

**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)



19086

**BUCKINGHAM TOWNSHIP**  
**Board of Supervisors**  
**Work Session Agenda**  
**March 24, 2021**  
**6:00 p.m.**

This meeting will be held in the Buckingham Township Building. Please wear a facemask and observe social distancing protocols.

~~6:00 p.m. "McKee Development" Alternate Sketch of Major  
 Subdivision Plan dated 3/9/2021, Township File SA 2020-01~~

~~6:45 p.m. Manager's Items~~

~~Executive Session~~

CORRECTION BY LORI WICEN:

- 6:00 P.M. Executive Session
- 6:30 P.M. Manager's Items
- 6:45 P.M. "Total Skills Sports Facility",  
4210 Burnt House Hill Road, TMP 6-14-15-1
- 7:15 P.M. Environmental Advisory Commission Candidate - Jim Walter

**Buckingham Township Board of Supervisors**  
**Work Session**  
**Minutes**

The work session of the Buckingham Township Board of Supervisors was held March 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
	Gary Weaver	Township Water/Wastewater Consultant

Not Present: Luke Rosanova Bucks County Planning Commission

*6:00 p.m. The Work Session commenced with an Executive Session to Agreement of Sale issues concerning the CBSD tract on Ash Mill Road, settlement issues concerning the DiGirolomo tract and the Sikorski tract potential land preservation.*

*6:30 p.m. The regular Work Session commenced.*

**Park and Recreation Summer Activities**

Mrs. Cozza said in planning upcoming events and summer activities, she wanted to provide the Board with an update on the following items:

- Town & Country Players. Mrs. Cozza said the township could book 2-3 shows, including one for children, to be held outside at one of the township parks. She said the township would buy out the shows, and the public could attend free, however donations would also be accepted. Mrs. Cozza said in talking with Town & Country Players they had requested that a food truck be present at the events. The Board was in favor of supporting the local non-profit organization and considered this to be a recreation/entertainment event that would be available to Township residents.
- Summer Concerts. Mrs. Cozza suggested a reduced schedule of July concerts at Hansell Park, with no rain location.
- Private group activities. Mrs. Cozza said several private groups are renting the park pavilions to hold performances such as dance recitals and theatrical events due to indoor COVID restrictions.

**“Total Skills Sports Facility”, 4210 Burnt House Hill Road, TMP 6-14-15-1**

Ms. Kimberly Freimuth, Fox Rothschild LLP, was present on behalf of “Total Skills”, to discuss the property located at 4210 Burnt House Hill Road, owned by Johnny Enterprises. Ms. Freimuth said Mr. Al Maio was present on behalf of Johnny Enterprises, and currently operates “Sportswear Plus”, a business on the property operating as a manufacturing use for clothing with a small retail area. She explained Mr. Maio plans to

19086

operate the business for 7 more years until he reaches retirement age, and in the meantime is entering a lease/purchase agreement with Total Skills who propose to construct a new addition(s) to the existing structure and operate an indoor athletic club in conjunction with Sportswear Plus until Mr. Maio retires. Ms. Freimuth said Scott Mill and Jeremy Philo of Kramer Marks Architects have prepared a rendition of the proposed addition(s). Ms. Freimuth said she plans to file an application with the Zoning Hearing Board to request a variance in order for the two proposed uses to operate on the same property for the 7-year period, and will also submit a Land Development application to the township.

Mr. Ryan Owen, representative for Total Skills, explained that he is one of the eight co-founders/partners of Total Skills, which engages in the teaching/coaching of baseball, basketball and lacrosse skills. The enterprise also has “backoffice” finance/marketing tech, sales and operations partners. Mr. Owen said they are a well-capitalized business looking to expand. Mr. Owen explained the business currently operates out of the Good Stuff Thrift building on Old Easton Road, but the building cannot service the demand. He said they rent various gyms in the area for their athletic events, with 17 teams currently under their umbrella. Mr. Owen said he has partnered with Al Maio of Sportswear Plus for a decade to provide sportswear for the teams. Mr. Owen said the building is being scaled to provide a headquarters at both the regional and national level, and will bring in significant income to the township.

Mr. Mills displayed the proposed plan on the screen, and explained the orientation of the 6.4-acre property: fronting onto Burnt House Hill Road, 400’ southeast of the Landisville Road intersection. He detailed the surrounding property uses, and stated this project will provide a nice transition between residential and more intense industrial uses. Mr. Mills said the existing building is approximately 9,000 square feet with a pole barn and modular trailers, and parking for 29 cars accessing Burnt House Hill Road. He said there is an existing sidewalk connecting the adjoining property, and a stormwater management basin as approved on the 1985 plan. Mr. Mills said there is a hedgerow / tree row qualifying as forest at the rear, with secondary growth. However, most of the trees are pear trees that are non-native.

Mr. Mills displayed the plan showing the proposed 13,400 square foot building to be constructed as an addition to the front of the existing building, stating it complies with side and rear setbacks. He said they calculated adding 39 parking spaces, making a total of 68 parking spaces, depending on the engineering of the stormwater management and planned at-grade basin. Mr. Mills said they would not be requesting relief to exceed the amount of permitted impervious surface. Mr. Mills said a path could be provided to connect to the Bucks County Airport Authority/Buckingham Township property known colloquially as the Young-Heffernan tract.

Mr. Smith asked if they are only seeking a variance to permit the second use. Ms. Freimuth confirmed that both uses are permitted, but they would need a variance to operate both of them on the same property for the short-term period,

Mr. Jeremy Philo described the interior of the planned building saying it is mainly a one floor building with an existing 9,000 square foot space to be used as a full-size regulation basketball court (or 2 practice courts), with the addition to contain a 13,400 square foot area as a large open space for baseball, and a mezzanine area of 3,000 square feet for additional training space. Mr. Philo said there will be an entry vestibule elevator and stairs up to the mezzanine. In the future when the existing building is available and incorporated, it will feed off the same entry. Mr. Philo said the new building will screen the older existing building and the modular trailers and will comply with zoning height regulations of 35'.

Mr. Gray suggested the applicant may want to confirm with the Landscape Review Consultants the classification of forest and successive growth, just to be sure that zoning relief is not required. He also questioned the circulation of parking in the rear of the building, but said that and other items would be addressed during the Land Development process. Ms. Freimuth said it was good to address these items prior to plan submission.

Mr. Gray said if they intended to illuminate the building at night, they would need zoning relief. Mr. Philo said they only plan to have standard security lighting as required by code. Mr. Calderaio said as the property has homes across the street, that lighting types such as a yellowish hue with diverters could be considered rather than a white light reflecting upward, and he also suggested a type of sign and foliage in front that will complement the neighborhood.

Mr. Robb, Indian Walk, asked if they had screening from the road? Mr. Mill said there are currently street trees lining Burnt House Hill Road, and they would work with the township through the Land Development process to comply with any additional requirements. Mr. Robb also said he hoped the vegetation was far enough into the property not to interfere with electric lines.

Mr. Calderaio asked about the hours of operation, and Mr. Mill said it would be open after school to approximately 9 p.m. He said Mr. Maio's current business operates from 6:00 a.m. to approximately 1:00 p.m.

Mr. Mill added it will be more of a training facility and will not be used to host tournaments, although there may be an occasional game with approximately 25 kids and their parents.

#### **Environmental Advisory Commission – Jim Walter**

Mr. Walter was present to meet the Board of Supervisors regarding his interest in joining the Environmental Advisory Commission. Mr. Walter said he is trained as a chemical engineer and worked in the agricultural chemical industry for 35 years, having been retired for 6 years. Mr. Walter said he is a "master gardener", and is involved with the county in water projects, green bank restorations, and answers questions from county residents through a master gardener email account.

Mrs. Rash said as liaison to the Environmental Advisory Commission, she was present at the two meetings Mr. Walter attended, and asked what he would like to see the Environmental Advisory Commission focus on. Mr. Walter replied he would like to focus on reforestation, planting trees in the township to replace the lost ash trees and riparian buffers. Mr. Walter said there are many grant programs available through the state and country to fund such projects; adding that he has previously written two grants.

Mrs. Cozza asked if Mr. Walter had researched organic farming, and Mr. Walter said yes, and recommended use of bio-pesticides.

The Board agreed to add consideration of appointing Mr. Walter to the Environmental Advisory Commission during this evening's business meeting.

### **Sycamore Hollow Farm, Township File SA 2010-01**

Mr. Smith updated the Board saying that lots 1 and 2 have been sold on the Sycamore Hollow Farm project, and he has the development agreements near completion if the Board would care to consider approving them this evening. Mr. Smith explained the agreement has the original property owner as the developer/builder who will post escrows and insurance, with the new property owners identified who must also sign the agreements. Mr. Smith said an indemnity agreement from the developer/builder accompanies the development agreements. Mr. Smith advised that the original conservation easement will need to be amended to reflect the building envelope relocation as previously approved by the Board of Supervisors.

Mrs. Cozza suggested that due to the timing of the agreements being completed, the Board consider authorizing the township manager to execute the agreements on the Board's behalf. The Board agreed to add this item to this evening's agenda.

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

*The Work Session recommenced at 8:36 p.m.*

### **Police Locker Room**

Mrs. Cozza reported that the police locker room renovation is in process and there is a Purchase Order for the Board to consider signing to cover items including the \$11,000 lockers and other ADA compliant items. Mrs. Cozza said that the total project estimate is \$38,600.00, and that \$35,000.00 was budgeted.

### **Request for Street Light in Fireside Development**

Mrs. Cozza said the township had received a request to install a street light in the center of West Long Lane in the Fireside development. She explained this is not at an intersection, and that electricity would need to be run to the light. Mr. Forest asked if the Homeowners Association was going to pay for the fixture and the installation, and Mrs. Cozza said she didn't think so. The Board discussed the precedent that would be set if

each development was granted permission to install as many street lights as they wanted. Mr. Gray noted there are lights at each entrance for safety purposes, which were approved in the subdivision process.

### **Various Road Concerns**

Mrs. Cozza said that Wrightstown Township requested that Buckingham Township join them in requesting a traffic study from PennDOT for Township Line Road, which is the township border with Wrightstown. Mrs. Cozza said her concern would be that PennDOT may raise the speed limit instead of decreasing it. The Board shared her concern and decided not to join in the request.

Mr. Forest noted that many of the state-maintained roads are full of potholes and that everyone should drive carefully. Mrs. Cozza said there is a list of the state-maintained roads on the township website, and advised residents to call 1-800-POTHOLE to report potholes. She said the township also calls PennDOT to report potholes as calls are received from residents.

Mrs. Cozza said occasionally the township receives a call requesting the limitation of trucks using jake brakes due to the noise, and this spring has received such a request for the area of Route 413 from Paist Road heading towards Anderson Road. The Board agreed that in that specific area, for safety reasons they would not agree to limit the use of jake brakes.

### **America Rescue Plan Act**

Mrs. Cozza said she had attended a conference regarding the use of money available per the America Rescue Plan Act, for which The Intelligencer recently reported that the township could receive approximately two million dollars (\$98 per citizen). She said the money is very specific in its use, and may be used for water, sewer and broadband projects that would benefit the greatest amount of people. Mrs. Cozza said the guidelines were not yet available, but the township could receive ½ the money this year, and ½ next year. Mr. Calderaio asked if it could be used to benefit volunteer emergency services in order to benefit all of the residents. Mrs. Cozza said she would keep the Board posted as information was provided.

### **Buckingham Township Police Report 2020**

Mrs. Rash said she had read the Buckingham Township Police Department Annual Report for 2020 and commended Chief Gallagher on producing such a good report.

### **Natural Lands Trust Open Space – Holicong Road / Route 413**

Mrs. Rash said that Mr. Trycieki who has farmed the preserved open space for Natural Lands Trust at Holicong Road and Route 413 for many years, had received a letter saying they did not want to renew the farming lease because their mission is to promote natural

habitats, rather than farming. Mrs. Rash said she would like to write a letter to the Natural Lands Trust voicing the Board’s opinion on taking viable farmland away from someone who preserved 136 acres of farmland in Buckingham Township. The Board agreed that Mrs. Rash should write a letter showing the Board’s support of local farmers.

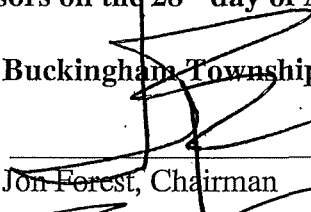
**Skeet Shooting at Lookaway Golf Club – Upper Mountain Road**

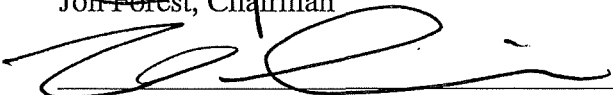
Mrs. Cozza said the township had received a letter from a resident on Upper Mountain Road complaining about the noise from the skeet shooting at Lookaway Golf Club, which is near his home. Mr. Forest said the club has had this activity for many years. Township staff was directed to look into the matter.

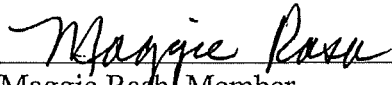
9:48 p.m. *The Work Session adjourned.*

**Approved by the Board of Supervisors on the 28<sup>th</sup> day of April, 2021.**

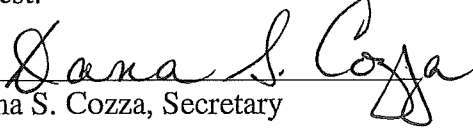
**Buckingham Township Board of Supervisors**

  
\_\_\_\_\_  
Jon Forest, Chairman

  
\_\_\_\_\_  
Paul Calderaio, Vice-Chairman

  
\_\_\_\_\_  
Maggie Rash, Member

Attest:

  
\_\_\_\_\_  
Dana S. Cozza, Secretary

*Minutes respectfully submitted by Lori Wicen.*

19086