted for improvements, but for a period at the end maintenance funds will be retained to fund the sidewalk if needed to be built.

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.

PUBLIC COMMENT

Mr. Fritz Westman, Indian Spring Road, requested an update on proceeding with the installation of public sewer to several homes in the area of the Stonymead development. Mrs. Cozza replied we last left it that the residents were going to get quotes for the project, and Mr. Westman said that they have those now. Mr. Westman said he understood that action would be taken when the bridge on Wellsford Lane was complete, and said that the bridge is now complete. Mr. Gray noted the bridge is almost complete at this time.

Mrs. Cozza noted that the residents indicated they were going to work with Trueblood and the Stonymead Homeowners Association to receive the necessary agreements/easements. Mr. Westman advised that now, due to the expense, they have decided to wait for the township to take over the development through dedication, as doing so will cost them less in legal and engineering fees, so they are not now pursuing the Trueblood and Stonymead agreements.

Mr. Gray reiterated the bridge is close to being complete, but the NPDES (stormwater permit) still needs to be closed out prior to dedication. Mr. Smith said following these items, the township can work on dedication, and work with the Homeowners Association to get the necessary easement for the connection.

Mr. Gray clarified that the NPDES permit is for the entire development, and DEP typically requires all work to be complete before closing out the permit. Mr. Gray said there are still four lots remaining that are not completely developed at this time. Mr. Fowles, Indian Spring Road, asked how long completion would take. Mr. Gray explained that the developer, Mr. Trueblood, has to close out the permit, which typically cannot be done until all development is complete. Mr. Gray said the township would advise DEP when the bridge is complete, and explain the situation requesting that each of the four lots remaining acquire independent NPDES permits. However DEP may deny that request. Mr. Gray said he would contact DEP regarding the permits, and report back to the residents next month.

Mr. Gray said another matter is that the basins need to be converted, with one of the lots now in for development proposing to convert the basin, and that needs to be completed under the current permit.

Mr. Westman asked if the township has a way to contact Mr. Trueblood. Mr. Smith advised that the attorney who represents the Homeowners' Association spoke with Mr. Trueblood a year ago. Mr. Smith said without Mr. Trueblood's cooperation a last resort would be to file a lawsuit and request that the development be deemed complete and the necessary dedication conveyances be approved/ordered by the court. Mr. Smith said the other option would be for the residents to accomplish getting Mr.

Trueblood and the Homeowners Associations signatures on an agreement, and then the sewer connection could proceed while other dedication items are being completed.

19088 Mr. Steve Scardetto, Pineville Road, requested an update on review of his insurance policy which was provided to Mr. Smith from his agent. Mr. Smith noted there continued to be an issue with the cancellation clause. Mr. Smith recommended that if Mr. Scardetto wanted current information he should call or email him to discuss his project rather than waiting for a meeting. Mr. Scardetto replied that he cannot afford the legal fees charged by Mr. Smith to email or call him. Mr. Calderaio observed that instead, the taxpayers are paying for Mr. Smith's time this evening to answer Mr. Scardetto's questions regarding his project.

Mr. Smith said that he sent the insurance agent a proposal regarding the cancellation clause, and if the agent agrees, then all that would be left would be for Mr. Scardetto to sign the development agreements he was sent in October and continue with his project. Mr. Scardetto said he does not want to sign the agreement and post security until the insurance review is complete, as he cannot have a pre-construction meeting scheduled until that time. Mr. Forest summarized that when Mr. Smith receives the proper notice from the insurance agent, and Mr. Scardetto signs the agreements and posts security, then the project will move forward.

Mr. Robert Munson, Creamery Road, was present to discuss maintenance of Creamery Road. He requested that the township not pave Creamery Road, as he has 75% consensus of the residents who do not want it paved. The residents believe a paved road will attract through traffic. Mr. Munson said the road is narrow, and they do not want an increased number of vehicles parked in their driveways waiting for others to pass.

Mr. Forest said that a section of the road had been paved previously, and Mr. Munson replied that was correct. However, it is now in much disrepair and the majority of the road is gravel. Mr. Munson said the only paved section remaining is by the PECO substation near Swamp Road.

Mr. Munson also shared concern regarding the 3-ton limit bridge which needs repairs, adding that more traffic could cause troubles.

Mr. Munson also felt that increased traffic exiting onto Swamp and Forest Grove Roads would be dangerous due to the dangerous blind spot curves on each road.

Mrs. Cozza said the roadmaster plans to repair the area that needs to be repaved, or it will continue to deteriorate and become impassable for emergency services such as fire trucks. Mr. Munson said with proper maintenance, gravel can be maintained.

Mr. Munson asked if there was a process, announcement or notice when projects are proposed. Mr. Forest said the roadmaster has a scheduled list for regular road maintenance. Mr. Munson asked the proposed cost of the project, as 75% of the residents are trying to save the township money by having a gravel road.


Mr. Calderaio said that paving a gravel road may be less costly than constantly maintaining it. Nonetheless, the township will look into the matter and do what is best for public safety.

Mr. Calderaio announced the Board held an Executive Session prior to the business meeting to discuss personnel matters and potential offers for land preservation easements.

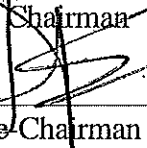
Mr. Calderaio made a motion, seconded by Mr. Forest to adjourn the meeting at 9:01 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 22nd day of June, 2022.

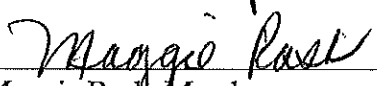
Buckingham Township Board of Supervisors



Paul Calderaio, Chairman

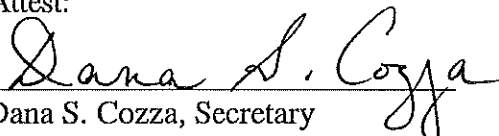


Jon Forest, Vice Chairman



Maggie Rash, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.