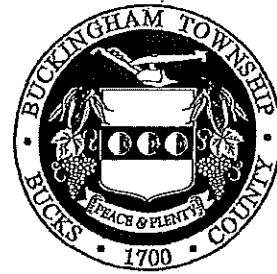


BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
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Website - www.buckinghampa.org



**BOARD OF SUPERVISORS
 REGULAR BUSINESS MEETING**

AGENDA

September 28, 2022

(amended and re-posted 9/29/2022)

Call to Order 7:30 p.m.

19088

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - Yard Waste Pick-up for Fall – Free recyclable bags may be picked up at the township administrative offices from September 26th to November 23rd.
 - Buckingham Township “Clean-Up Weekend” October 22 & 23, 8am-4pm, 4991 Upper Mountain Road. Free shredding for residents from 9am-12noon on Saturday, October 22nd. See the Township website for more details.
3.
 - a. Consideration of approving Payment Request No. 8, to GS Developers for work completed on the **Furlong/Buckingham Village Water Interconnect, Contract BT-21-03**, in the amount of \$124,866.00.
 - b. Consideration of approving Payment Request No. 8, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, General Contract BT-21-04**, in the amount of \$37,170.00.
 - c. Consideration of approving Payment Request No. 7, 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 Payroll for the weeks ending August 28, 2022, September 11, 2022 and September 25, 2022 and the Bill List for the meeting of September 28, 2022.
4. Consideration of approving draft Supervisor's Minutes of the August 24, 2022 Work Session and August 24, 2022 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. The Chief Administrative Officer to advise the Board of Supervisors the expected Financial Obligation for the (MMO) Minimum Municipal Obligations for Non-Uniformed Pension Plan and the Police Pension Plan for the Year 2023.
7. **8:00 p.m. PUBLIC HEARING: CU 2022-01 “SF4 Properties, LLC, 3143 York Road – Froehlich’s Farm”** Conditional Use Application, TMP 06-017-023, AG-1 Zoning District, with a 60-day review expiration date of October 1, 2022. The hearing will be opened and then, upon the request of the Applicant, immediately continued without any testimony until the Board of Supervisors’ next meeting on October 26th, 2022.

**BOARD OF SUPERVISORS
REGULAR MEETING
SEPTEMBER 28, 2022
PAGE 2**

8. Consideration of recommending Preliminary/Final Approval of the **“B.C.A.A. Tract Subdivision”**, Minor Subdivision, 2 Lots, Township File SA 2022-01, TMP# 6-4-19-2, Stony Lane and Cold Spring Creamery Road, 34.55 Acres, Zoned PI-2.
9. Consideration of approving **Resolution No. 2577**, A Resolution of the Township of Buckingham, Bucks County, Pennsylvania, to Implement Act 57 of 2022, Property Tax Penalty Waiver Provisions.
10. Consideration of agreeing to the Developer’s Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Contract to September 30, 2023, covering **“Verrichia Tract”**, Township File SA 2006-04.
11. Consideration of agreeing to the Developer’s Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Agreement to October 26, 2023, covering **“Kocinski Tract (Trycieki, Lot 1)”**, Township File SA 2016-02.
12. Consideration of accepting the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to October 1, 2023, for **“Walsh Tract”**, Township File SA 2019-01.

13. **ESCROW RELEASES:**

“Tyler Wille and Ann Stratton, Stormwater Facility Development Contract”, Permit #PSW180002, 3217 Ash Mill Road, TMP 6-14-44	Request for Release #1 (Final Release)	\$68,220.96 recommended for release
“Sycamore Hollow Farms (Hiland Tract) – Lot 1”, Township File SA 2010-01	Request for Release #9	\$10,463.90 recommended for release
“Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01	Request for Release #9	\$0.00 recommended for release

14. Additional Business / Manager’s Items:
 - Consideration of approving the request submitted by Karen Condit on behalf of the Doylestown United Methodist Church, to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the George M. Bush Park Pavilion for a CROP Walk for Hunger to be held on October 16, 2022.
 - Consideration of approving the Purchase Order to Frederick Chevrolet of Lebanon Inc. for a 2500 Chevy 4WD in the amount of \$56,053.00.
 - Consideration of approving the Purchase Order to Frederick Chevrolet of Lebanon Inc. for a 3500 Chevy 4WD Double Cab in the amount of \$59,200.00.
 - Consideration of confirming approval of the Purchase of a 2022 Police Interceptor Utility Vehicle in the amount of \$35,348.00.

BOARD OF SUPERVISORS
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SEPTEMBER 28, 2022
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14. Additional Business / Manager's Items (Cont'd):

- Consideration of confirming approval of the Purchase of a 2022 Ford Expedition in the amount of \$43,832.00.
- Consideration of approving the Purchase Order to Raab Well Drilling, Inc. in the amount of \$50,101.00.

Amendments:

- *Consideration of adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting: Consideration of approving the Purchase of a 2022 F-150 Police Responder 4x4 from Fred Beans Ford of Doylestown, PA in the amount of \$39,657.00.*
- *Consideration of approving the Purchase of a 2022 F-150 Police Responder 4x4 from Fred Beans Ford of Doylestown, PA in the amount of \$39,657.00.*

19088

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held on September 28, 2022 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Paul Calderaio	Chairman
	Jon Forest	Vice-Chairman
	Maggie Rash	Member
	Dana S. Cozza	Township Manager
	Daniel Gray	Township Engineer
	Craig A. Smith, Esquire	Township Solicitor
Not Present:	Gary Weaver	Township Water/Wastewater Consultant
	Luke Rosanova	Bucks County Planning Commission

PUBLIC COMMENT

No activity.

BOARD'S ANNOUNCEMENTS

Mr. Calderaio made the following announcements:

- Yard Waste Pick-up for Fall – Free recyclable bags may be picked up at the township administrative offices from September 26th to November 23rd.
 - Buckingham Township “Clean-Up Weekend” October 22 & 23, 8am-4pm, 4991 Upper Mountain Road. Free shredding for residents from 9am-12noon on Saturday, October 22nd.
- See the Township website for more details.

REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 8, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$124,866.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 8, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$124,866.00. The motion carried unanimously.

Consideration of approving Payment Request No. 8, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$37,170.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 8, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$37,170.00. The motion carried unanimously.

Board of Supervisors -
 Minutes of Regular Business Meeting – September 28, 2022
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Consideration of approving Payment Request No. 7, 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. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 7, 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 Payroll for the weeks ending August 28, 2022, September 11, 2022 and September 25, 2022 and the Bill List for the meeting of September 28, 2022.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll for the weeks ending August 28, 2022, September 11, 2022 and September 25, 2022 and the Bill List for the meeting of September 28, 2022, in the total amount of \$2,640,315.44. The motion carried unanimously.

MINUTES

Consideration of approving draft Supervisor's Minutes of the August 24, 2022 Work Session and August 24, 2022 Regular Business Meeting.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve, as most recently presented, the draft Supervisor's Minutes of the August 24, 2022 Work Session and August 24, 2022 Regular Business Meeting. The motion carried unanimously.

Consideration of accepting various Departmental Minutes and Advisory Body Minutes.

Mr. Calderaio 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

The Chief Administrative Officer to advise the Board of Supervisors the expected Financial Obligation for the (MMO) Minimum Municipal Obligations for Non-Uniformed Pension Plan and the Police Pension Plan for the Year 2023.

Mrs. Cozza advised the Board of Supervisors of the expected Financial Obligation for the MMO for the Non-Uniformed employee Pension Plan and the Police Pension Plan for the Year 2023.

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Consideration of recommending Preliminary/Final Approval of the “B.C.A.A. Tract Subdivision”, Minor Subdivision, 2 Lots, Township File SA 2022-01, TMP# 6-4-19-2, Stony Lane and Cold Spring Creamery Road, 34.55 Acres, Zoned PI-2.

Gavin Laboski, Esquire and Mr. Greg Glitzer, Gilmore & Associates, were present to discuss the preliminary/minor subdivision plan for the 34 acre parcel previously known as the “Boyce Tract”. Mr. Laboski said they are planning to subdivide the 34 acre parcel into two lots, one 25 acres and the other 9 acres, with lot #2 being the 9 acre lot. Mr. Laboski explained the airport will retain lot #2, as it is necessary as an approach to the airport runway. However, they intend to sell the other parcel as there is no need for the Airport Authority to own it.

Mr. Smith asked if this would affect possible negotiations with the neighboring property for a land swap easement area for property access to the neighboring property from Stony Lane. Mr. Laboski said that the airport authority had not yet committed to the land swap. However, he added that as long as PennDOT and the FAA approved a driveway, access could still be granted. Mr. Smith asked if Mr. Laboski would agree to the restriction that no residential or construction would be allowed on the 9 acre parcel, and Mr. Laboski agreed to the restriction, as the airport needs it to be vacant for the approach zone. Mr. Smith said with the restriction in place, there would be no requirement for septic testing on that lot.

Mr. Glitzer discussed that the plan for the 25 acre parcel shows a typical driveway location for viability purposes. He said they would test for septic system capability per the requirement that approved building lots must have proof of same. Mr. Smith confirmed that the record plan would not be filed until a septic system is tested and approved for Lot 1.

Mr. Glitzer said they recharacterized the previously requested SALDO waivers as deferrals until such time as the lot is sold; i.e., no roadway or stormwater improvements.

Mr. Gray said the Buckingham Township Planning Commission had recommended approval of this subdivision. He also noted the Landscape Review Consultants and the Bucks County Planning Commission had no concerns noted.

Mr. Calderaio made a motion, seconded by Mrs. Rash to grant Preliminary/Final Approval of the “B.C.A.A. Tract Subdivision”, Minor Subdivision, 2 Lots, Township File SA 2022-01, TMP# 6-4-19-2, Stony Lane and Cold Spring Creamery Road, 34.55 Acres, Zoned PI-2, subject to:

- 1. Compliance with all the comments in the September 6, 2022 Knight Engineering, Inc. review letter.*
- 2. Conditionally granting all deferrals in the July 18, 2022 request letter subject to the Township Engineer’s September 6, 2022 review letter, with the additional exception that approval of the capability for an on-lot septic system shall be provided for the 25 acre parcel (Lot 1).*
- 3. The record plan shall state that no buildings will be built on the 9 acre parcel (i.e., building structures with roofs), but a driveway and access easement may be installed.*

The motion carried unanimously.

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

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Consideration of approving Resolution No. 2577, A Resolution of the Township of Buckingham, Bucks County, Pennsylvania, to Implement Act 57 of 2022, Property Tax Penalty Waiver Provisions.

Mrs. Cozza explained the state adopted a new law requiring townships to adopt this tax resolution directing the tax collector to implement Act 57. Mr. Calderaio asked why the township would need to approve the resolution, when it is a state mandated requirement.

This item was tabled.

Consideration of agreeing to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Contract to September 30, 2023, covering "Verrichia Tract", Township File SA 2006-04.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Contract to September 30, 2023, covering "Verrichia Tract", Township File SA 2006-04. The motion carried unanimously.

Consideration of agreeing to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Agreement to October 26, 2023, covering "Kocinski Tract (Trycieki, Lot 1)", Township File SA 2016-02.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Agreement to October 26, 2023, covering "Kocinski Tract (Trycieki, Lot 1)", Township File SA 2016-02. 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 October 1, 2023, for "Walsh Tract", Township File SA 2019-01.

Mr. Calderaio 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 October 1, 2023, for "Walsh Tract", Township File SA 2019-01. The motion carried unanimously.

ESCROW RELEASES

“Tyler Wille and Ann Stratton, Stormwater Facility Development Contract”, Permit #PSW180002, 3217 Ash Mill Road, TMP 6-14-44	Request for Release #1 (Final Release)	\$68,220.96 recommended for release
“Sycamore Hollow Farms (Histand Tract) – Lot 1”, Township File SA 2010-01	Request for Release #9	\$10,463.90 recommended for release
“Sycamore Hollow Farms (Histand Tract) – Lot 2”, Township File SA 2010-01	Request for Release #9	\$0.00 recommended for release

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Escrow Release #1 for “Tyler Wille and Ann Stratton, Stormwater Facility Development Contract”, Permit #PSW180002, 3217 Ash Mill Road, TMP 6-14-44 in the amount of \$68,220.96. The motion carried unanimously.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Escrow Release #9 for “Sycamore Hollow Farms (Histand Tract) – Lot 1”, Township File SA 2010-01 in the amount of \$10,463.90. The motion carried unanimously.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to deny Escrow Release #9 for “Sycamore Hollow Farms (Histand Tract) – Lot 2”, Township File SA 2010-01.

Mr. Gray explained that none of the items requested for release had been completed, therefore he did not recommend approving the release.

The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of approving the request submitted by Karen Condit on behalf of the Doylestown United Methodist Church, to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the George M. Bush Park Pavilion for a CROP Walk for Hunger to be held on October 16, 2022.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the request submitted by Karen Condit on behalf of the Doylestown United Methodist Church, to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the George M. Bush Park Pavilion for a CROP Walk for Hunger to be held on October 16, 2022. The motion carried unanimously.

Consideration of approving the Purchase Order to Frederick Chevrolet of Lebanon Inc. for a 2500 Chevy 4WD in the amount of \$56,053.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase Order to Frederick Chevrolet of Lebanon Inc. for a 2500 Chevy 4WD in the amount of \$56,053.00. The motion carried unanimously.

Consideration of approving the Purchase Order to Frederick Chevrolet of Lebanon Inc. for a 3500 Chevy 4WD Double Cab in the amount of \$59,200.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase Order to Frederick Chevrolet of Lebanon Inc. for a 3500 Chevy 4WD Double Cab in the amount of \$59,200.00. The motion carried unanimously.

Consideration of confirming approval of the Purchase of a 2022 Police Interceptor Utility Vehicle in the amount of \$35,348.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase of a 2022 Police Interceptor Utility Vehicle in the amount of \$35,348.00. The motion carried unanimously.

Consideration of confirming approval of the Purchase of a 2022 Ford Expedition in the amount of \$43,832.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to confirm approval of the Purchase of a 2022 Ford Expedition in the amount of \$43,832.00. The motion carried unanimously.

Consideration of approving the Purchase Order to Raab Well Drilling, Inc. in the amount of \$50,101.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase Order to Raab Well Drilling, Inc. in the amount of \$50,101.00. The motion carried unanimously.

Consideration of adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting:

- **Consideration of approving the Purchase of a 2022 F-150 Police Responder 4x4 from Fred Beans Ford of Doylestown, PA in the amount of \$39,657.00.**

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting:

- *Consideration of approving the Purchase of a 2022 F-150 Police Responder 4x4 from Fred Beans Ford of Doylestown, PA in the amount of \$39,657.00.*

It was explained that the change to the agenda was necessary because the price was just received and would not be held until the next Board of Supervisors' meeting.

The motion carried unanimously.

Consideration of approving the Purchase of a 2022 F-150 Police Responder 4x4 from Fred Beans Ford of Doylestown, PA in the amount of \$39,657.00.

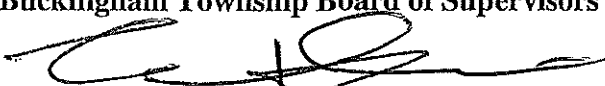
Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase of a 2022 F-150 Police Responder 4x4 from Fred Beans Ford of Doylestown, PA in the amount of \$39,657.00. The motion carried unanimously.

Mr. Calderaio announced the Board held an Executive Session prior to the business meeting to discuss police personnel matters and to discuss potential litigation against a security holder.

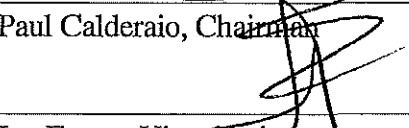
Mr. Calderaio made a motion, seconded by Mrs. Rash to adjourn the meeting at 8:25 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 26th day of October, 2022.

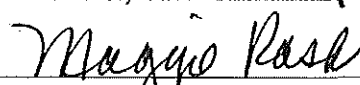
Buckingham Township Board of Supervisors



Paul Calderaio, Chairman

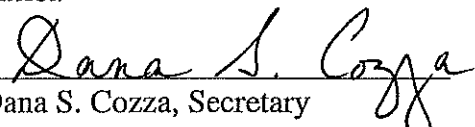


Jon Forest, Vice-Chairman



Maggie Rash, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.