

**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)



**BOARD OF SUPERVISORS  
 REGULAR BUSINESS MEETING**

**AGENDA**

**APRIL 18, 2023**

Call to Order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - The April 26, 2023 Board of Supervisor Work Session and Regular Business Meeting have been cancelled.
  - Yard Waste Pick-up – Free Leaf Bags are available until April 21, 2023 at the township office during the regular weekday hours of 7:30am-4:00pm.
  - Clean-Up Weekend is April 22<sup>nd</sup> and April 23<sup>rd</sup>. Bring your large items to the Maintenance Garage at 4991 Upper Mountain Road (no hazardous materials). Paper shredding is offered on Saturday morning and Compost is available if you bring your own covered container and shovel.
  - National Prescription Drug Take Back Day, Saturday, April 22, 2023, 10am-2pm, Buckingham locations include Midway Fire Company, 3879 Durham Road and the Administrative Township Building.
  - Pollinator / Butterfly Garden Sale. Order a pre-designed garden of 7 different plants, native to Bucks County. Email [buckinghamnativeplants@gmail.com](mailto:buckinghamnativeplants@gmail.com) to order. Pick-up is May 13 from 9-12 at the Hansell Park Pavilion.
  - Single-Use Plastics Survey – see the News article at [www.buckinghampa.org](http://www.buckinghampa.org) for a link to the online survey.
  - General Primary, May 16, 2022 – Vote!
3.
  - a. Consideration of approving Payment Request No. 15, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, General Contract BT-21-04**, in the amount of \$12,600.00.
  - b. Consideration of approving Payment Request No. 3, to GS Developers for work completed on the **Water Company Generator Upgrades, Contract BT-22-01**, in the amount of \$34,650.00.
  - c. Consideration of approving Payroll for the weeks ending March 26, 2023 and April 9, 2023, and the Bill List for the meeting of April 18, 2023.
4. Consideration of approving draft Supervisor's Minutes of the March 22, 2023 Work Session and March 22, 2023 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.

**BOARD OF SUPERVISORS  
REGULAR MEETING  
APRIL 18, 2023  
PAGE 2**

19088

- 6. Consideration of granting Preliminary Approval of the **“McKee Development”**, Revised Subdivision Plan dated 2/28/23, Township File SA 2020-01, Tax Map Parcels 6-18-76 and 6-18-79, located along Durham Road / Creek Road / Lower Mountain Road, proposing a Living Community of 41 Units: 12 single family homes, 17 townhomes, 12 twin homes, total parcel size 79.17 acres, located in the AG-1 Zoning District, with an extended review period expiration date of December 31, 2023.
- 7. 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 Contract and Water and Sanitary Sewer Development Agreement to May 24, 2024 covering the **“Fenton’s Corner”** Subdivision, Township File SA 2013-03.

**8. ESCROW RELEASE:**

<p>“Scardetto Property”, Stormwater Facility Development Contract”, Permit #PSW190013, 808 Pineville Road, TMP 6-23- 55-1</p>	<p>Request for Release #4</p>	<p>\$ _____ recommended for release</p>
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**9. Additional Business / Manager’s Items:**

- Consideration of granting a “Certificate of Appropriateness” for new exterior finishes and the replacement of windows to the Mechanicsville Post Office building located at 3295 Durham Road, TMP 06-006-067, in the Historic District of Mechanicsville Village, as recommended by the Buckingham Township Historic Architectural Review Board (HARB).
- Consideration of awarding the 2023 Road Improvement Project Bid to Harris Blacktopping, Inc. of Washington Crossing, PA, in the amount of \$658,884.20.

**Buckingham Township Board of Supervisors**  
**Meeting Minutes**

The regular meeting of the Buckingham Township Board of Supervisors was held on April 18, 2023 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
	Luke Rosanova	Bucks County Planning Commission
	Craig A. Smith, Esquire	Township Solicitor

Not Present: Gary Weaver Township Water/Wastewater Consultant

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

**PUBLIC COMMENT**

Mr. David Jarret, Grape Bay Drive, was present to request an update on the enforcement action taken by the township against his neighbor. Mr. Smith replied the township will imminently file Magisterial District Justice Complaints and provide an update to him when that happens.

Ms. Lisa Briegel-Braud, Dark Hollow Road, acknowledged the recent township website updates made to the home page. Mr. Briegel-Braud asked for an update on the township newsletter, and Mrs. Cozza replied that she has the topics and the articles are being written, with the intention of a June distribution. Mr. Calderaio said that the newsletter will be mailed to every tax parcel as well as posted on the township website.

Ms. Briegel-Braud said she had applied to join the Park and Recreation Commission, which has only one member currently. She explained that she would be good at adding to the Park and Recreation Facebook page. Mrs. Cozza replied that the Facebook page is currently managed by township staff.

Mr. Michael Bateman, Tall Oak Court, said he read in The Herald newspaper that Bucks County received 11 million dollars of grant money, and that various surrounding townships received funds, but not Buckingham. He asked what grants Buckingham Township has applied for over the last year? Mrs. Cozza replied that Buckingham Township has applied twice for the Multi-Modal and DCED grants that were discussed in the article, but was not awarded the grant due to a PennDOT timing issue on the planned Route 263/206 roundabout; but the township will apply again in 2024. Mrs. Cozza said the police department received a \$124,000 grant last month for a new software system. Mr. Forest said the township has received a grant and installed LED lights at all of the township owned facilities, both indoor and outdoor. Mr. Gray reported that the township has partnered with Doylestown Township and Doylestown Borough and was awarded a grant for Route 313 traffic signal improvements. Mrs. Rash added the township received a grant and installed two electric automobile charging stations in the township parking lot. Mrs. Cozza noted the township received a grant from PECO which paid for the new township trail which is nearing completion. Mr. Calderaio said the township had received a grant for license plate readers used by

19088

the police department. Mr. Calderaio said that Buckingham Township oftentimes partners with local municipalities for grant applications, and that we don't apply for and receive grants to get credit, but rather because they benefit the community.

Mr. Bateman voiced questions from various persons he received via social media, but did not have their last names or addresses. He asked why Board of Supervisor meeting minutes had not been posted to the township website in three months, as it makes it difficult to understand what is happening. Mrs. Cozza explained the minutes cannot be approved until the next Supervisors' meeting, and then are not posted until they are signed at yet the next Supervisor's meeting after they are approved. Mrs. Cozza said the approved minutes could be posted the day after the meeting during which they are approved, but they would not be signed. Once signed at the following meeting they could be replaced with the signed version.

Mr. Bateman asked why the supervisor's meetings are not recorded and not accessible from home. Mrs. Cozza said the township used to record the meetings and post them on the township website, however, the website has since been upgraded and the software used by the camera is now not supported. She said the Board budgeted money towards a new camera system and is awaiting quotes.

Mr. Bateman said he has heard concern regarding the mobile home located on the property at the corner of Route 313 and York Road, and also regarding the unsecured and abandoned gas station at the same intersection. Mrs. Cozza explained there is a storage trailer that holds equipment used onsite to prepare the property for a sod farm, but there is not a mobile home there.

Mr. Bateman continued that he had received a question on how can the township help seniors with tax relief. Mr. Calderaio explained that Buckingham Township benefits all of its residents, not only seniors, by maintaining the lowest property tax rate in Bucks County, which covers emergency services (ambulance and fire), and a voter-approved open space bond. Mr. Smith added the township does not control the Central Bucks School District taxes, which Mr. Forest noted are 85% of township resident taxes. Mrs. Cozza stated out of every property tax dollar paid by township residents, the township gets a bit less than 3 cents.

Mr. David Rosner, New Hope Road, said he has been reviewing ten years of invoices from Knight Engineering, Inc. to the township and they are billed in 30 minute increments. However Knight Engineering's contracts with the Township did not list a minimum increment. Mr. Rosner offered his opinion this may have resulted in charges for time not actually spent and that the failure to state a shorter minimum increment is a breach of contract. Mr. Smith said a contract does not legally have to state minimum increments. He further added there is no way for the Township, short of having somebody watch Knight Engineering work, to prove or disprove Mr. Rosner's allegation. Mr. Smith also pointed out that Mr. Rosner's motive for the allegation merits scrutiny as Mr. Rosner has been in litigation with Buckingham Township for years starting with his failure to acquire a required permit. Further, the Board has recently been compelled to file a contempt citation against Mr. Rosner for his failure to follow a court ordered settlement. Mr. Calderaio stated that every time the township goes to court against Mr. Rosner's frivolous lawsuits it costs the township taxpayers money.

### BOARD'S ANNOUNCEMENTS

Mr. Forest made the following announcements:

- The April 26, 2023 Board of Supervisor Work Session and Regular Business Meeting have been cancelled.
- Yard Waste Pick-up – Free Leaf Bags are available until April 21, 2023 at the township office during the regular weekday hours of 7:30am-4:00pm.
- Clean-Up Weekend is April 22<sup>nd</sup> and April 23<sup>rd</sup>. Bring your large items to the Maintenance Garage at 4991 Upper Mountain Road (no hazardous materials). Paper shredding is offered on Saturday morning and Compost is available if you bring your own covered container and shovel.
- National Prescription Drug Take Back Day, Saturday, April 22, 2023, 10am-2pm, Buckingham locations include Midway Fire Company, 3879 Durham Road and the Administrative Township Building.
- Pollinator / Butterfly Garden Sale. Order a pre-designed garden of 7 different plants, native to Bucks County. Email [buckinghamnativeplants@gmail.com](mailto:buckinghamnativeplants@gmail.com) to order. Pick-up is May 13 from 9-12 at the Hansell Park Pavilion.
- Single-Use Plastics Survey – see the News article at [www.buckinghampa.org](http://www.buckinghampa.org) for a link to the online survey.
- General Primary, May 16, 2022 – Vote!

Mrs. Cozza noted that Mrs. Rash was present this evening electronically via Zoom.

### REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

**Consideration of approving Payment Request No. 15, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$12,600.00.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payment Request No. 15, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$12,600.00. The motion carried unanimously.*

Mr. Calderaio explained the money to pay for this project comes from the income received from the customers of the Township's wastewater facilities, not from the township's general fund or taxpayer funds.

**Consideration of approving Payment Request No. 3, to GS Developers for work completed on the Water Company Generator Upgrades, Contract BT-22-01, in the amount of \$34,650.00.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payment Request No. 3, to GS Developers for work completed on the Water Company Generator Upgrades, Contract BT-22-01, in the amount of \$34,650.00. The motion carried unanimously.*

Board of Supervisors  
 Minutes of Regular Business Meeting – April 18, 2023  
 Page 4 of 11

Mr. Calderaio reiterated that the money to pay for this project comes from the income received from the customers of the Township's water facilities, not from the township's general fund or taxpayer funds.

**Consideration of approving Payroll for the weeks ending March 26, 2023 and April 9, 2023, and the Bill List for the meeting of April 18, 2023.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payroll for the weeks ending March 26, 2023 and April 9, 2023, and the Bill List for the meeting of April 18, 2023. in the total amount of \$873,863.99. The motion carried unanimously.*

### MINUTES

**Consideration of approving draft Supervisor's Minutes of the March 22, 2023 Work Session and March 22, 2023 Regular Business Meeting.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve, as most recently presented, the draft Supervisor's Minutes of the March 22, 2023 Work Session and March 22, 2023 Regular Business meeting. The motion carried unanimously.*

**Consideration of accepting various Departmental Minutes and Advisory Body Minutes.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to accept for inclusion in the Township's records the various Departmental Minutes and Advisory Body Minutes. The motion carried unanimously.*

### BUSINESS

**Consideration of granting Preliminary Approval of the "McKee Development", Revised Subdivision Plan dated 2/28/23, Township File SA 2020-01, Tax Map Parcels 6-18-76 and 6-18-79, located along Durham Road / Creek Road / and Lower Mountain Road, proposing a Living Community of 41 Units: consisting of 12 single family homes, 17 townhomes, 12 twin homes, on a total parcel sized 79.17 acres, located in the AG-1 Zoning District, with an extended review period expiration date of December 31, 2023.**

Ed Murphy, Esquire, Mr. Greg Glitzer and Mr. Ron Monkres of Gilmore & Associates, and Mr. Kevin McLaughlin of The McKee Group, were present to discuss the revised plan. Several neighbors of the property were also in attendance.

Mr. Murphy explained they were present to provide an update on their progress since coming before the Board during the September 2022 work session. He said they have since submitted a revised plan which is ready for discussion this evening. Mr. Murphy said there are a few specific topics to be discussed, and they want to confirm their approach and receive direction. Mr. Murphy

said that Matt Hammond of TPD and Cindy Culp, Gilmore & Associates Landscape Specialist, were also present.

Mr. Glitzer explained that this plan looks similar to the previous one, with a few adjustments. He said they spent time on soil testing to support the stormwater management plan, which Knight Engineering has reviewed. Mr. Glitzer pointed out the plan orientation, showing Route 413 on the right and Creek Road on the left, with the main development for use B14 Living Community in the Route 413 area. He said there is a single access off Route 413, which is a divided access with a median, and a 2<sup>nd</sup> access (towards Lower Mountain Road) which is configured as an emergency access only. Mr. Glitzer said there were some mature trees to preserve so they reoriented some of the units, and they had met with neighbors to confirm the Buckingham Springs boundary line and received input on buffers and drainage improvements, which are incorporated into the plan. He said they also resolved technical details relative to items in the Subdivision and Land Development Ordinance.

Mr. Glitzer explained that items remaining in the planning context include trails and improvements related to Creek and Lower Mountain Roads, and connectivity from the development through the utility corridors to Creek Road. He said they are also preparing permitting applications for NPDES (Stormwater), Water and Wastewater with DEP and PennDOT.

Mr. Glitzer asked to discuss the trails, which include an 8' wide multi-use trail along the Route 413 frontage, which needs to be permitted along with the Highway Occupancy Permit. He further asked to discuss Knight Engineering's schematic showing an 8' wide paved trail along the frontage of Creek and Lower Mountain Road; and a trail connection from Creek Road to the Utility Corridor, through the wooded area, following cleared areas to the development site. Mr. Gray said the trails along the roadways are required by ordinance, or would require relief.

Mr. Frank Ripp, Creek Road, said he does not want an 8' wide paved trail along Creek Road as it will create more impervious surface and take away from the current look of the back country road. Mr. Calderaio agreed. Mr. Robert Smith, Durham Road, asked the purpose of the paved path, as he would prefer one with markers and wood chips that looks like a park trail. Mr. Forest said the material depends where the trail is located, such as the one along Cold Spring Creamery Road is paved as it leads to a school. Mr. Gray said there have been several comments throughout plan review regarding traffic on Creek Road, and the path would move people and kids riding bikes from the road onto an improved trail. Mr. Gray said he could support a wood trail or path if less intrusive, and added this is a changing area of the community. Mr. Gray added with the suggested cross through from the development to Creek Road, and no restrictions on ages of persons in the development, if they want to use Creek Road, which people do like to walk, they would have to walk along Route 413 to Lower Mountain and along Lower Mountain to Creek. He said the primary purpose is to get connectivity from the development to Creek Road, to overall improve maneuverability in the area. Mr. Gray said the Creek and Lower Mountain Road trails are an ordinance requirement, and the township tries to get the trails put in with new developments. Mr. Craig Smith, Township Solicitor, commented the township could choose not to have the trail built now, but to take an easement and construction funds so that it may be added in the future.

Mr. Richard Jaccoma, No Name Lane, questioned the main entrance/exit, and Mr. Matt Hammond said that at the main access point Route 413 would be widened to provide a dedicated left turn into the driveway and have a dedicated deceleration taper. Mr. Jaccoma asked if there would be a traffic signal, and Mr. Hammond said no, PennDOT had not warranted it.

19088  
Mr. Terry Maloney, Durham Road, questioned the paved walkway along Route 413, asking who would use it and where does it go? Mr. Gray replied the point is to get the sections we can, built, and when other areas are developed those developers install their section and the township fills in the pieces. Ms. Manicone suggested that along Route 413 where there is an abrupt end to the pathway, there is a potential up and around the bend where the path could come off the road to avoid the large caliper trees, meander through the woods at the top, perhaps tie into the well access road and loop back, making a continuous loop. She said the township has designed numerous paths to accommodate existing trees, and that part of the woods is fairly open. Mr. Forest agreed it would be nice for the trail to go somewhere. Mrs. Rash asked how much of Mr. and Mrs. Smith's property, at the corner of Route 413 and Lower Mountain Road, would a path along Route 413 take, and Mr. Glitzer said the trail would not extend onto their property. Mr. Smith said he would prefer not to have a path through the woods as there is a creek and wonderful wildflowers.

Mr. Forest said he did not think the trail needed to go along Creek Road, but that the trail through the development should connect to Creek Road, adding it could end at the Buckingham Springs emergency exit. Mr. Glitzer said they were proposing running the trail from the development to come out through the woods by the lagoons and onto the utility road, but they could run it along the bottom area instead. However, it would not go into the trees. Mr. Forest and Mr. Calderaio agreed with this design, and Mr. Ripp said this makes more sense.

Mrs. Stephanie Weisser, Amberton Way, asked for the surface of the path, and Mr. Gray said it would be a blacktop surface and the developer would need to run a cost analysis to determine whether porous or standard paving made better sense. Mr. Gray said the path could be 6' or 8' wide.

Mr. Rosanova explained that the 2019 Buckingham Township Trail and Bicycle Plan outlines a bigger picture to connect Lower Mountain Road to Route 413. He said the plan also recommends that trails may be used for hiking and made of mown grass or other options.

Mr. Jaccoma asked for information on the sewage lagoons, and Mr. Calderaio explained that the wastewater is pumped into the lagoons, eventually becomes gray water, the sediment sinks and eventually gets dredged, while the gray water is sprayed onto a spray field and recharges the groundwater. Mr. Calderaio said that Buckingham has the most environmentally friendly sewer system in the state. Mr. Gray mentioned that 41 units in this development would be handled by this system, in contrast to 640 units in Buckingham Springs handled by a package plant and stream discharge. Mr. Gray said this treatment is a more environmentally sensitive way to handle the limited amount of sanitary sewer flow.

Mr. Jaccoma asked about the water use and how it may affect the water table, adding that he doesn't have a well, but gets his water from a spring that runs from on top of the mountain. Mr. Glitzer said there was a hydrogeologic study done, and there will be a pumping test on the two new



wells dug for production and monitoring, as well as several monitoring wells around the site. Mr. Gray said preliminary testing had been completed and was being analyzed. He said if there is a concern, well protection easements would be placed around the community. Mr. Gray said if adjoining wells are negatively affected, the developer would be required to extend the permanent water system or supply water to the homeowner, which may mean drilling a new well. Ms. Wommer, Durham Road, said she has a private well that was identified when a geologic service came out, and they continually monitor it. Ms. Wommer wanted to be sure the township was aware in case she has well failure. Mr. Gray confirmed that Jeff Clark from Valley Environmental submitted the initial report. Mr. Tate said they were on that list, too.

Mr. Glitzer noted that Knight Engineering's review suggested they look at the stream channel for areas of stabilization. He said that Ms. Manicone and Ms. Culp could do a stream walk if needed for invasive management. Mr. Gray said they need to walk and document what exists so that if an issue is caused by the development, it will be fixed during dedication.

Ms. O'Leary, Bent Pine Circle, wanted to confirm the easement behind her home, along the border of Buckingham Springs. She heard berm, then farmland, and an easement, and was concerned about tractor access. Mr. Gray said there would be a drainage easement to capture water from the farmland, and the easement separated the farm field from the drainage feature with a grass line swale, and would not be a tractor access.

Mr. Murphy asked to confirm the treatment along the common boundary line with Buckingham Springs, adding that Ms. Manicone and Ms. Culp had walked it with the neighbors. Mr. Glitzer explained that last summer it was discovered that the property line wasn't quite right, so they reestablished it and redesigned the buffer plantings. He said some folks wanted to see the farm field and others wanted the buffer. He said the ordinance requires a 50' buffer along the property line. Mr. Glitzer explained where the existing 25' easement exists (wooded area nearer Creek Road), they condensed plantings into the 25' area, and in order to have the required farmable area along Route 413, they need to request a partial waiver to condense the buffer plantings on the development side of the plan (listed on the waiver request). Mr. Forest confirmed then that 50' is required along the entire length until it gets to the 25'. Mr. Gray said yes, that the 25' area has an existing drainage easement that was put in with the Buckingham Springs development to capture farm runoff, and did not go all the way to Route 413. Mr. Glitzer asked if they could abandon the easement as it never caught the water. Mr. Gray said if the easement was abandoned, then they should plant the full 50' buffer. Mr. Glitzer said that would move the plantings closer to the Buckingham Springs property line.

A resident asked if the farmland would stay farmland, or could a park be installed? Mr. McLaughlin said the farmland must stay farmland under the township ordinance. Mr. Gray said that a local farmer typically leases the farmland.

Mr. Glitzer asked to revisit the 50' buffer yards as required along the Creek and Lower Mountain Road farm fields, adding that his preference is to keep the farm field area open and relocate the buffers closer to the lagoon. Mr. Forest agreed there is no reason to buffer the farm field. Mr. Forest confirmed however that a buffer was needed between the farm field and house on the northern side, and the southern corner between the farm field and Buckingham springs. Mr.

Calderaio agreed. Mr. Ripp asked the elevation change from the lagoon to the start of the road. Mr. Glitzer said the horizontal elevation is 226' from the fence at the lagoon to Creek Road. Mr. Monkres confirmed it flattens out to about 3' from the slope where the lagoon starts to Creek Road. Mr. Monkres said the elevation on the near side of the berm is 10', and a buffer placed near that would be effective.

19088 Mr. Tate, Durham Road, stated he does not want a traffic light installed for this development as he does not want to hear jake brakes or gunning of trucks when they start; and he asked what is happening in the little section between the houses and Route 413. Mr. Glitzer said there will be a heavily planted 50' wide buffer in the open space area between the entrances, with semi-circle arcs of plants at the official entrance. Mr. Tate clarified from Route 413 there would be a grassy area, then a mound. Mr. Glitzer said if a path is required, it would be along Durham Road.

Mr. Robert Smith asked if two entrance/exits are required as he is concerned about the entrance being too close to the corner at Lower Mountain and Route 413. Mr. Gray confirmed that two entrance/exits are required, and noted the entrance/exit closest to the corner will be for emergency use only and will be chained off.

A resident asked if there were any plans to handle the traffic on Route 413, adding that she has concerns about school buses servicing this development backing up the traffic. Mr. Gray said Buckingham Springs has 646 units, and there are only 41 in this proposed development. He said even though The Springs is an age restricted community and this is not, it doesn't warrant a traffic signal from PennDOT. Mr. Forest said years ago the people in Buckingham Springs decided they did not need a traffic signal. He said the township also approached the McKee Development owners several times to discuss preservation, but the township's entreaties were rejected.

Mr. Tate said even though he is sick about this proposed development, the applicant and his team have been very agreeable and amenable to the residents, and have molded their plan to the comments of the people who have come to these meetings.

Mr. Glitzer said there is another technical item to address in reference to the PADEP ("Pennsylvania Department of Environmental Protection") BMP ("Best Management Practices") manual regarding planning density inside the bioretention areas. He said they have requested a waiver as this is a guideline and they cannot physically fit the requirements on this plan.

Ms. Stadelmaier, Stockton Road, asked if they could mow the edge of the farming areas for walkers. Mr. Gray clarified that she was requesting a mowed path in the right-of-way; as offset from the center of the road must be dedicated to the township and from that point on is required farmland. Mr. Glitzer confirmed there will be new boundaries set for the farmed areas, and if the mowed area was in the right-of-way, they will not count it as farming. Mr. Gray said they could specify the area between the ultimate right-of-way and farmland to be a grass mowed area and require that it must be maintained as part of the development for walking.

Ms. Stadelmaier asked if the roads within the development would be township or private; and Mr. Gray replied they would be private with a homeowner's association responsible for maintenance, snow removal, etc.

A resident asked if a large map of this proposed project could be posted in the Buckingham Springs clubhouse, and Mr. McLaughlin said he would provide one.

Mr. Murphy asked what’s next, and Mr. Gray said at this point the water and wastewater design needs closer studying. Mr. Murphy said they would continue with the design and working on the plan, and thanked the Board for their time and comments.

**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 Contract and Water and Sanitary Sewer Development Agreement to May 24, 2024 covering the “Fenton’s Corner” Subdivision, Township File SA 2013-03.**

*Mr. Calderaio made a motion, seconded by Mr. Forest to agree to the Developer’s Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Agreement and Water and Sanitary Sewer Development Agreement to May 24, 2024 covering the “Fenton’s Corner” Subdivision, Township File SA 2013-03.*

*The motion carried unanimously.*

**ESCROW RELEASE**

“Scardetto Property”, Stormwater Facility Development Contract, Permit #PSW190013, 808 Pineville Road, TMP 6-23- 55-1	Request for Release #4	\$36,203.10 recommended for release
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*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Request for Release #4, “Scardetto Property”, Stormwater Facility Development Contract, Permit #PSW190013, 808 Pineville Road, TMP 6-23-55-1, in the amount of \$36,203.10.*

Mr. Scardetto questioned why he only received Knight Engineering’s review letter three days ago, leaving no time to address the outstanding items in order to get more escrow money released. Mr. Gray said according to the Pennsylvania Municipalities Planning Code, he has 45 days to review the escrow request from the date the request is received from the township, and he was within that timeframe.

Mr. Scardetto said in the preconstruction meeting there was a discussion that the property would be secured and when consultants needed to inspect, they were to notify him so that he could open the property. He said this was not done and he was billed for non-access. Mr. Gray said it was not his office that billed for non-access, and Mr. Scardetto said no, it was not.

*The motion carried unanimously.*

**ADDITIONAL BUSINESS / MANAGER'S ITEMS**

**Consideration of granting a “Certificate of Appropriateness” for new exterior finishes and the replacement of windows to the Mechanicsville Post Office building located at 3295 Durham Road, TMP 06-006-067, in the Historic District of Mechanicsville Village, as recommended by the Buckingham Township Historic Architectural Review Board (HARB).**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to grant a “Certificate of Appropriateness” for new exterior finishes and the replacement of windows to the Mechanicsville Post Office building located at 3295 Durham Road, TMP 06-006-067, in the Historic District of Mechanicsville Village, as recommended by the Buckingham Township Historic Architectural Review Board (HARB). The motion carried unanimously.*

**Consideration of awarding the 2023 Road Improvement Project Bid to Harris Blacktopping, Inc. of Washington Crossing, PA, in the amount of \$658,884.20.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to award the 2023 Road Improvement Project Bid to Harris Blacktopping, Inc. of Washington Crossing, PA, in the amount of \$658,884.20.*

Mr. Bateman asked if there was a list of roads to be improved, and asked if it included the Hearthstone roads, which were discussed a couple of months ago. Mrs. Cozza replied the list is the same as when the bid was authorized for advertisement. Mr. Bateman asked if there were other bids received, and Mrs. Cozza replied a total of four bids were received and that information could be requested after the award of the bid.

*The motion carried unanimously.*


*Mr. Calderaio announced the Board held an Executive Session prior to the business meeting to discuss the making of offers for agricultural easements and the ongoing Froehlich Mulch making litigation.*

*Mr. Calderaio made a motion, seconded by Mr. Forest to adjourn the meeting at 9:37 p.m. The motion carried unanimously.*


19088

Approved by the Board of Supervisors on the 24<sup>th</sup> day of May, 2023.

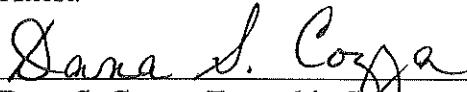
**Buckingham Township Board of Supervisors**

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

  
\_\_\_\_\_  
Maggie Rash, Vice-Chairman

  
\_\_\_\_\_  
Jon Forest, Member

Attest:

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

*Minutes respectfully submitted by Lori Wicen.*