

BUCKINGHAM TOWNSHIP

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

Website - www.buckinghampa.org



BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda October 28, 2020 6:00 p.m.

6:00 p.m. Sketch of Minor Subdivision Plan - Ash Mill Road, TMP 6-14-62

6:30 p.m. Budget

7:15 p.m. "Ready for 100" Proposed Resolution – Environmental Advisory Commission

Manager's Items

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held October 28, 2020 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
Not Present:	Tom Kelso	Township Water/Wastewater Consultant
	Luke Rosanova	Bucks County Planning Commission

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

Sketch of Minor Subdivision Plan - Ash Mill Road, TMP 6-14-62

Mr. Ed Murphy, Wisler Pearlstine, LLP and Mr. Greg Glitzer, Gilmore & Associates, were present to discuss the status of property on Ash Mill Road for which Mr. and Mrs. Roux have entered into an agreement of sale with Central Bucks School District, and the companion agreement with Buckingham Township for preservation.

Mr. Roux thanked the Board for their support and said they were excited to preserve historic open space and the views.

Mr. Murphy explained the project includes approximately 50 acres as the subject of agreement of sale, with approximately 20 acres already preserved (along Route 202), by an easement held by Heritage Conservancy. Mr. Murphy said approximately 30 acres remains for preservation and is the subject of an agreement to do so with the Township.

Mr. Murphy said the agreement of sale for a conservation easement with the Township has the following conditions:

- 1) Property may be subdivided to carve out a lot where the existing ranch home is located.
- 2) The agreement permits the conveyance of a part of the property to an adjacent property owner who has requested to acquire a portion of the property in order to acquire open space. Mr. Glitzer explained the property owner's parcel includes the preserved parcel within Foxbriar/Stone Ridge, and runs all the way to Street Road. He said the Foxbriar parcel has like protections to those which are contemplated for the subject parcel. Mrs. Rash asked if that was the property with the proposed country inn, and Mr. Smith replied yes, it is owned by the same owner and adjoins the concerned parcel, but is a separate tax parcel.

Mr. Glitzer explained the proposed subdivided lot with the existing house, presently falls under a rural residency exemption for the septic system, however executing the subdivision breaks that covenant, so testing and installation of a new septic system would be required prior to recording a subdivision plan. Mr. Forest asked if the existing system is failing, and Mr. Murphy said no. However it was installed 50-60 years ago, and the Bucks County Department of Health requires it be brought up to code. Mr. Murphy acknowledged that the Agreement of Sale for a Conservation Easement between the Township and Roux provides for a two acre lot but asked whether the lot could be larger based on respecting natural boundaries and inclusion of the septic system. Mr. Glitzer said the lot may be end up being two to four acres in size. Mr. Clow, prospective purchaser of the subdivided lot, was present.

Mr. Smith asked if they planned to provide for stormwater management on the subdivided lot as that roadway intersection is known for stormwater issues. Mr. Roux said he was aware and had pictures of a microburst event from last summer.

Mr. Smith explained that the proposal is when Mr. and Mrs. Roux purchase the property from Central Bucks School District, a conservation easement will be placed upon the property, and will contemplate that they have the ability to subdivide the proposed lot with the rancher house. Mr. Murphy added it also includes the prospect of the Caves purchasing some open space adjacent to their property with the knowledge it will be preserved open space (including some woodlands) at the time of purchase, and not for building purposes. Mr. Murphy also said that Central Bucks School District asked to be a co-easement holder for the property being preserved by the Rouxs and the Township agreed.

Mr. Forest confirmed that the viewshed from Route 202 would be preserved under the Heritage Conservancy agreement. Mr. Smith said that Heritage Conservancy has informally offered that the township may want to hold the preservation easement for the entire property.

Mr. Murphy confirmed that Mr. and Mrs. Roux reside in a separate house across Holicong Road, and want to preserve their view with no intention to build on the property.

The Board was amenable to the concept increasing the subdivided lot from 2 to up to 4 acres as proposed.

Budget

Mrs. Pistory, Director of the Finance Department, was present to discuss financing options for the Water and Wastewater Facility under construction, specifically taking a loan versus issuing bonds. She suggested a 20 year term loan with a fixed interest rate of 1.225%. The Board agreed with Mrs. Pistory's suggestion.

6:45 p.m. The Board retired into Executive Session to discuss personnel matters and potential litigation.

7:00 p.m. The Work Session continued.

“Ready for 100” Proposed Resolution – Environmental Advisory Commission

Ms. Andrea Strout and Mr. Donald Robb represented the Environmental Advisory Commission to discuss the “Ready for 100” draft resolution. Ms. Strout said that after reviewing the changes that were proposed by the township; the EAC feels that the language is foundational to the resolution so that the township can move towards 100% renewable energy according to the timelines that are established. Ms. Strout felt it important to make sure the township residents understand the rationale of why this must be done, including the cost of potential tax consequences if it is not done requiring expenditures to harden infrastructure by using paving materials designed to stand up to higher temperatures, and other items that need addressed due to extreme weather conditions. Mr. Robb said the resolution needs to emphasize to the stakeholders (residents) the idea that costs to them will be greater if we do less.

Mrs. Cozza said historically the township has been blamed for the school districts taxes, and said the board was hesitant to alarm the residents about any increased taxation. Ms. Strout said the point is that it will cost less to make the recommended changes rather than to react at a later date.

Various word revisions were discussed from the original resolution presented from the EAC as tweaked by township staff, with the general concept of the resolution unchanged.

Mr. Smith noted that the changes being discussed were part of the “Whereas” clauses, which, in resolutions, is considered precatory and not part of what is being resolved.

Mr. Calderaio stated that he is onboard with the goal of the resolution, and wants the language to be positive within the resolution. Mr. Forest said he was in support of the resolution as revised. Mrs. Rash was also in favor of the resolution.

It was agreed the resolution as drafted would be considered for approval during the Board of Supervisors business meeting this evening.

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

8:14 p.m. The Work Session resumed.

Victim Specialization Unit (VSU).

Mrs. Cozza informed the Board that the Central Bucks Regional Police Department received a grant for a Law Enforcement Based Victim Specialization Unit (VSU). She said the grant pays for a 3-year period to provide specialists solely dedicated to assisting

victims of crimes in their jurisdictions. She said the Central Bucks department listed Buckingham Township and Plumstead Township as partners in their grant application in order to have the necessary number of participants. Mrs. Cozza said Buckingham Township residents will benefit from the program.

Buckingham Forest / Windsor Square Roundabout Maintenance

Mr. Calderaio reminded the Board a few months ago they discussed maintenance issues of the island within the roundabout between the Buckingham Forest and Windsor Square developments. He said neighboring residents have since volunteered to care for it. The neighbors discussed perhaps adding a 3' apron of concrete around the edges to decrease the area to be maintained, placing the concrete at an angle for emergency services to cross over if needed, and planting some evergreen bushes in the center with mulch to keep it simple. He said the residents agreed if the township were to make the improvements, they would maintain the area.

Mr. Smith asked how is the township sure the residents will maintain the improvements, and suggested an agreement be signed.

Mr. Calderaio said it's a difficult situation that was created by a previous board's decision, and was not the residents' fault.

Mr. Gray said the proposed improvements may cost approximately \$10,000. Mr. Forest said that is less than if the township were to pave/concrete the entire area, but added he would like to see a true proposal of cost for the improvements as proposed by Mr. Calderaio before making a decision. Mr. Gray suggested that planting the island with grass would be less maintenance for the residents than installing plantings and mulch, which would require weeding and periodic mulching. Mrs. Rash agreed with the idea of planting grass and maybe a small tree.

Mr. Calderaio said he would let the residents involved know the Board's thoughts to see if they would agree to maintain the area.

Campbell Tract, Township File SA 2001-18

Mr. Gray reported that in following up from the previous Board of Supervisors meeting, where it was agreed to contact the developer of the "Campbell Tract" in an attempt to resolve the final outstanding matters prior to pulling the bond, and to provide them with an extension to their subdivision development agreement to November 1, 2020, he had been unsuccessful in receiving a response. Mr. Smith suggested that a letter be sent to the developer providing them with the five-day notice per the development agreement, and then to pull the bond if there is no response.

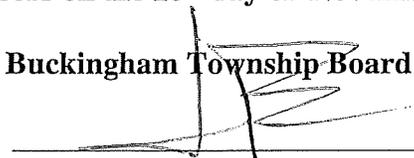
Zoning Ordinance Revisions

Mr. Smith requested the Board of Supervisors authorization to proceed in the preparation of revisions to the Zoning Ordinance, including lighting in the Institutional Zoning Districts. Mrs. Rash stated she is not in favor if the township parks were included. Mr. Calderaio and Mr. Forest also said they were not in favor of the changes.

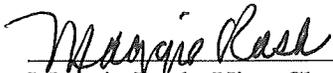
9:00 p.m. The Board retired into Executive Session to discuss OOR ongoing litigation.

Approved by the Board of Supervisors on the 18th day of November, 2020.

Buckingham Township Board of Supervisors



Jon Forest, Chairman

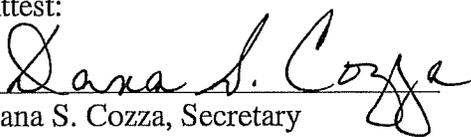


Maggie Rash, Vice-Chairman



Paul Calderaio, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.

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