

# BUCKINGHAM TOWNSHIP

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Website - [www.buckinghampa.org](http://www.buckinghampa.org)



## BOARD OF SUPERVISORS BUSINESS MEETING

## AGENDA

November 16, 2022

Call to Order 7:30 p.m

(amended and re-posted 11/17/2022)

19088

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - The Administrative Offices of Buckingham Township will be closed November 24<sup>th</sup> and 25<sup>th</sup> for the Thanksgiving Day Holiday.
  - The November 22<sup>nd</sup> and December 28<sup>th</sup> Board of Supervisor Work Sessions and Regular Business Meetings have been cancelled. There will be a Work Session and Regular Business Meeting on Wednesday, December 14<sup>th</sup>, and the annual Reorganization Meeting (including a Regular Business Meeting) will take place on January 3, 2023 at a time to be determined.
  - Buckingham Township Annual Tree Lighting, Friday, December 2, 2022, 6pm CB East Choir, 6:30pm Santa Arrives. Please bring a non-perishable food item for the food pantry.
  - Red Cross Blood Drive, December 13, 2022 from 12-5pm. Go to [www.redcrossblood.org](http://www.redcrossblood.org) to schedule your appointment.
3.
  - a. Consideration of approving Payment Request No. 10, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, General Contract BT-21-04**, in the amount of \$103,050.00.
  - b. Consideration of approving Payroll for the week ending November 6, 2022, and the Bill List for the meeting of November 16, 2022.
4. Consideration of approving draft Supervisor's Minutes of the October 26, 2022 Work Session and October 26, 2022 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving the **Posting and Presentation of the 2023 Proposed Buckingham Township Budget.**
7. Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to December 1, 2023 for the "**Gash Tract**" Subdivision, Township File SA 2004-04.
8. Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Land Development Contract to December 1, 2023, covering "**PA Biotechnology Center**", Township File LD 2017-02.

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9. Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Stormwater Facility Development Contract to December 7, 2023, between **Sean and Christie McGorry** and Buckingham Township, TMP 6-23-3-3.
10. Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Stormwater Facility Development Contract to December 14, 2023, between **Sugar Bottom Farms, L.L.C.** and Buckingham Township, TMP 6-17-61.
11. *Removed from Agenda 11/15/22*  
~~Consideration of approving **Resolution 2577**, A Resolution Requesting a Multimodal Transportation Fund Grant From the Pennsylvania Commonwealth Financing Authority for the Buckingham Village Transportation Improvement Project and Designating the Chairman of the Board of Supervisors and the Buckingham Township Manager to Execute All Documents and Agreements Between Buckingham Township and the Pennsylvania Commonwealth Financing Authority to Facilitate and Assist in Obtaining the Requested Grant.~~
12. Additional Business / Manager's Items:
  - Consideration of approving the request submitted by Keith Fenimore on behalf of the Kin Wellness and Support Center, to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the new Holicong Park Pavilion for a Be Kind 5k fundraiser to be held on April 15, 2023.
  - Consideration of approving Change Order #1 for the Cold Spring Wastewater System Upgrades Project (BT-21-04), with a contract increase of \$21,375.00.
13.
  - 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 appointing Patricia Salmon to the Zoning Hearing Board, filling the 2nd Alternate position with a term expiration date of January 1, 2026.
  - b. Consideration of appointing Patricia Salmon to the Zoning Hearing Board, filling the 2nd Alternate position with a term expiration date of January 1, 2026.

**Buckingham Township Board of Supervisors**  
**Meeting Minutes**

The regular meeting of the Buckingham Township Board of Supervisors was held on November 16, 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:	Gary Weaver	Township Water/Wastewater Consultant
	Luke Rosanova	Bucks County Planning Commission

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

**PUBLIC COMMENT**

Mr. David Jarret, Grape Bay Drive, was present to elaborate on further developments on his neighbor's property since his discussion with the Board in October and since his written complaint submitted to the township in August. Mr. Jarret presented the Board with a USB containing a video of the Schmalz property taken from his property line. Mr. Jarret claimed that the Schmalz property use has increased in intensity, containing the same hazards, storage trailers, boundless clutter, chaos, junk and fuel containers, presenting the potential for impacting the value of the neighborhood homes. He said there is no fencing and he feels the property lacks safety and security due to the presence of agricultural chemicals.

Mr. Jarret said a new 1000 square foot concrete pad was poured on November 12, 2022 only 15' from his property line, and they installed framing on it today. He claimed there is a new tenant present that is a landscaper.

Mr. Forest asked how long the business has been operating, and Mr. Jarret replied three years; adding that the two original owners died and their son runs a completely different business and does no farming on the property, as the father did.

Ms. Pat Urban, Grape Bay Drive, said she moved into her home in 2019 and said in late summer she saw corn being processed on the Schmalz property, however that operation was taken down and now it appears there are a variety of different businesses being operated. She sees commercial vehicles coming and going and has no idea who the presumed tenants are. Ms. Urban said construction commenced last week on a structure that had been roofed for some time, and now they had poured concrete to create a platform under the existing roofed structure. Mr. Jarret said he had submitted a right-to-know request for permits but had no response. Mrs. Cozza replied the Zoning Officer was investigating the property records.

Ms. Urban was concerned about the presence of hazardous chemicals, and Mr. Smith recommended they call the Environmental Protection Agency (EPA) and the Bucks County Conservation District regarding their environmental concerns as the township has no power to enforce those matters.

Ms. Urban said there is a history of issues: for example in 2019 a house trailer appeared on the property, which she reported to the township. Ms. Urban said the Mr. Schmalz sold the residential portion of the property during the summer and now lives in a camper on the property. Ms. Urban also had concerns about possible well contamination from the debris. Mr. Jarret claimed there is a mulching operation on the property.

Mr. Calderaio said township staff would continue to investigate the property use, and keep Mr. Jarret and Ms. Urban updated.

### BOARD'S ANNOUNCEMENTS

Mr. Calderaio made the following announcements:

- The Administrative Offices of Buckingham Township will be closed November 24<sup>th</sup> and 25<sup>th</sup> for the Thanksgiving Day Holiday.
- The November 22<sup>nd</sup> and December 28<sup>th</sup> Board of Supervisor Work Sessions and Regular Business Meetings have been cancelled. There will be a Work Session and Regular Business Meeting on Wednesday, December 14<sup>th</sup>, and the annual Reorganization Meeting (including a Regular Business Meeting) will take place on January 3, 2023 starting at 5:00 p.m.
- Buckingham Township Annual Tree Lighting, Friday, December 2, 2022, 6pm CB East Choir, 6:30pm Santa Arrives. Please bring a non-perishable food item for the food pantry.
- Red Cross Blood Drive, December 13, 2022 from 12-5pm. Go to [www.redcrossblood.org](http://www.redcrossblood.org) to schedule your appointment.
- Mrs. Rash wished everyone a happy, tasty and safe Thanksgiving.

### REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

**Consideration of approving Payment Request No. 10, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$103,050.00.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 10, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$103,050.00.*

Mr. Calderaio explained the money for this project comes directly from the income received from the customers of the Township's wastewater facilities, not from the township's general fund or tax revenues.

*The motion carried unanimously.*

**Consideration of approving Payroll for the week ending November 6, 2022, and the Bill List for the meeting of November 16, 2022.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll for the week ending November 6, 2022, and the Bill List for the meeting of November 16, 2022, in the total amount of \$895,271.26. The motion carried unanimously.*

**MINUTES**

**Consideration of approving draft Supervisor's Minutes of the October 26, 2022 Work Session and October 26, 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 October 26, 2022 Work Session and October 26, 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 Mrs. Rash, to accept for inclusion in the Township's records the various Departmental Minutes and Advisory Body Minutes. The motion carried unanimously.*

**BUSINESS**

**Consideration of approving the Posting and Presentation of the 2023 Proposed Buckingham Township Budget.**

Mrs. Cozza presented the proposed 2023 budget and displayed a slide show showing projected township expenditures and revenues. Mrs. Cozza confirmed that Buckingham Township's taxes will not increase from what they are in 2022. Mrs. Cozza said the proposed budget will be posted on the township website and available at the Township office's front counter during regular business hours. She added that the proposed budget will be considered for adoption during the Board of Supervisors' December 14, 2022 regular business meeting.

Mr. Calderaio proudly stated Buckingham Township has the lowest township real estate taxes in Bucks County, and is one of the very few Triple A bond rated townships in Pennsylvania. He gave credit to the township staff and his colleagues for making prudent decisions.

**Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to December 1, 2023 for the "Gash Tract" Subdivision, Township File SA 2004-04.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to accept the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Residential Development Contract to December 1, 2023 for the "Gash Tract" Subdivision, Township File SA 2004-04. The motion carried unanimously.*

**Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Land Development Contract to December 1, 2023, covering "PA Biotechnology Center", Township File LD 2017-02.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to accept the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Land Development Contract to December 1, 2023, covering "PA Biotechnology Center", Township File LD 2017-02. The motion carried unanimously.*

**Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Stormwater Facility Development Contract to December 7, 2023, between Sean and Christie McGorry and Buckingham Township, TMP 6-23-3-3.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to accept the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Stormwater Facility Development Contract to December 7, 2023, between Sean and Christie McGorry and Buckingham Township, TMP 6-23-3-3. The motion carried unanimously.*

**Consideration of accepting the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Stormwater Facility Development Contract to December 14, 2023, between Sugar Bottom Farms, L.L.C. and Buckingham Township, TMP 6-17-61.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to accept the Developer's Request to Extend the date by which the improvements are to be completed as set forth in the Stormwater Facility Development Contract to December 14, 2023, between Sugar Bottom Farms, L.L.C. and Buckingham Township, TMP 6-17-61. The motion carried unanimously.*

#### **ADDITIONAL BUSINESS / MANAGER'S ITEMS**

**Consideration of approving the request submitted by Keith Fenimore on behalf of the Kin Wellness and Support Center, to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the new Holicong Park Pavilion for a Be Kind 5k fundraiser to be held on April 15, 2023.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve the request submitted by Keith Fenimore on behalf of the Kin Wellness and Support Center, to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the new Holicong Park Pavilion for a Be Kind 5k fundraiser to be held on April 15, 2023. The motion carried unanimously.*

**Consideration of approving Change Order #1 for the Cold Spring Wastewater System Upgrades Project (BT-21-04), with a contract increase of \$21,375.00.**

*Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve Change Order #1 for the Cold Spring Wastewater System Upgrades Project (BT-21-04), with a contract increase of \$21,375.00. The motion carried unanimously.*

19088

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 as the applicant was not interviewed for the position until today:

- Consideration of appointing Patricia Salmon to the Zoning Hearing Board, filling the 2nd Alternate position with a term expiration date of January 1, 2026.

Mrs. Rash made a motion, seconded by Mr. Calderaio, to approve adding the following item to the agenda as the change to the agenda is necessary because the candidate was just interviewed during this evening's work session. Mrs. Rash further moved 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 appointing Patricia Salmon to the Zoning Hearing Board, filling the 2nd Alternate position with a term expiration date of January 1, 2026.

The motion carried unanimously.

Consideration of appointing Patricia Salmon to the Zoning Hearing Board, filling the 2nd Alternate position with a term expiration date of January 1, 2026.

Mrs. Rash made a motion, seconded by Mr. Calderaio, to appoint Patricia Salmon to the Zoning Hearing Board, filling the 2nd Alternate position with a term expiration date of January 1, 2026. The motion carried unanimously.

Mr. Calderaio announced the Board held an Executive Session prior to the business meeting to discuss police personnel matters and real estate prospective purchases.

Mr. Calderaio made a motion, seconded by Mrs. Rash to adjourn the meeting at 8:25 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 14<sup>th</sup> day of December, 2022.

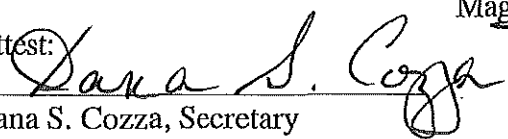
**Buckingham Township Board of Supervisors**

  
\_\_\_\_\_  
Paul Calderaio, Chairman

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

  
\_\_\_\_\_  
Maggie Rash, Member

Attest:

  
\_\_\_\_\_  
Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.