

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda August 26, 2020 6:00 p.m.

6:00 p.m. Manager's Items

- Board of Supervisor's Meeting Schedule for remainder of 2020
- "Ready for 100" Resolution and ideas
- Watchguard

7:00 p.m. Request for Land Development Waiver, Steve Mekanik - 3617 Route 202,
TMP 06-008-054-002

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held August 26, 2020 electronically via the Zoom application due to the current State and Federal regulations in place from the COVID-19 pandemic.

Present:	Jon Forest	Chairman
	Maggie Rash	Vice-Chairman
	Paul Calderaio	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

The regular work session began at 6:00 p.m.

Board of Supervisor's Meeting Schedule for Remainder of 2020

Mrs. Cozza proposed the following Board of Supervisor's meeting schedule for the remainder of 2020:

September 23, 2020 Work Session – Start budget, Building and Codes Department, and updates on the general budget

September 23, 2020 Regular Business Meeting

October 14, 2020 Work Session Only – Budget

October 28, 2020 Work Session – Budget wrap-up and decisions

October 28, 2020 Regular Business Meeting

November 18, 2020 Work Session & Regular Business Meeting – Propose Budget

Cancel November 11th and 25th meetings

December 16, 2020 Work Session & Regular Business Meeting – Adopt Budget

Cancel December 9th and 23rd meetings

Mr. Forest suggested resuming live meetings in October, with social distancing observed.

Mrs. Rash and Mr. Calderaio agreed.

Purchase/Lease of Police Car Camera Systems as proposed by Watch Guard

Mrs. Cozza updated the Board on information received for the Police Car Camera Systems, saying the Board had approved the purchase of 11 car cameras, however the

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township did not have the service details established, such as storing on the cloud or in-house backup.

Mrs. Cozza said that Watch Guard has a new 5-year program wherein they supply the cameras, the township pays for installation, and they host storage on the cloud with unlimited users, storage and cloud sharing.

Mr. Calderaio said he has many questions, and would prefer to have a conversation with someone from Watch Guard for clarification before making a decision.

Mrs. Rash thought leasing may be a good idea as technology changes rapidly.

Mrs. Cozza requested authorization to continue moving forward as the Board does not meet again until the end of September. Mr. Forest said they would add providing authorization to the business meeting agenda.

“Ready for 100” Resolution and Ideas

Mrs. Cozza said she had reviewed the proposed “Ready for 100” resolution as presented by the Environmental Advisory Commission, and revised it according to feedback she received from the Board of Supervisors, whom she contacted individually.

Mrs. Cozza said the “therefore’s” did not change, but the “whereas’s” were changed. Mrs. Cozza said she added positive steps Buckingham Township has already taken towards providing clean and renewable sources, including wastewater treatment by spray irrigation which provides groundwater recharge, land preservation and LED lighting, and then added climate change and fossil fuel information, and how the township is committed to Ready 100.

Mr. Smith confirmed that the “whereas” clauses in a resolution are precatory language which explain the background of “why” you are going to do what is within the legally binding “therefore’s”. In other words, the whereas clauses are a mere recital and not binding.

Mrs. Strout, Chairman of the Environmental Advisory Commission, said the commission had not received the revised resolution for review, however speaking as a member of the commission she agreed to the changes to some degree. She said verbiage does matter a great deal in the sense that we need to be honest with people about why we are doing this, such as talking about a clean environment or pollution is not a reason to harden infrastructure and other things.

Mrs. Strout felt climate change is the foundation of what we’re trying to do and that people need to have a sense of urgency, so it has to be included in the resolution.

Mr. Calderaio requested more time to review the changes. Mrs. Rash said that following review by Mr. Calderaio, the township would distribute the revised draft resolution to the Environmental Advisory Commission for their review and comments.

“Penn’s Purchase II Redevelopment”, Township File SA 2018-04

Mr. Smith reported he spoke Mr. Kelso, Castle Valley Consultants, regarding the applicant’s plan to drill a well for water on their site and develop a private water system, rather than working with Peddler’s Village on a well. He said that the applicant did offer to interconnect with Peddler’s Village through existing pipes and sought the Township’s commitment that it would not oppose the interconnection.

“Stoneymead”, Township File SA 98-05 – Bridge Consultant

Mr. Smith said that the Homeowners’ Association for Stoneymead has entered into a contract with a builder for the bridge which needs replaced, using mostly money borrowed by the Homeowners’ Association but also the remaining money held in escrow by the township for this purpose. Mr. Smith advised that the township hire a Bridge Consultant to verify the bridge is built correctly, as the township will take the bridge during dedication. Mr. Smith said the Homeowners’ Association asked that the Township pay Gilmore and Associates from the Township held escrow funds to acquire the digital plans developed when the township initially hired Gilmore to design and go through the permitting procedures for the new bridge.

Mr. Gray said the Homeowners’ Association had proposed a bridge engineer consultant to oversee the construction, which consultant would be hired by the Township and paid from the Township held escrow funds. Mr. Gray said he had reviewed the credentials of the consultant that the Homeowners’ Association has selected and had confirmed their credentials.

Mr. Smith said the Homeowners Association requested the Board approve payment to Gilmore and Associates for the digital plans and to approve the bridge engineer consultant to oversee the construction, both of which would be paid from the Township held escrow funds. Mrs. Cozza said appointing the Bridge Consultant and approving payment was on the business meeting agenda under “Additional Business”.

Request for Land Development Waiver, Steve Mekanik – 3617 Route 202, TMP 06-008-054-002

Mr. Mekanik was present and explained that he purchased the old Penn Community Bank at Pooles Corner, received variances as requested from the Zoning Hearing Board, and proposes to construct a 2nd story addition straight up on top of the existing footprint of the building, which will double the square footage.

Mr. Mekanik said the site has public water supplied from Doylestown Township, and has an onsite septic holding tank.

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Mr. Mekanik noted that his proposed use will require 15 parking spots, and there are already 15-16 spots on the site. He explained he is requesting a waiver of Land Development requirements.

Mr. Calderaio said he thinks that intersection is a concrete jungle, and that this building will enhance the intersection. He said it is a good company who takes care of people in need and he did not have any issues.

Mrs. Rash said the elevations that had been provided by Mr. Mekanik were really great. Mr. Mekanik said he wanted to keep the Bucks County look.

Mrs. Rash asked besides the building, what other improvements were planned?

Mr. Mekanik said the building formerly had a sign on it, and he intends to display his sign in the same size, he may or may not light it, and will conform with the township requirements. Mr. Mekanik said all other existing lighting will remain as is.

Mr. Mekanik said he met with two arborists who had pointed out six dead trees on the site, and he wasn't yet sure if they were on the neighbors' parcel or his, but he wanted them removed, and wanted to be sure that was allowed. He said the existing landscaping is overgrown and he wants to clear that out and put in green landscaping, not stone, and make it nice. Mr. Mekanik said he is aware that the site is very visible.

Mr. Smith asked if he planned to retain the "Welcome to Buckingham" sign. Mr. Mekanik said he would like to; however, he doesn't want to maintain it. Mr. Gray said that was a requirement of the Land Development agreement pertaining to the property. Mr. Mekanik said then he would assure it would be maintained. He also said he would like to fly the American flag on the existing flagpole.

Mr. Gray noted there are required buffer plantings on the perimeter, including wildflower mixes, and recommended Mr. Mekanik study the Land Development plans so that he doesn't clear the required plantings. Mr. Mekanik said he was fine with the wildflowers, but wants to clean up the dead trees, and was concerned about three bushes in the front that block the site view. Mr. Gray advised that Mr. Mekanik meet with the Landscape Review Consultant to confirm the plan is being followed. Mr. Mekanik agreed to do so.

Water/Sewer Utility Shut-Off's

Mrs. Cozza explained that due to COVID circumstances, the township had suspended shut-off's, however, some of the people not paying their bills are the same ones who have never paid their bills for years and years. She requested guidance from the Board as to how best to proceed. She said some of the bills are in the thousands of dollars owed. Mr. Smith said the township's recourses were to lien the properties, which Mrs. Cozza said had already been done, or take them to district court, or both.

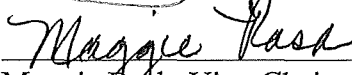
7:30 p.m. *The Work Session adjourned.*

Approved by the Board of Supervisors on the 23rd day of September, 2020.

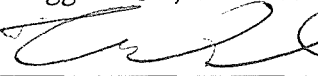
Buckingham Township Board of Supervisors



Jon Forest, Chairman

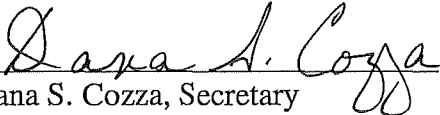


Maggie Rash, Vice-Chairman



Paul Calderaio, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.

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