

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP

Board of Supervisors

Work Session Agenda

November 15, 2023

6:00 p.m.

6:00 p.m. Executive Session

6:30 p.m. "McKee Development", Township File SA 2020-01 – Progress Update

7:00 p.m. Planning Commission Candidates

Manager's Items

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held November 15, 2023 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

The Board of Supervisor's held an Executive Session from 6:00 p.m. to 6:35 p.m. to discuss police personnel matters.

6:35 p.m. The work session commenced.

“McKee Development”, Township File SA 2020-01 – Progress Update

Ed Murphy, Esquire, Mr. Greg Glitzer and Mr. Ron Monkres of Gilmore & Associates, and Mr. Kevin McLaughlin of The McKee Group, were present to provide a status update on the progress of the “McKee Development”.

Mr. Glitzer said they had received Knight Engineering’s review of the water and wastewater plans, and have some minor operational items to discuss with the townships’ water and wastewater department. Mr. Gray noted one of the test wells will need treatment for arsenic, and the preliminary design has been prepared. Mr. Glitzer acknowledged they also need to finalize the plumbing and electrical design.

Mr. Murphy requested preliminary plan review during the January 2, 2024 Board of Supervisor’s business meeting, and said they will submit an offer for extension of the review period prior to the December 13, 2023 meeting as the review period has a December 31, 2023 expiration date. Mr. Glitzer said when and if the plan receives preliminary approval, they will be able to move forward on submitting applications to the various agencies such as the Pennsylvania Department of Transportation, Pennsylvania Department of Environmental Protection, Bucks County Conservation District, etc. It was agreed this could not be a “preliminary/final” approval.

Victoria Park, Lot 2, 4411 New Hope Road, TMP 6-23-8-3, Building Envelope Placement

Mr. Bela Rossman and Mr. Bill Sinclair were present to discuss the building envelope, driveway and pond placement on Lots 1 and 2 of the Victoria Park subdivision, which is under a conservation easement. Mr. Sinclair presented two plans which he explained had been revised according to the Board of Supervisors' comments during the October work session. He said one plan has a square building envelope for lot 2, while the other has an elongated building envelope providing more room for farming purposes. Mr. Sinclair explained that both plans show the driveway for lot 1 moved over towards the edge of the property, and the lot 2 building envelope moved over towards the opposite property edge.

Mr. Sinclair also noted the location of the lot 1 septic system area, adding that by his interpretation the easement allows clearing of some vegetation. He said the septic systems for both lots are proposed to be sand mounds, and may need to be adjusted due to percolation test results.

Mr. Sinclair said the existing driveway will be returned to field and will not be an access road to the pond.

Mrs. Rash expressed her appreciation for the revised plans for the lots and the driveway.

Mr. Sinclair said now that they had discussed the proposed plan revisions, they would submit the plan to Knight Engineering for a proper review.

Planning Commission Candidates

Mr. Frank Ripp, New Hope Road, was present to express his interest in filling the vacancy on the Planning Commission. He said that he had grown up in Solebury, and his wife was raised in Buckingham Township. Mr. Ripp said they had purchased and preserved the 76 acre "Sikorski" farm on New Hope Road, and restored the old farmhouse to live in and raise their family. Mr. Ripp said he also owns other properties within Buckingham Township.

Mr. Ripp said that he appreciates that change will happen, and the Planning Commission helps to see how it can be made beneficial for everybody and make sense.

Mr. Thomas Ciaciarelli, Rosewood Drive, was also present to express his interest in filling the vacancy on the Planning Commission. Mr. Ciaciarelli said his interest comes from being an attorney and a long history of public service, from serving as a zoning officer, a member of the Zoning Hearing Board and Planning Commission and then as the mayor of a town (Kingswood) in New Jersey. Mr. Ciaciarelli added that his former community in Hunterdon County was a mostly farming community, same as Buckingham. He explained he moved to Buckingham a few years ago to downsize, and enjoy a better system for taxation and pensions.

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Mr. Ciaciarelli explained that he likes the way Buckingham has been planned, with an agrarian nature yet also accommodating inevitable development, but in close proximity to commercial but not intermixed; noting that the industrial sections are separated near the highways where they should be. Mr. Ciaciarelli said that he understands development will occur, and appreciates the balancing act of making it benefit the owner of the property and the township residents.

Reorganization Meeting

Mrs. Cozza asked the Board what time they wanted to start the annual Board of Supervisor's Reorganization and Regular Business Meeting on January 2, 2024, and the board agreed to begin at 5:00 p.m., same as the previous one.

Police Vehicle

Mrs. Cozza said there is a Purchase Order in the Board's packet this evening for a new police vehicle, which is a replacement for the one totaled in a recent accident. She said the other driver's automobile insurance would be paying for the vehicle as he was at fault; so this will be a reimbursable expense. Mrs. Cozza explained the new vehicle was located in Harrisburg, was available at a discount, and has free delivery.

Buckingham Township's 325th Anniversary

Mrs. Cozza noted that the Board previously had said they wanted to have a party for the Township's 325th Anniversary, and she proposed the formation of a committee composed of township residents and staff to begin planning the celebration. Mrs. Cozza said some ideas so far were to have a photo contest for a Buckingham photo calendar, enlist Keith Balderston as the photographer, offer pavers for residents to purchase in a Memorial Grove in Holicong Park, offer 325th Anniversary tiles for sale, have a drone show rather than fireworks, and have a "Paint A Plow" contest on the township snowplows. The Board appreciated the ideas and agreed to form the proposed committee.

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

8:55 p.m. The Work Session resumed.

December 26, 2023 – Administrative Office

Mrs. Cozza explained that due to Christmas Day falling on a Monday this year, the office would be very short staffed on December 26th due to a majority of employees taking vacation days to spend time with their families. The Board was agreeable to closing the administrative office to the public, so that employees could take their vacation or personal days to enjoy time with their families.

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Consultant Proposals

Mrs. Cozza asked if the Board wanted the Township to continue its practice of advertising for professional consultant proposals, but to do so on a regular schedule. The Board agreed that while consistency of professional advisors benefits the Township in terms of institutional memory, being an advantageous factor considered in the Township’s bond rating, and lending efficiencies due to familiarity with Township practices, nonetheless this would be sensible to do every other year, beginning for year 2025.

Single Use Plastic Bags

Mrs. Cozza reminded the Board that the online survey regarding banning the use of Single Use Plastic Bags showed support for the ban. Mrs. Rash explained the next step would be for the Environmental Advisory Committee to talk to business owners and get their feedback. Mr. Calderaio and Mr. Forest agreed.

9:10 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 13th day of December, 2023.

Buckingham Township Board of Supervisors



Paul Calderaio, Chairman



Maggie Rash, Vice-Chairman

Attest:



Dana S. Cozza, Township Secretary



Jon Forest, Member

Minutes respectfully submitted by Lori Wicen.