

# BUCKINGHAM TOWNSHIP

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

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



## BOARD OF SUPERVISORS BUSINESS MEETING

## AGENDA

April 24, 2019

Call to Order 7:30 p.m.

### *Presentation of Proposed Master Trail & Bicycle Plan*

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - **Spring Yard Waste Pick-Up.** Free bags are available through April 26 at the township building for Yard Waste. Pick up will begin on April 29<sup>th</sup>. You must use township bags and register with the township for pick-up.
  - **Keep Buckingham Beautiful** – May 4 & 5, from 8 a.m. to 4 p.m. Bring your household trash to the Township Maintenance building located at 4991 Upper Mountain Road. Free Shredding will be available on Saturday from 9-12. Details are available on the township website and/or call the township office at 215-794-8834.
  - **Buckingham Township Police Department – Open House Event**, Saturday, May 11<sup>th</sup> from 11am-3pm.
  - **Municipal Primary Election**, May 21, 2019 – VOTE!
3.
  - a. Consideration of approving Payment Request No. 12, to GS Developers, for work completed on the **Pump Station & Generators and Upgrades PH 2 – General Contract BT-17-03**, in the amount of \$24,600.00.
  - b. Consideration of approving Payment Request No. 6, to Derstine Company, LLC, for work completed on the **Buckingham Village WWTP 2017 Plant Upgrades – General Contract BT-17-04**, in the amount of \$27,160.00.
  - c. Consideration of approving Payroll for the weeks ending March 31, 2019 and April 14, 2019, and the Bill List for the meeting of April 24, 2019.
4. Consideration of approving draft Supervisor's Minutes of the March 27, 2019 Work Session and March 27, 2019 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving the Consideration of Approving the **Land Development Waiver** as requested by the **River of Life Church**, 3434 Durham Road, TMP 06-006-011.

**BOARD OF SUPERVISORS  
REGULAR MEETING  
APRIL 24, 2019  
PAGE 2**

7. Consideration of approving the **Change Order for Fenton's Corner Lagoon No. 3** Grading Plan and Details, Township File SA 2013-03.
8. Consideration of accepting the offer of **Agreement to Extend** the Residential Development Contract and Water and Sanitary Sewer Development Agreement to May 19, 2020 for the "**Fenton's Corner**" Subdivision, Township File SA 2013-03.
9. Consideration of accepting the **Termination Agreement** between BKTD, LLC and Buckingham Township for the "**BKTD Tract**", Township File SA 2017-02.
10. Consideration of accepting the offer of **Agreement to Extend** the Residential Development Agreement to May 23, 2020 for "**Sotter Hill - Lot 3**", TMP 06-014-063-003.
11.
  - a. Consideration of approving the additional Subdivision and Land Development Waiver of Section 9.23.I - Runoff Pollution Control Standards for the "**Swank Tract**", Township File SA 2017-01.
  - b. Consideration of re-approving the "**Swank Tract**", Township File SA 2017-01, due to the previous approval being over 90 days ago, in order that record Plans may be signed.
  - c. Consideration of approving the Residential Development Agreement, Deed of Dedication of Right of Way, Unilateral Declaration of Covenants, Easements and Restrictions, and Grant of Easements for the "**Swank Tract**", Township File SA 2017-01.
12. Consideration of accepting **Request for Extension** to the allowable review time under the provisions of the PA Municipalities Planning Code to August 1, 2019, for "**Penn's Purchase II**", Township File SA 2018-04.
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 April 24, 2019 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Jon Forest	Chairman
	Maggie Rash	Vice-Chairman
	Paul Calderaio	Member
	Dana S. Cozza	Township Manager
	Daniel Gray	Township Engineer
	John Ives	Bucks County Planning Commission
	Tom Kelso	Township Water/Wastewater Consultant
	Craig A. Smith, Esquire	Township Solicitor

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

**PUBLIC COMMENT**

**Ruckman Way/ Church School Estates**

Ms. Mary Elizabeth Blake, 4045 Ruckman Way, was present to follow up on previous concerns and request an update to one of the issues surrounding 4065 Ruckman Way. She said she understood the property owner had submitted an application to relocate the driveway from Ruckman Road to Church School Road. Mr. Gray confirmed the permit application had been submitted to the township and the zoning officer had requested additional information from the applicant. Mr. Gray also noted the driveway location was a condition on the approved plan of Church School Estates, and for the lot to take access onto Church School Road the Board of Supervisors must approve a change to the record plan. Mrs. Cozza said the driveway location and update to the record plan could be added to this evening's agenda for the Board to consider.

**Mechanicsville Road Traffic Concern**

Mr. Emil Gombosi, 4951 Mechanicsville Road, said he had on multiple occasions witnessed cars exiting the Hyde Park development onto Mechanicsville Road, and driving on the wrong side of the street. He asked if there could be some type of road marking to help prevent this situation. Mr. Gray said Mechanicsville Road is a state road, and suggested Mr. Gombosi contact PennDOT to review the situation with their maintenance department.

**BOARD'S ANNOUNCEMENTS**

Mr. Forest made the following announcements:

- Spring Yard Waste Pick-Up. Free bags are available through April 26 at the township building for Yard Waste. Pick up will begin on April 29<sup>th</sup>. You must use township bags and register with the township for pick-up.
- Keep Buckingham Beautiful – May 4 & 5, from 8 a.m. to 4 p.m. Bring your household trash to the Township Maintenance building located at 4991 Upper Mountain Road. Free Shredding will be available on Saturday from 9-12. Details are available on the township website and/or call the township office at 215-794-8834.
- Buckingham Township Police Department – Open House Event, Saturday, May 11<sup>th</sup> from 11am-3pm.
- Municipal Primary Election, May 21, 2019 – VOTE!

Mr. Forest announced that current events are available on the Buckingham Township website, and residents should check it frequently at [www.buckinghampa.org](http://www.buckinghampa.org).

Mr. Calderaio announced the police hosted a “Drug Take-Back” day recently with impressive results. He said there is a secured drop box to dispose of your medications which is available 24 hours in the police lobby.

### **REQUESTS FOR PAYMENT, PAYROLL and BILL LIST**

**Consideration of approving Payment Request No. 12, to GS Developers, for work completed on the Pump Station & Generators and Upgrades PH 2 – General Contract BT-17-03, in the amount of \$24,600.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve Payment Request No. 12, to GS Developers, for work completed on the Pump Station & Generators and Upgrades PH 2 – General Contract BT-17-03, in the amount of \$24,600.00. The motion carried unanimously.*

**Consideration of approving Payment Request No. 6, to Derstine Company, LLC, for work completed on the Buckingham Village WWTP 2017 Plant Upgrades – General Contract BT-17-04, in the amount of \$27,160.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve Payment Request No. 6, to Derstine Company, LLC, for work completed on the Buckingham Village WWTP 2017 Plant Upgrades – General Contract BT-17-04, in the amount of \$27,160.00. The motion carried unanimously.*

**Consideration of approving Payroll for the weeks ending March 31, 2019 and April 14, 2019, and the Bill List for the meeting of April 24, 2019.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve Payroll for the weeks ending March 31, 2019 and April 14, 2019, and the Bill List for the meeting of April 24, 2019 in the total amount of \$807,688.40. The motion carried unanimously.*

### **MINUTES**

**Consideration of approving the draft Supervisors’ Minutes of the March 27, 2019 Work Session and March 27, 2019 Regular Business Meeting.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve, as most recently presented, the draft Supervisors’ Minutes of the March 27, 2019 Work Session and March 27, 2019 Regular Business Meeting. The motion carried unanimously.*

**Consideration of accepting various Departmental Minutes and Advisory Body Minutes.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve the various Departmental Minutes and Advisory Body Minutes. The motion carried unanimously.*

## PRESENTATION

### **Presentation of the Proposed Master Trail & Bicycle Plan**

Mr. Paul Gordon, Bucks County Planning Commission, presented the Proposed Master Trail & Bicycle Plan for Buckingham Township. He explained the process of preparing the plan: it began with an Ad Hoc Committee to study the entire township and make recommendations; it was then discussed during an open house in May 2018; it was posted on the township website for comments; and is now ready for presentation.

Mr. Gordon said the plan has 61 different trails within Buckingham Township, encompassing 55 miles, with various options of bike sharrows (Sharrows, or “share the road” are the lowest cost option that involves painting bike lanes on the pavement) to dedicated bike lanes, shared use trails and sidewalks. Mr. Gordon described the stages of the plan, with the first being the consideration of a trail, the next stage being the feasibility stage (tonight’s presentation stage), then funding, permitting and finally, building the trail.

Mr. Gordon explained concerns the ad hoc committee had expressed were cost, connection, safety, proximity to resources (natural features, manmade features, historic features) and design standard/regulations.

Mr. Gordon said depending on constraints such as bridges and road crossings, a shared use trail can cost up to a million dollars a mile. He said trail development cost can often be funded by a developer during the construction of residential developments, adding the township Subdivision and Land Development Ordinance has requirements for trails and/or bike paths. He said another option during implementation can be regional funding sources and federal funding.

Mr. Emil Gombosi, 4951 Mechanicsville Road, said they have American chestnut trees, an endangered species, and wanted to be on record that they do not give permission to put anything on their property. Mr. Gordon said property owners have every right to deny a township request for an easement.

Mr. Gordon said the ultimate vision is for the township trail plan to establish connections to the regional trails and public spaces like parks, schools and shopping centers.

Mrs. Rash said the plan will be posted on the township website, and placed on the next board agenda for consideration of acceptance. Mr. Gordon also left a large map for display in the township lobby.

**BUSINESS**

**Consideration of Approving the Land Development Waiver as requested by the River of Life Church, 3434 Durham Road, TMP 06-006-011.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve the Land Development Waiver as requested by the River of Life Church, 3434 Durham Road, TMP 06-006-011.*

Mr. Tom Panzer, High Swartz, was present to describe the project. He said a sketch plan had been submitted in January to the township for a small addition to the church, and it was determined zoning relief would be necessary. The project obtained zoning relief in March, and now they are ready to begin the 1,782 square foot addition, reducing overall impervious surface on site by building on existing impervious surface and removing some macadam. Mr. Panzer said there will be no negative impact on stormwater in the area.

Mr. Gray noted that during previous township meetings the traffic and parking was discussed, and the church agreed to accommodate growth and provide assistance as needed to aid traffic flow in and out of the church parking lot.

*The motion carried unanimously.*

**Consideration of approving the Change Order for Fenton's Corner Lagoon No. 3 Grading Plan and Details, Township File SA 2013-03.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve the Change Order for Fenton's Corner Lagoon No. 3 Grading Plan and Details, Township File SA 2013-03.*

Mr. Andrew Dunn, 4812 Church Road, was present, with his legal counsel, Mr. Donnelly of Antheil Maslow and MacMinn, LLP. Mr. Craun of Toll Brothers was also present with his lawyer, Mr. Harris.

Mr. Harris explained that at the last Board of Supervisor's meeting there were two alternatives discussed that could help to provide a satisfactory solution to Mr. Dunn's concerns regarding the movement of the placement of the lagoon at Fenton's Corner. The first option was to construct the lagoon so that the lagoon water surface was approximately 520 feet from Mr. Dunn's home, but to increase the height of the berm facing Mr. Dunn's property by approximately 5 vertical feet. The grading with this design would place the toe of the berm slope at approximately 75 feet from Mr. Dunn's property line, which would require additional clearing of the existing nursery stock in the buffer area that would be replaced with new plantings by Toll. The second option discussed was to maintain the existing distance to the toe of the berm slope at 165 feet from Mr. Dunn's property line, but to modify the lagoon's grading so that more of berm slope is set at 165 feet from Mr. Dunn's property line. Mr. Harris said Toll Brothers designed both options and provided them to Castle Valley Consultants for review. He said Toll has agreed to build whichever option the township directs.

Mr. Donnelly said his client has requested the berm to be raised to help lessen noise from the aerator and generator. Mr. Kelso said the berm cannot be raised as it would prohibit access necessary to maintain the lagoon.

Mr. Donnelly noted with the lagoon 165' from the property line, there could be more of a landscape buffer installed.

Mr. Donnelly expressed concern about trees being removed from the buffer area, and Mr. Craun said those trees will be replaced, and they would be willing to add more of a landscape buffer if that would be helpful to mitigate the noise. Mr. Dunn said he would appreciate evergreens rather than deciduous trees. Mr. Craun agreed to meet with the Landscape Review Consultant to enhance the plantings.

It was agreed the lagoon design that maintains the 165' setback from Mr. Dunn's property line shall be the one approved, with landscaping to be resolved between Mr. Dunn, Mr. Craun and the Township Landscape Review Consultant, Ms. Manicone.

*The motion carried unanimously.*

**Consideration of approving the developer's request to Extend the date by which the improvements are to be completed in the Residential Development Contract and Water and Sanitary Sewer Development Agreement to May 19, 2020 for the "Fenton's Corner" Subdivision, Township File SA 2013-03.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve the developer's request to Extend the date by which the improvements are to be completed in the Residential Development Contract and Water and Sanitary Sewer Development Agreement to May 19, 2020 for the "Fenton's Corner" Subdivision, Township File SA 2013-03. The motion carried unanimously.*

**Consideration of accepting the Termination Agreement between BKTD, LLC and Buckingham Township for the "BKTD Tract", Township File SA 2017-02.**

*Mr. Forest made a motion, seconded by Mrs. Rash to accept the Termination Agreement between BKTD, LLC and Buckingham Township for the "BKTD Tract", Township File SA 2017-02. The motion carried unanimously.*

**Consideration of approving the developer's request to Extend the date by which the improvements are to be completed in the Residential Development Agreement to May 23, 2020 for "Sotter Hill - Lot 3", TMP 06-014-063-003.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve the developer's request to Extend the date by which the improvements are to be completed in the Residential Development Agreement to May 23, 2020 for "Sotter Hill - Lot 3", TMP 06-014-063-003. The motion carried unanimously.*

**Consideration of approving the additional Subdivision and Land Development Waiver request of Section 9.23.I - Runoff Pollution Control Standards for the "Swank Tract", Township File SA 2017-01.**

**Consideration of re-approving the "Swank Tract", Township File SA 2017-01, due to the previous approval being over 90 days ago, in order that record Plans may be signed. Consideration of approving the Residential Development Agreement, Deed of Dedication of Right of Way, Unilateral Declaration of Covenants, Easements and Restrictions, and Grant of Easements for the "Swank Tract", Township File SA 2017-01.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve the additional Subdivision and Land Development Waiver request of SALDO Section 9.23.I - Runoff Pollution Control Standards for the "Swank Tract", Township File SA 2017-01, to re-approve the "Swank Tract", Township File SA 2017-01, due to the previous approval being over 90 days ago, in order that record Plans may be signed, and to approve the Residential Development Agreement, Deed of Dedication of Right of Way, Unilateral Declaration of Covenants, Easements and Restrictions, and Grant of Easements for the "Swank Tract", Township File SA 2017-01. The motion carried unanimously.*

**Consideration of accepting the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to August 1, 2019, for "Penn's Purchase II", Township File SA 2018-04.**

*Mr. Forest made a motion, seconded by Mrs. Rash to accept the offer of Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to August 1, 2019, for "Penn's Purchase II", Township File SA 2018-04. The motion carried unanimously.*

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

**Consideration of approving Resolution #2391, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania Authorizing the Acquisition of a Conservation Easement Covering the Property Owned by BKTD, LLC, Being Bucks County, Pennsylvania, Tax Parcel Number 06-018-094.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve Resolution #2391, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania Authorizing the Acquisition of a Conservation Easement Covering the Property Owned by BKTD, LLC, Being Bucks County, Pennsylvania, Tax Parcel Number 06-018-094.*

Mrs. Rash explained this resolution approves permanently preserving a 57.68-acre property on New Hope Road, where a 2 lot subdivision had been proposed, but will now be only one preserved lot.

*The motion carried unanimously.*



**Consideration of authorizing the Township Solicitor to Advertise an Ordinance to Adopt Regulations for the Control of Bamboo.**

*Mr. Forest made a motion, seconded by Mrs. Rash to authorize the Township Solicitor to Advertise an Ordinance to Adopt Regulations for the Control of Bamboo. The motion carried unanimously.*

**Consideration of authorizing the Township Solicitor to Advertise an Ordinance to Adopt the International Code Council (“ICC”) 2015 Edition of the International Fire Code, (“2015 International Fire Code”) as the Fire Code of Buckingham Township Repealing Section 3 of Ordinance No. 94-03 of Buckingham Township and all other Ordinances and Parts thereof in Conflict with the proposed Ordinance.**

*Mr. Forest made a motion, seconded by Mrs. Rash to authorize the Township Solicitor to Advertise an Ordinance to Adopt the International Code Council (“ICC”) 2015 Edition of the International Fire Code, (“2015 International Fire Code”) as the Fire Code of Buckingham Township Repealing Section 3 of Ordinance No. 94-03 of Buckingham Township and all other Ordinances and thereof in Conflict with the proposed Ordinance. The motion carried unanimously.*

**Consideration of accepting the Collective Bargaining Agreement between Buckingham Township and Buckingham Township Police Benevolent Association dated 2019–2022.**

*Mr. Forest made a motion, seconded by Mrs. Rash to accept the Collective Bargaining Agreement between Buckingham Township and Buckingham Township Police Benevolent Association dated 2019–2022. The motion carried unanimously.*

**Consideration of approving the Land Development Waiver Request as submitted by Free Will Brewing Co., Peddler’s Village, TMP 6-15-7, Lot 47.**

*Mr. Forest made a motion, seconded by Mrs. Rash to approve the Land Development Waiver Request as submitted by Free Will Brewing Co., Peddler’s Village, TMP 6-15-7, Lot 47. The motion carried unanimously.*

**Consideration of approving a change to the Record Plan for Church School Estates, Township File SA 88-02, to Accommodate a Driveway onto Church School Road from Lot 17, when the plan called for the driveway to access Ruckman Way, for the purpose of minimizing the driveway disturbance at the request of neighboring property owners.**

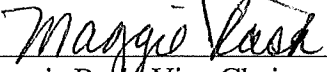
*Mr. Forest made a motion, seconded by Mrs. Rash to approve a change to the Record Plan for Church School Estates, Township File SA 88-02, to Accommodate a Driveway onto Church School Road from Lot 17, when the plan called for the driveway to access Ruckman Way, for the purpose of minimizing the driveway disturbance at the request of neighboring property owners. The motion carried unanimously.*

*Mr. Calderaio made a motion, seconded by Mrs. Rash to adjourn the meeting at 9:36 p.m. The motion carried unanimously.*

Approved by the Board of Supervisors on the 22<sup>nd</sup> day of May, 2019.

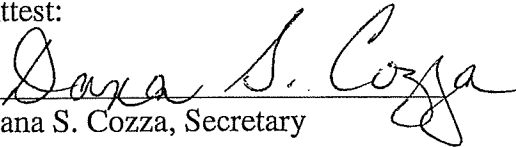
**Buckingham Township Board of Supervisors**

~~Jon Forest, Chairman~~

  
Maggie Rash, Vice-Chairman

  
Paul Calderaio, Member

Attest:

  
Dana S. Cozza, Secretary

*Minutes respectfully submitted by Lori Wicen.*

160210