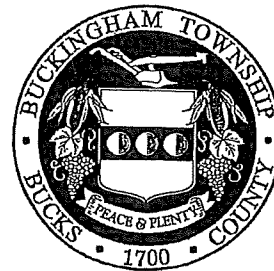


BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda December 11, 2019 6:00 p.m.

160210

6:00 p.m. Nonesuch Farm Market, York Road
TMP 06-010-227 & 06-010-218

Manager's Items

6:30 p.m. Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held December 11, 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
	Craig A. Smith, Esquire	Township Solicitor
	Tom Kelso	Township Water/Wastewater Consultant

The Work Session commenced at 6:00 p.m.

Nonesuch Farm Market, 4458 York Road, TMP 06-010-218 and 06-010-227

Mrs. Karen Yerkes explained with the growth of their farm market business, their greatest need at this time is larger kitchen space. She said the market itself is limited to 4,000 square feet, so they are now considering building across the street at the farm, within the non-preserved building envelope, to provide a building with adequate space for staff and a kitchen. Mrs. Yerkes explained the proposed plan is to remove a couple of the greenhouses and construct a building approximately 10,000 square feet in size.

Mrs. Cozza said the Zoning Officer and Fire Marshal had reviewed a summary of the proposal and they noted among items to be addressed would be the change in use of the property, required parking, the size of the building, the requirement of installing sprinklers, building on limestone and handicapped accessibility requirements. She suggested the Yerkes family meet with township staff to discuss the process that would be necessary to achieve their goal as it is more complicated than it first appears.

Mr. Calderaio asked if expansion of the existing market is out of the question, and Mrs. Yerkes said they would prefer not to as they like the size of the building and how it functions as a retail store, but they need more area to produce the products behind the scene. She said the market would remain the same size.

Mr. Scott Yerkes said he discussed their plan with Richard Harvey, Director of the Bucks County Agricultural Preservation Program, who had no problem with their plan to change structures within the curtilage of the preserved property.

Mr. Forest suggested that they draw up a sketch plan showing square footage of the proposed building and parking lot (number of spaces required per the zoning ordinance), also showing the greenhouses to be removed, and meet with the Zoning Officer and Fire Marshal to determine what variances may be required. They may then need to submit an application to the Zoning Hearing Board, and proceed from there.

The Yerkes family thanked the Board for their direction and support.

Wycombe Train Station – Proposed Library

Mrs. Cozza said a resident of Wycombe Village let the township know that he had built a little library in the shape of a caboose and proposed installing it at the Wycombe Train Station. She said another resident had called who liked the idea, but wanted to be sure it was not physically attached to the train station. The Board agreed it cannot be attached to the historic building, and agreed if it was on an individual pole it would be fine to install on the property; however, if they want it near the garden area the person needs to get permission by the villagers who care for the garden to place it there.

Holden Properties, Fell Road & Church School Road, TMP 06-004-066 and 06-004-066-002

Mrs. Cozza explained that Mr. Holden, who owns parcels on Fell and Church School Road, would like to meet with the Board to discuss a change to the house location as designated on a plan that was approved many years ago with development rights:

The Board agreed that more information is required in order to discuss the proposal. Mrs. Cozza said Mr. Holden was interested in attending a January work session for discussion. Mr. Smith suggested more information regarding the development rights may be found within the recorded deed as referenced on the plan by book and page.

6:30 p.m. The Board retired into Executive Session to discuss police and real estate related litigation matters with the Township Solicitor.

7:30 p.m. The work session was adjourned.

8:22 p.m. The work session continued.

Vehicle Camera's

Chief Gallagher and Lieutenant Landis were present to provide the Board with more information on police vehicle license plate reader cameras as previously discussed during budget work sessions.

Discussion was held on the cost of the hardware, installation fees, maintenance fees, life expectancy, proposed use and potential grant availability through Bucks County.

EAC Proposed Bylaws

Mrs. Rash said as the Boards' liaison to the Environmental Advisory Commission, she was asked about their proposed bylaws. Mrs. Rash advised the EAC they were formed under a resolution, and the proposed bylaws basically repeat the resolution. She reported the EAC would like to have a Facebook page, and Mrs. Cozza suggested we start by posting their articles on the EAC's page on the township website.

Mrs. Rash said the EAC suggested the township's tree ordinance needs to be strengthened, and Mr. Gray pointed out there are provisions in the Subdivision and Land Development Ordinance for new development, and there are provisions in the Zoning Ordinance as well. Mr. Smith stated that forestry is a protected activity by the state and the Township may be preempted from legislating in this area in certain ways.

Clark Property, Burnt House Hill Road (aka Fergusson Tract / Pine Crest Farm, Township File SA 2010-03)

Mr. Smith said he had received a call from Mr. Ed Murphy, representing the Clark's on a request. Mr. Gray explained the request made by the Clarks is that if allowed to continue maintaining the meadow and mowed areas as they currently are doing, which is not in compliance with the conservation easement and resource protection areas as recorded on the plan, they would be willing to forfeit the opportunity to develop lot 3. Mr. Smith pointed out the Fergusson's previously owned the property and made the original agreement, and then the Clark's purchased all of the lots. The Board agreed to discuss the concept further during a January meeting.

Inclusive Playground

Mrs. Cozza said she and Mr. Calderaio met with State Representative Meghan Schroeder recently to discuss possible grants for the development of the inclusive playground. She said a master plan is required in order to apply for a construction grant. Mrs. Cozza explained a grant may require a steering committee, proposals, professional services, public meetings, and a survey or other public outreach. Mrs. Cozza said a grant could be used as a guideline, however she added they do take time.

Mr. Forest said the township has accumulated several catalogues with the playgrounds already planned out. Mr. Calderaio agreed, and said the playground companies usually have their own planning personnel. Mr. Gray suggested a park planner would be helpful to coordinate the project.

Mrs. Rash offered to assist in writing a proposal for the plan, which could then be used to form a committee, and then present it to the public. Mr. Calderaio said he already has people committed to donating funds. Mr. Smith said donations must have a separate bank account from the township, and recommended setting up a 501c3 corporation. He also explained that if the money is from a separate 501c3 qualified non-profit corporation and not township taxpayer's monies, the project does not require bidding and may avoid paying prevailing wages.

9:40 p.m. The Board retired into Executive Session to continue the discussion of police and real estate related litigation matters with the Township Solicitor.

10:30 p.m. The work session was adjourned.

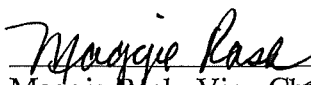
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Approved by the Board of Supervisors on the 6th day of January, 2020.

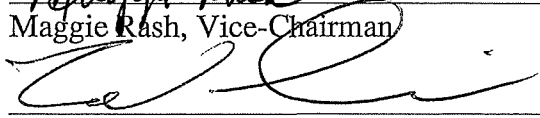
Buckingham Township Board of Supervisors



Jon Forest, Chairman

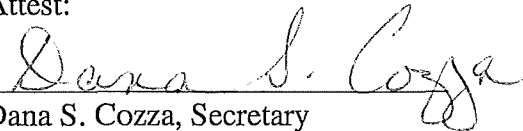


Maggie Rash, Vice-Chairman



Paul Calderaio, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.