

# BUCKINGHAM TOWNSHIP

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



## BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

## AGENDA

NOVEMBER 15, 2023

Call to Order 7:30 p.m.

*Honoring Patrick Fowles for serving 27 years on the Buckingham Township Planning Commission.*

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - The Administrative Offices of Buckingham Township will be closed November 23<sup>rd</sup> and 24<sup>th</sup> for the Thanksgiving Day Holiday.
  - The November 22<sup>nd</sup> and December 27<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 15<sup>th</sup>, and the annual Reorganization Meeting (including a Regular Business Meeting) will take place on January 2, 2024 at a time to be determined.
  - Buckingham Township Annual Tree Lighting, Friday, December 1, 2023, 6pm CB East Choir, 6:30pm Santa Arrives. Please bring a non-perishable food item for the food pantry.
  - Red Cross Blood Drive, December 7, 2023 from 2-7pm. Go to [www.redcrossblood.org](http://www.redcrossblood.org) to schedule your appointment.
3. Consideration of approving Payroll for the week ending November 5, 2023 and the Bill List for the meeting of November 15, 2023.
4. Consideration of approving draft Supervisor's Minutes of the October 25, 2023 Work Session and October 25, 2023 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving the **Posting and Presentation of the 2024 Proposed Buckingham Township Budget.**
7. Consideration of agreeing to the Developer's Request for an Extension of Time within which to Complete the Improvements as set forth in the Residential Development Contract to December 1, 2024 for the "Gash Tract" Subdivision, Township File SA 2004-04.
8. Consideration of agreeing to the Developer's Request for an Extension of Time within which to Complete the Improvements as set forth in the Land Development Contract to December 1, 2024, covering "PA Biotechnology Center", Township File LD 2017-02.

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- 9. Consideration of agreeing to the Developer’s Request for an Extension of Time within which to Complete the Improvements as set forth in the Stormwater Facility Development Contract to December 7, 2024, between **Sean and Christie McGorry** and Buckingham Township, TMP 6-23-3-3.
- 10. Consideration of approving the First Amendment to Agricultural Land Preservation Grant of Easement by Robert W. Pierson, Jr., Trustee of the Residuary Trust Under the Will of Robert W. Pierson and Robert W. Pierson, Jr., Surviving Trustee of the Residuary Trust Under the Will of Ruth S. Pierson to Buckingham Township, TMP 06-004-058.
- 11. Consideration of approving the Request to Waive the Maintenance Period requirement as specified in the Residential Development Agreement for “Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01.

**12. ESCROW RELEASES:**

“Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01	Escrow Release #11 - FINAL	\$54,690.18 recommended for release
Stormwater Facility Development Contract, Stoneymead, Lot 6, Felicetti, TMP 06-069-005	Request for Release #2 – FINAL	\$31,300.87 recommended for release

- 13. Additional Business / Manager’s Items

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

The regular meeting of the Buckingham Township Board of Supervisors was held on November 15, 2023 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Paul Calderaio	Chairman
	Maggie Rash	Vice-Chairman
	Jon Forest	Member
	Dana S. Cozza	Township Manager
	Daniel Gray	Township Engineer
	Craig A. Smith, Esquire	Township Solicitor
	Gary Weaver	Township Water/Wastewater Consultant

Not Present: Luke Rosanova Bucks County Planning Commission

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

***Honoring Patrick Fowles for serving 27 years on the Buckingham Township Planning Commission.***

The Board of Supervisor's presented Mr. Patrick Fowles with a proclamation in honor of his serving 27 years on the Buckingham Township Planning Commission. Many family members and friends, including the Planning Commission members, were present to acclaim Mr. Fowles years of service.

**PUBLIC COMMENT**

Mr. Eric Tobin, Bittersweet Lane, requested an update on progress towards certain neighboring properties being able to connect to the Stoneymead wastewater system. Mr. Smith replied edits of the dedication documents for the Stoneymead subdivision are being exchanged between the Township and HOA counsel and are expected to be completed shortly for distribution to the HOA solicitor, who will be responsible to obtain Mr. Trueblood's signature. Mr. Smith indicated it will fall to him to solicit Mr. Tobin's partner, Rod Eastburn, Esq. who represents the Wells estate, with the hope of obtaining the estate's executrix's signatures. Mr. Smith said he looks forward to dedication being completed within three months, at which time the wastewater connection permits and construction may progress.

Ms. Sharon Martin, Indian Springs Road, asked if the Homeowners Association has completed all of their requirements, and Mr. Gray replied there are still basin conversions to be completed, as-builts submitted and closing out of permits, but progress is being made.

Ms. Stephanie Weisser, Amberton Way, said she is the newly elected Auditor and is excited to work with the township. On another matter, she noted that when the Board of Supervisors reschedules their meetings to be held the third Wednesday of the month, it conflicts with the Environmental Advisory Committee ("EAC") who meet at the same time. She requested that in 2024 perhaps the meetings could be scheduled on different days so that people may attend both meetings. Mrs. Rash replied as liaison to the EAC, she would take note of this in the coming year.

**BOARD’S ANNOUNCEMENTS**

Mr. Calderaio announced the following items:

- The Administrative Offices of Buckingham Township will be closed November 23<sup>rd</sup> and 24<sup>th</sup> for the Thanksgiving Day Holiday.
- The November 22<sup>nd</sup> and December 27<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 13<sup>th</sup>, and the annual Reorganization Meeting (including a Regular Business Meeting) will take place on January 2, 2024 at 5:00 p.m.
- Buckingham Township Annual Tree Lighting, Friday, December 1, 2023, 6 p.m. CB East Choir, 6:30 p.m. Santa Arrives. Please bring a non-perishable food item for the food pantry.
- Red Cross Blood Drive, December 7, 2023 from 2-7 p.m. Go to [www.redcrossblood.org](http://www.redcrossblood.org) to schedule your appointment.

Mr. Calderaio announced the Board of Supervisors held an executive session prior to this meeting to discuss police personnel matters.

Mrs. Rash congratulated Mr. Forest on being re-elected to another term on the Board of Supervisors. Mr. Calderaio congratulated Mr. Forest on his election as Supervisor and Ms. Weisser on her election as Auditor.

**PAYROLL and BILL LIST**

**Consideration of approving Payroll for the week ending November 5, 2023 and the Bill List for the meeting of November 15, 2023.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll for the week ending November 5, 2023, and the Bill List for the meeting of November 15, 2023 in the total amount of \$707,094.11. The motion carried unanimously.*

**MINUTES**

**Consideration of approving draft Supervisor's Minutes of the October 25, 2023 Work Session and October 25, 2023 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 25, 2023 Work Session and October 25, 2023 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.*

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## BUSINESS

**Consideration of agreeing to the Developer's Request for an Extension of Time within which to Complete the Improvements as set forth in the Residential Development Contract to December 1, 2024 for the "Gash Tract" Subdivision, Township File SA 2004-04.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Contract to December 1, 2024 for the "Gash Tract" Subdivision, Township File SA 2004-04. The motion carried unanimously.*

**Consideration of agreeing to the Developer's Request for an Extension of Time within which to Complete the Improvements as set forth in the Land Development Contract to December 1, 2024, covering "PA Biotechnology Center", Township File LD 2017-02.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Land Development Contract to December 1, 2024, covering "PA Biotechnology Center", Township File LD 2017-02. The motion carried unanimously.*

**Consideration of agreeing to the Developer's Request for an Extension of Time within which to Complete the Improvements as set forth in the Stormwater Facility Development Contract between Sean and Christie McGorry and Buckingham Township, TMP 6-23-3-3, to December 7, 2024.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract between Sean and Christie McGorry and Buckingham Township, TMP 6-23-3-3, to December 7, 2024. The motion carried unanimously.*

**Consideration of approving the First Amendment to Agricultural Land Preservation Grant of Easement by Robert W. Pierson, Jr., Trustee of the Residuary Trust Under the Will of Robert W. Pierson and Robert W. Pierson, Jr., Surviving Trustee of the Residuary Trust Under the Will of Ruth S. Pierson to Buckingham Township, TMP 06-004-058.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the First Amendment to Agricultural Land Preservation Grant of Easement by Robert W. Pierson, Jr., Trustee of the Residuary Trust Under the Will of Robert W. Pierson and Robert W. Pierson, Jr., Surviving Trustee of the Residuary Trust Under the Will of Ruth S. Pierson to Buckingham Township, TMP 06-004-058.*

Mr. Smith explained this amendment stipulates details concerning the one permitted subdivision that were not so clear in the original Grant of Easement. He said at the next meeting the Board will be asked to approve the two lot subdivision and sign it for recording.

*The motion carried unanimously.*

**Consideration of approving the Request to Waive the Maintenance Period requirement as specified in the Residential Development Agreement for “Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Request to Waive the Maintenance Period requirement as specified in the Residential Development Agreement for “Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01.*

Mr. Gray explained that the owners of Lot 2 in the Sycamore Hollow Farms subdivision, Mr. and Mrs. Kitchko, requested that the Board waive the Maintenance Bond requirements as specified in the Residential Development Agreement. He said the Notice of Termination for the stormwater permit had been received, the improvements had been in place for a considerable amount of time, and he had no objection if the Board wanted to waive the 18 month Maintenance Period.

*The motion carried unanimously.*

**Escrow Releases:**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the “Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01, Request for Release #11 (Final), in the amount of \$54,690.18, pending payment of outstanding township invoices. The motion carried unanimously.*

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the “Stoneymead, Lot 6, Felicetti, Stormwater Facility Development Contract”, TMP 06-069-005, Request for Release #2 (Final), in the amount of \$31,300.87, pending payment of outstanding township invoices. The motion carried unanimously.*

**Consideration of approving the Posting and Presentation of the 2024 Proposed Buckingham Township Budget.**

Mrs. Cozza presented the proposed 2024 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 2023. 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 13<sup>th</sup>, 2023 regular business meeting.

Mrs. Cozza explained that of Township residents’ real estate tax dollar, 82 cents is paid to the Central Bucks School District, 16 cents is paid Bucks County and only 2 cents is paid to Buckingham Township.

Mr. Calderaio appreciatively observed 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 kudos to the township staff and his colleagues for making careful and far-sighted decisions.

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**ADDITIONAL BUSINESS / MANAGER'S ITEMS**

*No Activity.*

*Mr. Calderaio made a motion, seconded by Mrs. Rash to adjourn the meeting at 8:50 p.m. The motion carried unanimously.*

**Approved by the Board of Supervisors on the 13<sup>th</sup> day of December, 2023.**

**Buckingham Township Board of Supervisors**

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

  
\_\_\_\_\_  
Maggie Rash, Vice-Chairman

  
\_\_\_\_\_  
Jon Forest, Member

Attest:

  
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Dana S. Cozza, Township Secretary

*Minutes respectfully submitted by Lori Wicen.*