

BUCKINGHAM TOWNSHIP

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BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

AGENDA

FEBRUARY 24, 2021

19086

Call to Order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements
3.
 - a. Consideration of approving Payment Request No. 5, to JBM Mechanical Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - Mechanical Contract**, in the amount of \$14,580.00.
 - b. Consideration of approving Payment Request No. 6, to Premier Builders, Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - General Contract**, in the amount of \$75,773.70.
 - c. Consideration of approving Payroll for the weeks ending January 31, 2021 and February 14, 2021, and the Bill List for the meeting of February 24, 2021.
4. Consideration of approving draft Supervisor's Minutes of the January 27, 2021 Work Session and January 27, 2021 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of recommending Preliminary/Final Approval of the "**Paxson Tract (Roux)**", Preliminary/Final Plan of Lot Line Change and Minor Subdivision Plan dated 1/15/21, Township File SA 2021-01, Tax Map Parcels 6-14-62 and 6-14-53, located along Ash Road, 2 lots, 84.993 acres, located in the AG-2 Zoning District, with an initial 90-day review period expiration date of May 4, 2021.
7. Consideration of approving the Buckingham Township Land Preservation Program Second Addendum to Agreement of Sale of Conservation Easement between Vincent G. Roux and Annette T. Kelley and Buckingham Township.
8. Consideration of approving Resolution 2021-01, a Reimbursement Resolution.
9. **PUBLIC HEARING:** Consideration of approving Ordinance 2021-01, An Ordinance which Authorizes the Sale and Issuance of Buckingham Township's General Obligation Bonds, Series A and B of 2021.
10. Additional Business / Manager's Items:

- Consideration of authorizing the Township Manager to advertise the 2021 Road Improvement Project Bid.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was duly advertised and held February 24, 2021 electronically pursuant to Act 15 of 2020 via the Zoom application due to the current State and Federal regulations in place from the COVID-19 pandemic.

Present:	Jon Forest	Chairman
	Paul Calderaio	Vice-Chairman
	Maggie Rash	Member
	Dana S. Cozza	Township Manager
	Daniel Gray	Township Engineer
	Craig A. Smith, Esquire	Township Solicitor
	Luke Rosanova	Bucks County Planning Commission

Not Present: Gary Weaver Township Water/Wastewater Consultant

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

PUBLIC COMMENT

No Activity.

BOARD'S ANNOUNCEMENTS

Mr. Forest announced the Work Session this evening had been cancelled, however the Board of Supervisors held an Executive Session prior to the beginning of the business meeting for the purposes of discussing potential Zoning litigation and real estate conservation easement purchase offers.

Mr. Calderaio expressed his gratefulness to the new Director of Public Works, Eric Hinz, and the township staff for doing a great job clearing the roads during the recent snowstorms. Mrs. Rash warned everyone to watch out for potholes on the state-maintained roads.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 5, to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract, in the amount of \$14,580.00.

Consideration of approving Payment Request No. 6, to Premier Builders, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$75,773.70.

Mr. Forest made a motion, seconded by Mrs. Rash, to approve:

- Payment Request No. 5, to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract, in the amount of \$14,580.00, and*
- Payment Request No. 6, to Premier Builders, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$75,773.70.*

The motion carried unanimously.

Consideration of approving Payroll for the weeks ending January 31, 2021 and February 14, 2021, and the Bill List for the meeting of February 24, 2021.

Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payroll for the weeks ending January 31, 2021 and February 14, 2021, and the Bill List for the meeting of February 24, 2021 in the total amount of \$1,167,111.32. The motion carried unanimously.

Consideration of approving draft Supervisor's Minutes of the January 27, 2021 Work Session and January 27, 2021 Regular Business Meeting.

Mr. Forest made a motion, seconded by Mrs. Rash, to approve, as most recently presented, the draft Supervisor's Minutes of the January 27, 2021 Work Session and January 27, 2021 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 accept for inclusion in the Township records the various Departmental Minutes and Advisory Body Minutes. The motion carried unanimously.

Consideration of recommending Preliminary/Final Approval of the "Paxson Tract (Roux)", Preliminary/Final Plan of Lot Line Change and Minor Subdivision Plan dated 1/15/21, Township File SA 2021-01, Tax Map Parcels 6-14-62 and 6-14-53, located along Ash Road, 2 lots, 84.993 acres, located in the AG-2 Zoning District, with an initial 90-day review period expiration date of May 4, 2021.

Ed Murphy, Esquire, Mr. Greg Glitzer, and Ron Monkres of Gilmore & Associates, were present along with Annette and Vince Roux, applicants.

Mr. Murphy described the steps taken since appearing before the Board of Supervisors last year. He said in mid-June Mr. and Mrs. Roux signed an agreement with the Central Bucks School District to purchase the property, and have signed an agreement with Buckingham Township and the Central Bucks School District to preserve the remaining lands not already held under an easement by Heritage Conservancy. Mr. Murphy said that following preservation, approximately 9.5 acres of the land will be sold to the adjacent hotel/B&B property owners, for annexation to them for use as open space.

Mr. Murphy said the Buckingham Township Planning Commission reviewed and recommended preliminary/final approval of the plan subject to compliance with township consultant review comments.

Mr. Murphy said that since the previous meeting with the Board of Supervisors, the rancher home lot has received a permit from the Bucks County Department of Health for a septic system and replacement area, and the proposed lot size was reduced to 3.1 acres from 4 acres.

Mr. Smith noted that the recorded plan for Stoneridge shows a deed restricted open space / preserved open space over TMP 06-14-53, however, the township cannot locate a recorded easement and such an easement needs to be recorded or, if recorded, proof thereof needs to be provided to the Township prior to Roux conveying what will be 9.5± conserved acres to the neighboring Cave (Stoneridge) property. Mr. Cave, the property owner, was present and said he would discuss this with his attorney.

Mr. Smith also noted that once the 3.1-acre lot (the rancher house) is subdivided from the larger tract, that will create a preserved parcel without an attached residence contrary to Township policy when preserving land. He said the Township would require merging the preserved lot with the Roux's lot across the street, to link the property to a lot with a residence, so that it cannot be sold in the future as a sterile lot without an associated residence.

Mr. Glitzer pointed out they had requested a waiver of the 50' perimeter landscaping buffer. He also said they are working on language with the township engineer regarding existing site distance of the existing driveway at the rancher house. Mr. Murphy said they have no proposal or desire to relocate the driveway to meet collector road requirements as it would run through the conserved area, and he suggested this could be recorded as a plan notation. Mr. Forest said this plan deals with an existing lot which is being subdivided for agricultural preservation and he appreciates that Mr. Glitzer and Mr. Gray will work it out. Mr. Forest said he was confident both safety and preservation interests could be accommodated by the engineers, and Mrs. Rash agreed.

Ms. Strout, Mill Road, said with the lack of paperwork on the Stoneridge parcel conservation easement, does the township know what is happening there now on the tract, and what kind of plant life will be preserved? Mr. Forest replied that when the Foxbriar subdivision was created, the plan required that a deed restriction be placed on the open spaces to prevent future non-open space use and prevent the use of the open space for buildings and other structures. Mr. Forest said they (the Caves) plan to turn the old stone home into a bed and breakfast, and merge it with the Foxbriar open space and part of the land we are here about tonight. Mrs. Rash said the property is mostly wetlands, so not much can go on there. Mr. Glitzer mentioned the farmhouse is presently on a separate tax map parcel.

Ms. Smith, Holicong Road, asked about the plan showing the wetlands coming to an abrupt halt at a red line. Mr. Glitzer said the wetlands follow the tributary into the woods, and they will clean up the plan documentation.

Mrs. Fink, Pin Oak Drive, added that she is concerned about the wetlands not being delineated and not protected in the future, and also wondered how it will be monitored. She is concerned about a

farmer spreading environmental toxins that runoff into the creek. Mr. Murphy said that the Bucks County Conservation District will be meeting with Mr. and Mrs. Roux onsite to identify specific areas and implement appropriate safeguards in a conservation plan as required in the township's conservation easement. Mrs. Rash explained the township also has a contract with Heritage Conservancy to monitor the preserved properties with a cycle of inspections.

Mr. Forest made a motion, seconded by Mr. Calderaio to grant Preliminary/Final Approval of the "Paxson Tract (Roux)", Preliminary/Final Plan of Lot Line Change and Minor Subdivision Plan dated 1/15/21, Township File SA 2021-01, Tax Map Parcels 6-14-62 and 6-14-53, located along Ash Road, 2 lots, 84.993 acres, located in the AG-2 Zoning District, subject to:

- 1. Compliance with all the comments in the February 1, 2021 Knight Engineering, Inc. review letter; subject to those waivers requested by Applicant and as hereby granted by the Board of Supervisors, from certain provisions of the Township Subdivision and Land Development Ordinance.*
- 2. Compliance with all the comments in the January 25, 2021 Landscape Review Consultants' review letter.*
- 3. Compliance with all the comments in the February 2, 2021 Bucks County Planning Commission review letter.*

The Township Solicitor was directed to prepare the written approval as required by the MPC. The findings, terms and conditions of that written approval, read as complimentary to these minutes, shall be controlling.

Consideration of approving the Buckingham Township Land Preservation Program Second Addendum to Agreement of Sale of Conservation Easement between Vincent G. Roux and Annette T. Kelley and Buckingham Township.

Mr. Forest made a motion, seconded by Mr. Calderaio to approve the Buckingham Township Land Preservation Program Second Addendum to Agreement of Sale of Conservation Easement between Vincent G. Roux and Annette T. Kelley and Buckingham Township. The motion carried unanimously.

Consideration of approving Resolution 2021-01, a Reimbursement Resolution.

Mr. Forest made a motion, seconded by Mrs. Rash to approve Resolution 2021-01, a Reimbursement Resolution.

Mr. Smith explained this resolution provides that the money the township is paying before the bond gets funded for capital items that the bond issue is intended to fund, such as the new Water and Wastewater Facility Operations Center, can be paid back from the bond proceeds.

The motion carried unanimously.

PUBLIC HEARING: Consideration of approving Ordinance 2021-01, An Ordinance which Authorizes the Sale and Issuance of Buckingham Township's General Obligation Bonds, Series A and B of 2021.

Mr. Forest called the Public Hearing to order at 8:17 p.m.

Mr. Wolf, Boenning & Scattergood, Inc., explained that this is the final step in the bond process, and once the ordinance is approved, he as the underwriter, will be authorized to sell the bonds at the right time to get new money for the new Water and Wastewater Facility Operations Center and to refund outstanding open space bonds that can be, essentially, refinanced at a lower rate. Mr. Wolf said the township has done this before, in 2012, when the refinancing concept was much newer.

Mr. Anderson, the Township Bond Counsel with Taylor English Duma LLP, added that the ordinance approves the bond transaction with parameters, but no formal pricing at this time. He explained that Mr. Wolf will watch the market and will choose the right day to lock in the best price. Mr. Anderson said the township must agree on the price before it is locked in.

Mr. Forest asked whether there were any questions or public comment concerning the pending ordinance and there was none.

Mr. Forest closed the Public Hearing at 8:26 p.m.

Mr. Forest made a motion, seconded by Mrs. Rash, to approve Ordinance 2021-01, An Ordinance which Authorizes the Sale and Issuance of Buckingham Township's General Obligation Bonds, Series A and B of 2021. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER'S ITEMS

Consideration of authorizing the Township Manager to advertise the 2021 Road Improvement Project Bid.

Mr. Forest made a motion, seconded by Mrs. Rash to authorize the Township Manager to advertise the 2021 Road Improvement Project Bid.

Mrs. Rash read the list of roads scheduled for improvements this year:

- Daystar Drive
- Bridle Court
- Jennifer Court
- Sundance Court
- Melissa Court
- West Oak Court
- East Oak Court
- Graystone Drive
- Rosewood Drive
- Mill Road (Mechanicsville to Church Road)

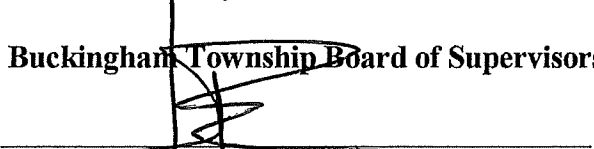
- Edgehill Road

The motion carried unanimously.

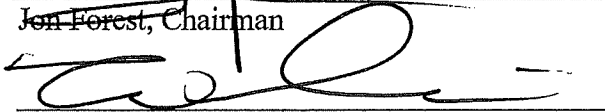
Mr. Forest made a motion, seconded by Mr. Rash to adjourn the meeting at 8:36 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 24th day of March, 2021.

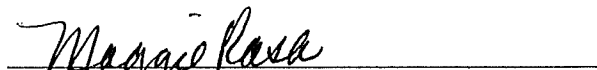
Buckingham Township Board of Supervisors



Jon Forest, Chairman




Paul Calderaio, Vice-Chairman



Maggie Rash, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.