

BUCKINGHAM TOWNSHIP

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BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

AGENDA

JUNE 23, 2021

19086

Call to Order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
- July Concerts at Hansell Park
3.
 - a. Consideration of approving Payment Request No. 9, to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract, in the amount of \$49,162,50.
 - b. Consideration of approving Payment Request No. 11, to Premier Builders, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$296,136.61.
 - c. Consideration of approving Payroll for the weeks ending June 6, 2021 and June 20, 2021, and the Bill List for the meeting of June 23, 2021.
4. Consideration of approving draft Supervisor's Minutes of the May 26, 2021 Work Session and May 26, 2021 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of accepting the request of the Township's Agreement to Extend the date by which the improvements are to be completed set forth in the Residential Development Agreement to June 24, 2021, for "**Sotter Hill, Lot 5**" (Willard), Township File SA 2006-05, TMP 06-014-029-004.
7. Consideration of approving the request of the Township's Agreement to Extend the date by which the improvements are to be completed set forth in the Land Development Contract to July 25, 2022 for "**Leaver-Cable Funeral Home**", Township File LD 2017-04.
8. Consideration of accepting the request of the Township's Agreement to Extend the date by which the improvements are to be completed set forth in the Land Development Contract to July 26, 2022, covering "**Covenant Presbyterian Church, Phase II-A**", Township File LD 2001-02A.
9. Consideration of accepting the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to March 7, 2022, for "**First Baptist Church of Wycombe - Parking Expansion**", Township File 2021-01

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10. Consideration of Approving the Request by Mary Ann Snyder for the Addition of Property TMP 06-014-081-003 to the Agricultural Security Area of Buckingham Township, Containing 27.69 Acres, Located at 2394 Holicong Road.
11. Consideration of Approving the Request by Richard T. Frazier, Esq. on behalf of The Estate of Herman C. Veit for the Addition of Properties TMP 06-022-006, 06-022-006-001, 06-022-006-002, 06-022-006-003 to the Agricultural Security Area of Buckingham Township, containing a total of 58.25 acres, located at the corner of Swamp Road (SR313) and Dark Hollow Roads.
12. Consideration of Approving **Resolution 2448**, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania Authorizing the Acquisition of a Conservation Easement Covering the Property Owned by Mary Ann Snyder, Being Bucks County, Pennsylvania, Tax Parcel Numbers 06-014-081 and 06-014-081-003.
13. ESCROW RELEASES:

"Swank Tract", Township File SA 2017-01	Request for Release #6	\$8,364.13 recommended for release
WAWA Convenience Store, Township File LD 2018-01	Provco Escrow – Request for Release #2	\$15,651.88 recommended for release

14. Additional Business / Manager's Items:
 - Consideration of awarding the Pump Station Grinder Upgrades Contract BT-21-01 to GS Developers of Doylestown, Pennsylvania in the amount of \$171,370.00.
 - Consideration of approving the Agreement by and between The Township of Buckingham, Stonehaven at Penns Purchase, LLC, Peddlers Village Partnership, Fox Briar Associates, L.P. and The Inn at Foxbriar Farm LLC.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held June 23, 2021 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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
Not Present:	Luke Rosanova	Bucks County Planning Commission
	Gary Weaver	Township Water/Wastewater Consultant

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

PUBLIC COMMENT

Mr. Patrick Fowles, Indian Spring Road, was present along with several neighbors to discuss their failing septic systems and the township's ongoing discussions since the year 2001 for 8 neighboring properties to hook into the Stoneymead public sanitary sewer system. He said the situation is urgent as many of them now need to take action as their septic systems are failing.

Mr. Smith said the township operates the Stoneymead wastewater system, but does not own it yet as the development has not been dedicated. He confirmed the system was rerouted in order to accommodate up to ten additional hookups for the neighboring properties. Mr. Smith said the hold up on dedication is a collapsing bridge in the development in the process of being replaced, and complications of PECO's delay in relocating lines holding up the construction.

Mr. Fowles said since the township operates the system, couldn't they hook up now? Mr. Smith said if they can get Mr. Trueblood to agree in writing, perhaps that could be arranged. Mr. Fowles said Mr. Trueblood has verbally agreed, and he will request it in writing.

Mr. Frederick Westman said he has no operating septic system on his property. He told the Board that he recently provided Steve Clark, Director of Water and Wastewater Department, a letter prepared by Mr. Trueblood saying he had no problem with Mr. Westman plugging into the system, adding that he believes he has a hook up two feet beyond his property line. Mr. Westman said Mr. Clark denied the request, as Mr. Trueblood no longer owns the property over which he would have to trespass to connect. Mr. Gray clarified that Mr. Trueblood doesn't own the property with the connection site, however his partnership does still own the wastewater system.

Mr. Fowles said if nothing is done, they will need to explore options of a stream discharge system. Mrs. Rash said some of her neighbors have pump and haul systems as it was their only option.

Mr. Smith said for this to move forward, he would need to research property ownership, the HOA's interest, what, if any, easements and permits will be needed, where a community line for

connection would be constructed and the costs of all this. Then a document will need to be drawn up for Trueblood, the HOA, those desiring to connect and the Township to sign waiving any claims concerning the connections, allocating costs, granting permission to connect and acknowledging the obligation to pay future sewer charges.

Ms. Sharon Martin, Indian Spring Road, offered to be the community contact for the situation.

Ms. Martin said on another matter, she applied to PECO for gas service, and received a call from PECO saying the permit was on hold as the township was requiring an escrow for the road opening permit, which they were not going to provide. Mrs. Cozza said that PECO recently decided not to post escrows for road opening permits saying they do not need to as they are regulated by the PUC, but she was not aware they were holding up permits due to this. Mr. Fowles said he also had applied for gas service, and received the same information.

Ms. Martin said she understood the road opening permit escrow was about \$500, and offered to pay it themselves in order to get the permit processed. Mrs. Cozza said it doesn't matter who pays the escrow, and asked Ms. Martin to submit it directly to her for processing.

BOARD'S ANNOUNCEMENTS

Mrs. Rash announced the Summer Concerts will be held every Thursday evening in July at Hansell Park, as weather permits.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 9, to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract, in the amount of \$49,162,50.

Consideration of approving Payment Request No. 11, to Premier Builders, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$296,136.61.

Consideration of approving Payroll for the weeks ending June 6, 2021 and June 20, 2021, and the Bill List for the meeting of June 23, 2021.

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

- Payment Request No. 9, to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract, in the amount of \$49,162,50.

- Payment Request No. 11, to Premier Builders, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$296,136.61.

- Payroll for the weeks ending June 6, 2021 and June 20, 2021, and the Bill List for the meeting of June 23, 2021 in the total amount of \$1,832,672.97.

The motion carried unanimously.

BUSINESS

Consideration of approving the Agreement by and between The Township of Buckingham, Stonehaven at Penns Purchase, LLC, Peddlers Village Partnership, Fox Briar Associates, L.P. and The Inn at Foxbriar Farm LLC.

Mr. Forest made a motion, seconded by Mrs. Rash, to approve the Agreement by and between The Township of Buckingham, Stonehaven at Penns Purchase, LLC, Peddlers Village Partnership, Fox Briar Associates, L.P. and The Inn at Foxbriar Farm LLC.

Mr. Forest explained this item was moved forward in the agenda to accommodate the presence of Mr. Murphy and Mr. McGrath at the meeting.

Mr. Smith explained this agreement facilitates improvements to the private water system in the Peddler's Village area, with all of the players in the area participating to raise the system to current Pennsylvania Department of Environmental Protection and Township standards. Mr. Smith said once this is accomplished, the Board of Supervisors will consider dedication of the Peddler's Village water system, after which all those served by the system, including Foxbriar residents and Peddler's Village will become Township water customers and be billed accordingly. This agreement will assure water to the Penn's Purchase redevelopment thereby allowing Mr. McGrath's redevelopment plan to move forward.

The motion carried unanimously.

MINUTES

Consideration of approving draft Supervisor's Minutes of the May 26, 2021 Work Session and May 26, 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 May 26, 2021 Work Session and May 26, 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.

BUSINESS

Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Residential Development Agreement for "Sotter Hill, Lot 5" (Willard), Township File SA 2006-05, TMP 06-014-029-004, to June 24, 2022.

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Mr. Forest made a motion, seconded by Mrs. Rash, to agree to the developer's request for an extension of the time within which the developer is to complete the improvements as set forth in the Residential Development Agreement for "Sotter Hill, Lot 5" (Willard), Township File SA 2006-05, TMP 06-014-029-004 to June 24, 2022. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract for "Leaver-Cable Funeral Home", Township File LD 2017-04, to July 25, 2022.

Mr. Forest made a motion, seconded by Mrs. Rash, to agree to the developer's request for an extension of the time within which the developer is to complete the improvements as set forth in the the Land Development Contract for "Leaver-Cable Funeral Home", Township File LD 2017-04, to July 25, 2022. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of the time within which to complete the Improvements as set forth in the Land Development Contract covering "Covenant Presbyterian Church, Phase II-A", Township File LD 2001-02A, to July 26, 2022.

Mr. Forest made a motion, seconded by Mrs. Rash, to agree to the developer's request for an extension of the time within which the developer is to complete the improvements as set forth in the Land Development Contract covering "Covenant Presbyterian Church, Phase II-A", Township File LD 2001-02A, to July 26, 2022. 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 March 7, 2022, for "First Baptist Church of Wycombe – Parking Expansion", Township File 2021-01.

Mr. Forest made a motion, seconded by Mrs. Rash, to accept the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to March 7, 2022, for "First Baptist Church of Wycombe – Parking Expansion", Township File 2021-01. The motion carried unanimously.

Consideration of Approving the Request by Mary Ann Snyder for the Addition of Property TMP 06-014-081-003 to the Agricultural Security Area of Buckingham Township, Containing 27.69 Acres, Located at 2394 Holicong Road.

Mr. Forest made a motion, seconded by Mrs. Rash, to approve the Request by Mary Ann Snyder for the Addition of Property TMP 06-014-081-003 to the Agricultural Security Area of Buckingham Township, Containing 27.69 Acres, Located at 2394 Holicong Road. The motion carried unanimously.

Consideration of Approving the Request by Richard T. Frazier, Esq. on behalf of The Estate of Herman C. Veit for the Addition of Properties TMP 06-022-006, 06-022-006-001, 06-022-006-002 and 06-022-006-003 to the Agricultural Security Area of Buckingham Township,

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containing a total of 58.25 acres, located at the corner of Swamp Road (SR313) and Dark Hollow Roads.

Mr. Forest made a motion, seconded by Mrs. Rash, to approve the Request by Richard T. Frazier, Esq. on behalf of The Estate of Herman C. Veit for the Addition of Properties TMP 06-022-006, 06-022-006-001, 06-022-006-002 and 06-022-006-003 to the Agricultural Security Area of Buckingham Township, containing a total of 58.25 acres, located at the corner of Swamp Road (SR313) and Dark Hollow Roads. The motion carried unanimously.

Consideration of Approving Resolution 2448, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania Authorizing the Acquisition of a Conservation Easement Covering the Property Owned by Mary Ann Snyder, Being Bucks County, Pennsylvania, Tax Parcel Numbers 06-014-081 and 06-014-081-003.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution 2448, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania Authorizing the Acquisition of a Conservation Easement Covering the Property Owned by Mary Ann Snyder, Being Bucks County, Pennsylvania, Tax Parcel Numbers 06-014-081 and 06-014-081-003. The motion carried unanimously.

ESCROW RELEASES

“Swank Tract”, Township File SA 2017-01	Request for Release #6	\$8,364.13 recommended for release
WAWA Convenience Store, Township File LD 2018-01	Provco Escrow – Request for Release #2	\$15,651.88 recommended for release

Mr. Forest made a motion, seconded by Mrs. Rash, to approve Swank Tract, Township File SA 2017-01, Request for Release #6 in the amount of \$8,364.13. The motion carried unanimously.

Mr. Forest made a motion, seconded by Mrs. Rash, to approve Wawa Convenience Store, Township File LD 2018-01, Provco Escrow – Request for Release #2 in the amount of \$15,651.88, pending receipt of payment of outstanding invoices or, alternatively that undisputed outstanding invoices due the Township be paid to the Township from the escrow amounts so released. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of awarding the Pump Station Grinder Upgrades Contract BT-21-01 to GS Developers of Doylestown, Pennsylvania in the amount of \$171,370.00.

Mr. Forest made a motion, seconded by Mrs. Rash, to Award the Pump Station Grinder Upgrades Contract BT-21-01 to GS Developers of Doylestown, Pennsylvania in the amount of \$171,370.00. The motion carried unanimously.

Consideration of approving Resolution 2449, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania Authorizing the Acquisition of a Conservation Easement Covering the property owned in equity by Frank Ripp, Jr. and Debra A. Ripp, Husband and Wife, being Bucks County, Pennsylvania, Tax Parcel Numbers 06-018-097, 06-018-104 and 06-018-105.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution 2449, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania Authorizing the Acquisition of a Conservation Easement Covering the property owned in equity by Frank Ripp, Jr. and Debra A. Ripp, Husband and Wife, being Bucks County, Pennsylvania, Tax Parcel Numbers 06-018-097, 06-018-104 and 06-018-105. The motion carried unanimously.

Consideration of approving Resolution No. 2450, A Resolution of the Board of Supervisors of Buckingham Township Replacing Resolution No. 2443 Establishing a Fee Schedule of Subdivision and Land Development, Zoning, Building and Other Fees.

Mrs. Rash made a motion, seconded by Mr. Forest, to approve Resolution No. 2450, A Resolution of the Board of Supervisors of Buckingham Township Replacing Resolution No. 2443 Establishing a Fee Schedule of Subdivision and Land Development, Zoning, Building and Other Fees.

Mrs. Cozza explained the only change is with regard to meter testing fees, as discussed by the Board during a previous meeting.

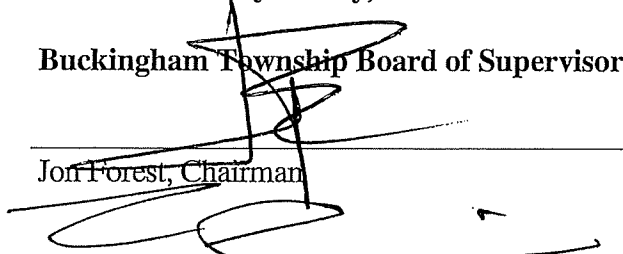
The motion carried unanimously.


Mr. Forest made a motion, seconded by Mrs. Rash to adjourn the meeting at 9:13 p.m. The motion carried unanimously

The Board retired into Executive Session to discuss zoning hearing board applications and whether to oppose them and other potential litigation matters involving the Township's utility services.

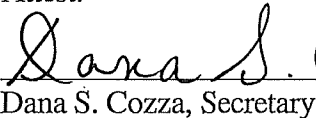
Approved by the Board of Supervisors on the 28th day of July, 2021.

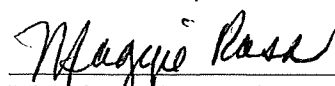
Buckingham Township Board of Supervisors


 Jon Forest, Chairman


 Paul Calderaio, Vice-Chairman

Attest:


 Dana S. Cozza, Secretary


 Maggie Rash, Member

Minutes respectfully submitted by Lori Wicen.