



# BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912  
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Website - [www.buckinghampa.org](http://www.buckinghampa.org)

## BOARD OF SUPERVISORS REGULAR BUSINESS MEETING

## AGENDA

JANUARY 26, 2022

19088 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. 1, to GS Developers for work completed on the **Furlong/Buckingham Village Water Interconnect, Contract BT-21-03**, in the amount of \$7,650.00.
  - b. Consideration of approving Payment Request No. 1, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, General Contract BT-21-04**, in the amount of \$14,400.00.
  - c. Consideration of approving Payment Request No. 1, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05**, in the amount of \$9,000.00.
  - d. Consideration of approving Payment Request No. 1, to W.J. Castle PE & Associates, for providing **Bridge Consultant/Inspector services for the Stoneymead Bridge Reconstruction**, in the amount of \$8,000.00.
  - e. Consideration of approving Payment Request No. 6, to Chris Wolff Plumbing, Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - Plumbing Contract**, in the amount of \$11,655.00.
  - f. Consideration of approving Payment Request No. 7, to Chris Wolff Plumbing, Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - Plumbing Contract**, in the amount of \$19,509.50.
  - g. Consideration of approving Payment Request No.11, to BSI Electrical Contractors for work completed on the **Buckingham Township Water and Wastewater Department Facility - Electrical Contract**, in the amount of \$34,950.00.
  - h. Consideration of approving Payment Request No. 13 (Final), to JBM Mechanical Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - Mechanical Contract** in the amount of \$27,337.38.
  - i. Consideration of approving Payroll for the weeks ending January 2, 2022 and January 16, 2022, and the Bill List for the meeting of January 26, 2022.
4. Consideration of approving draft Supervisor's Minutes of the January 3, 2022 Reorganization and Regular Business Meeting, and the January 3, 2022 Work Session.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.

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6. Consideration of recommending Preliminary Approval of the “**Total Skills, LLC**” Land Development Plan dated “Revised 12/15/21”, Township File LD 2021-04, Tax Map Parcel 6-4-15-1, located at 4210 Burnt House Hill Road, 1 lot, 14,054 square foot proposed new building area on 6.388 acres, located in the PI-2 Zoning District, with an extended review period expiration date of April 4, 2022.
7. Consideration of recommending Preliminary Approval of the “**Longland Invest, LLC**” Land Development Plan dated Revised 9/15/21, Township File LD 2021-03, Tax Map Parcel 6-16-20, 2380 Street Road, 1 lot, proposing a 3,000 square foot barn, located in the VC-2 Village Center Zoning District, with an extended review period expiration date of January 31, 2022 **OR** accepting the developer’s request for an extension of the review period.
8. Consideration of approving **Resolution No. 2574**, A Resolution of the Board of Supervisors of Buckingham Township, County of Bucks, Replacing Resolution No. 2418 Adopting Water and Wastewater Standards.
9. **ESCROW RELEASES:**

“Sycamore Hollow Farms (Histand Tract) – Lot 1”, Township File SA 2010-01	Request for Release #5	\$44,486.09 recommended for release
“Sycamore Hollow Farms (Histand Tract) – Lot 2”, Township File SA 2010-01	Request for Release #5	\$10,998.28 recommended for release
WAWA Convenience Store, Township File LD 2018-02	Provco Escrow – Request for Release #5	\$310,618.57 recommended for release

10. Additional Business / Manager’s Items

Buckingham Township Board of Supervisors  
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was duly advertised and held on January 26, 2022, establishing a quorum and allowing public participation electronically via the Zoom application due to the COVID-19 pandemic.

Present:	Jon Forest	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:	Paul Calderaio	Chairman
	Luke Rosanova	Bucks County Planning Commission

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

**PUBLIC COMMENT**

Mr. Stephen Scardetto, Pineville Road, was present to ask Mr. Smith for an update on the review of his insurance policy submitted for the stormwater project. Mr. Smith said the township has not authorized him to review the policy until Mr. Scardetto pays his outstanding invoices due the Township. Mr. Scardetto said he did not understand why that would hold up review of his insurance. Mr. Forest explained it is a township policy that if a developer owes money to the township, then the township ceases work on the development until the money is paid. This way the Township taxpayers do not get stuck paying the bill.

Mr. Smith further noted the development agreements and easement for the stormwater project were approved by the Board of Supervisors in October, and yet Mr. Scardetto has yet to either sign them or seek to negotiate any revisions to them. Mr. Forest advised Mr. Scardetto that to move his project forward, he should sign the agreements and to pay his bill to the township.

Mr. Caleb Lentchner, Caleb's American Kitchen, 5738 Route 202, requested advice on how to increase outdoor dining at his restaurant without using spaces in the front parking lot. Mr. Lentchner noted parking is at a premium due to the size of his property. He thanked the township for allowing outdoor seating in the front parking lot during the COVID-19 pandemic, and explained that in today's world outdoor seating is still a necessity for a restaurant to survive. Mr. Lentchner proposed adding outdoor dining in rear of the restaurant, but needs 11 more parking spots per the zoning ordinance requirements. Mr. Lentchner said he realizes a variance from the Zoning Hearing Board may be required, however, doesn't want to spend the money to apply if there is another way.

Mrs. Rash advised Mr. Lentchner to prepare a presentation exploring all possibilities and then schedule time on the Board's work session agenda to discuss them. Mr. Smith advised Mr. Lentchner to speak with his neighbors to see if he can use some of their parking.

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Ms. Debbie Kenderdine, Dorchester Street East, Arbor Point subdivision, expressed concern with unsafe driving habits in her subdivision, which she feels are due to a lack of directional signs and crosswalk stripes that have faded. Ms. Kenderdine said she appreciated Chief Gallagher's responsiveness by having Sergeant Bailey discuss the matter with her, and she requested the Board follow up on the situation for the safety of the children as she lives directly across from Bridge Valley Elementary School.

### **BOARD'S ANNOUNCEMENTS**

*No Activity.*

### **REQUESTS FOR PAYMENT, PAYROLL and BILL LIST**

**Consideration of approving Payment Request No. 1, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$7,650.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payment Request No. 1, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$7,650.00. The motion carried unanimously.*

**Consideration of approving Payment Request No. 1, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$14,400.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payment Request No. 1, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$14,400.00. The motion carried unanimously.*

**Consideration of approving Payment Request No. 1, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$9,000.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payment Request No. 1, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$9,000.00. The motion carried unanimously.*

**Consideration of approving Payment Request No. 1, to W.J. Castle PE & Associates, for providing Bridge Consultant/Inspector services for the Stoneymead Bridge Reconstruction, in the amount of \$8,000.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payment Request No. 1, to W.J. Castle PE & Associates, for providing Bridge Consultant/Inspector services for the Stoneymead Bridge Reconstruction, in the amount of \$8,000.00, noting that the money was being paid from the*

*project security that the Township called to complete the developer's improvements. The motion carried unanimously.*

**Consideration of approving Payment Request No. 6, to Chris Wolff Plumbing, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Plumbing Contract, in the amount of \$11,655.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payment Request No. 6, to Chris Wolff Plumbing, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Plumbing Contract, in the amount of \$11,655.00. The motion carried unanimously.*

**Consideration of approving Payment Request No. 7, to Chris Wolff Plumbing, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Plumbing Contract, in the amount of \$19,509.50.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payment Request No. 7, to Chris Wolff Plumbing, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Plumbing Contract, in the amount of \$19,509.50. The motion carried unanimously.*

**Consideration of approving Payment Request No. 11, to BSI Electrical Contractors for work completed on the Buckingham Township Water and Wastewater Department Facility - Electrical Contract, in the amount of \$34,950.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payment Request No. 11, to BSI Electrical Contractors for work completed on the Buckingham Township Water and Wastewater Department Facility - Electrical Contract, in the amount of \$34,950.00. The motion carried unanimously.*

**Consideration of approving Payment Request No. 13 (Final), to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract in the amount of \$27,337.38.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payment Request No. 13 (Final), to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract in the amount of \$27,337.38. The motion carried unanimously.*

**Consideration of approving Payroll for the weeks ending January 2, 2022 and January 16, 2022, and the Bill List for the meeting of January 26, 2022.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payroll for the weeks ending January 2, 2022 and January 16, 2022, and the Bill List for the meeting of January 26, 2022 in the total amount of \$1,102,016.87. The motion carried unanimously.*

## MINUTES

### **Consideration of approving draft Supervisor's Minutes of the January 3, 2022 Reorganization and Regular Business Meeting, and the January 3, 2022 Work Session.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve, as most recently presented, the draft Supervisor's Minutes of the January 3, 2022 Reorganization and Regular Business Meeting, and the January 3, 2022 Work Session. 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's records the various Departmental Minutes and Advisory Body Minutes. The motion carried unanimously.*

## BUSINESS

**Consideration of recommending Preliminary Approval of the "Total Skills, LLC" Land Development Plan dated "Revised 12/15/21", Township File LD 2021-04, Tax Map Parcel 6-4-15-1, located at 4210 Burnt House Hill Road, 1 lot, 14,054 square foot proposed new building area on 6.388 acres, located in the PI-2 Zoning District, with an extended review period expiration date of April 4, 2022.**

Andrew Stoll, Esquire, Eric Gering, Architect, Todd Baldwin, Engineer, along with Ryan Owen, Glenn Borgmann and Tim O'Connor from Total Sports, were present to discuss the proposed land development project.

Mr. Owen provided a background of Total Skills, saying it started in 2006 as Total Skills Baseball, which grew into Intensity Sports Training in 2012 with a 4,500 square foot facility at 3633 Old Easton Road. Mr. Owen said then in 2017 Coach Beckett started the basketball program, and CB Elite for all teams. CB Elite and Total Skills Baseball merged into Total Skills, LLC in 2021 with about 1,000 active members from grades 3-12, both boys and girls, playing baseball, basketball, field hockey, lacrosse, softball, and speed and agility training. Mr. Owen said with the proposed project they want to provide a larger indoor training facility for kids at the travel level or above in sports.

Mr. Stoll presented renderings of the site and facility, explaining the current building and parking lot will be expanded. He said the project was granted zoning relief by the Zoning Hearing Board for the property to have two principal uses, with the existing building housing a manufacturing use to print jerseys and shirts, and the Total Skills indoor sports facility to utilize the new building addition.

Mr. Stoll said the Planning Commission supported Preliminary/Final Land Development approval, with the request that a bike rack be added to the project so that local kids can ride their bicycles to the facility.

Mr. Stoll explained they submitted a revised waiver request earlier today in response to comments in Knight Engineering's review letter of January 21, 2022. He said the revised waiver request provides justification for the requested waivers and adds an additional three waiver requests.

Mr. Baldwin reviewed the technical issues on the site plan by pointing out the existing facility, the parking area to be rebuilt/revised with additional parking added, a frontage trail to be installed along Burnt House Hill Road between the road and existing trees (which will not be disturbed), and a walking path proposed from the parking lot towards the southernmost property that is currently owned by the airport and may be used as a future park / trail system. Mr. Baldwin said their project proposes a new electric service line to the building addition from the existing service, with a new transformer to be added. He said they propose a new water lateral connection to the new building. Mr. Baldwin explained the current building is serviced by an existing well which will be abandoned in favor of connecting to public water that will service both of the uses on the site. Mr. Baldwin said there is an on lot septic system located in the northwest area of the property near Burnt House Hill Road, and they plan to utilize the existing facility and will work with the consultants and Sewage Enforcement Officer on those details.

Mr. Baldwin explained the stormwater management system is currently an existing detention basin onsite from the 1980's. They propose to modify the basin and bring it to current standards with an underground basin beneath the expanded parking area. He said those two facilities should satisfy township ordinances and the Pennsylvania Department of Environment Protection for NPDES permitting purposes.

Mr. Baldwin said some exterior lighting is proposed, and they are making adjustments to the lighting plan based on comments received from Knight Engineering.

Mr. Baldwin said they have received three reviews from the Landscape Review Committee, and their team met with Ms. Manicone onsite to review buffer requirements pertaining to the existing woods and other screening.

Mr. Smith asked the applicant's position to the comments in the consultant review letters, and received the following replies. Mr. Stoll said all items in the township engineer's review are "will comply", unless they are the subject of a waiver request and acknowledging that waiver request items 15 and 16 require plan alterations relating to wetland basins. He said that the Landscape Review letters and the Bucks County Planning Commission review are all "will comply". Mr. Baldwin confirmed that all items within Castle Valley Consultant's review letter are also "will comply".

Mr. Gray said that he and Ms. Manicone supported all but one of the waiver requests, with some of the items being worked out to be compliant with the township ordinances. He said the only waiver not supported is #15, regarding a Wetland Basin Aquatic Safety Bench. Mr. Gray said he believes they will be able to work through the details and come up with a design to meet the intent of the ordinance. Mr. Baldwin agreed that they will agree on a design that satisfies the township engineer.

Mr. Gray said they had requested clarification on the lighting plan, to be sure the lights do not illuminate the building; but that illumination for security is acceptable and for the parking area. Mr. Gray said that façade illumination is not permitted nor bright spots near the logo.

Mr. Gray said he had requested that the applicant provide a letter of suitability from the Bucks County Department of Health certifying that the existing septic system will function properly and have an approved permit. Mr. Weaver of Castle Valley Consultant's requested a copy of the same letter.

Ms. Manicone confirmed that she supports the requested waivers regarding landscaping. She said there is a slight chance, depending on the basin and grading along the side property line between the proposed and existing building, of landscaping being impacted, but that can be resolved by adding more trees to the side buffer. Ms. Manicone said the landscape architect presented a plan in full compliance with the Subdivision and Land Development Ordinance. She said they have worked out ways for the bike path, landscape and required buffers to be installed without disturbing the existing locust trees along Burnt House Hill Road. She concluded by saying the basic overall landscape plan is resolved at this point except for possible minor impact onsite.

Mr. Forest noted that there is an outstanding fee and escrow balance of \$12,105.00, and if the plan is approved tonight, it will be conditioned on receipt of those monies before moving forward. Mr. Stoll requested a copy of the bill be sent to him electronically, and Mr. Owen confirmed it will be paid tomorrow.

*Mr. Forest made a motion, seconded by Mrs. Rash, to grant Preliminary/Final Approval of the "Total Skills, LLC" Land Development Plan dated "Revised 12/15/21", Township File LD 2021-04, Tax Map Parcel 6-4-15-1, located at 4210 Burnt House Hill Road, 1 lot, 14,054 square foot proposed new building area on 6.388 acres, located in the PI-2 Zoning District, with an extended review period expiration date of April 4, 2022, subject to the following:*

1. *Compliance with all the comments in the January 21, 2022 Knight Engineering, Inc. review letter.*

*The SALDO Waivers requested pursuant to Applicant's January 26, 2022 Waiver Request Letter are, as discussed, by this motion conditionally granted, except for the request to waive the "Proposed Constructed Wetland Basin Aquatic Safety Bench" which will be addressed with a structure to be designed to the township engineer's satisfaction.*

2. *Compliance with all the comments in the December 22, 2021 Landscape Review Consultants review letter.*

3. *Compliance with all the comments in the September 29, 2021 Bucks County Planning Commission review letter.*

4. *Compliance with all the comments in the January 3, 2022 Castle Valley Consultants, Inc. memorandum.*



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5. *Approval is conditioned on the Applicant paying the outstanding fee of \$12,105.00 to the township.*

6. *Approval is conditioned on the Applicant’s compliance with the Zoning Hearing Boards decision of August 26, 2021.*

*The motion carried unanimously.*

*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 recommending Preliminary Approval of the “Longland Invest, LLC” Land Development Plan dated Revised 9/15/21, Township File LD 2021-03, Tax Map Parcel 6-16-20, 2380 Street Road, 1 lot, proposing a 3,000 square foot barn, located in the VC-2 Village Center Zoning District, with an extended review period expiration date of January 31, 2022 OR accepting the developer’s request for an extension of the review period.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to accept the developer’s request for an extension of the review period through March 31, 2022 and to table consideration of preliminary approval of the Plan.*

Mr. Gray explained the applicant is requesting more time to work out preservation of trees on the property, and an agreement to separate their project from Penn’s Purchase with the intention to install a bike path along the Street Road frontage at some future date rather than a path from Penn’s Purchase running through an easement on their property to Street Road.

*The motion carried unanimously.*

**Consideration of approving Resolution No. 2574, A Resolution of the Board of Supervisors of Buckingham Township, County of Bucks, Replacing Resolution No. 2418 Adopting Water and Wastewater Standards.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Resolution No. 2574, A Resolution of the Board of Supervisors of Buckingham Township, County of Bucks, Replacing Resolution No. 2418 Adopting Water and Wastewater Standards.*

Mrs. Cozza explained that township staff and the Board had previously discussed updating the Water and Wastewater Standards yearly to keep the information within the document consistent with current standards. She said this update includes clarification on who pays for meter installations in residential and commercial units.

*The motion carried unanimously.*

### ESCROW RELEASES

“Sycamore Hollow Farms (Hiland Tract) – Lot 1”, Township File SA 2010-01	Request for Release #5	\$44,486.09 recommended for release
“Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01	Request for Release #5	\$10,998.28 recommended for release
WAWA Convenience Store, Township File LD 2018-02	Provco Escrow – Request for Release #5	\$310,618.57 recommended for release

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Escrow Release #5 for “Sycamore Hollow Farms (Hiland Tract) – Lot 1, Township File SA 2010-01 in the amount of \$44,486.09. The motion carried unanimously.*

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Escrow Release #5 for “Sycamore Hollow Farms (Hiland Tract) – Lot 2, Township File SA 2010-01 in the amount of \$10,998.28. The motion carried unanimously.*


*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Escrow Release #5 for “Wawa Convenience Store, Provco Escrow, Township File LD 2018-01 in the amount of \$310,618.57, pending receipt of monies owed. The motion carried unanimously.*

*Mr. Forest announced the Board held an Executive Session prior to the business meeting to discuss ongoing Digirolamo and Rosner litigation and an Agricultural Preservation Easement offer.*

*Mr. Forest made a motion, seconded by Mr. Rash to adjourn the meeting at 9:01 p.m. The motion carried unanimously.*

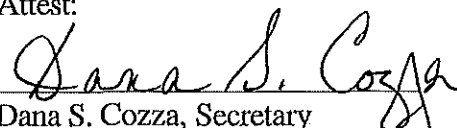
**Approved by the Board of Supervisors on the 23<sup>rd</sup> day of February, 2022.**

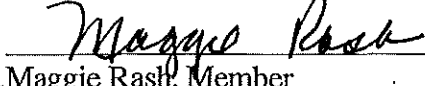
**Buckingham Township Board of Supervisors**

  
 \_\_\_\_\_  
 Paul Calderaio, Chairman

  
 \_\_\_\_\_  
 Jon Forest, Vice-Chairman

Attest:

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

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

*Minutes respectfully submitted by Lori Wicen.*