

**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**  
 Call to Order 7:30 p.m.

**AGENDA**  
 (posted 12/12/2023)

**DECEMBER 13, 2023**

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - The **Buckingham Township Administrative Offices will be closed** December 22<sup>nd</sup> at noon, and all day on December 25<sup>th</sup> and 26<sup>th</sup>. The offices will also be closed on December 29<sup>th</sup> at 3:00 p.m., and all day on January 1, 2023.
  - The December 27, 2023 Board of Supervisor's meetings are cancelled.
  - The Annual **Board of Supervisors Reorganization and Regular Business Meeting and Work Session** will be held Tuesday, January 2, 2024 beginning at 5:00 p.m.
  - The Annual **Board of Auditors Reorganization Meeting** will be held Wednesday, January 3, 2024 at 6:00 p.m.
3. Consideration of approving Payroll for the weeks ending November 19, 2023 and December 3, 2023 and the Bill List for the meeting of December 13, 2023.
4. Consideration of approving draft Supervisor's Minutes of the November 15, 2023 Work Session and November 15, 2023 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving **Resolution No. 2602**, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Fixing the Earned Income Tax Rate, Local Services Tax Rate, and the Realty Transfer Tax Rate for the Fiscal Year 2024.
7. Consideration of approving **Resolution No. 2603**, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Fixing the Real Estate Tax Rate for the Fiscal Year 2024.
8. Consideration of approving **Resolution No. 2604**, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Commonwealth of Pennsylvania, Authorizing the Establishment of Checking, Savings and Investment Accounts and Designating Various Institutions to Serve as Depositories for the Funds of the Township in 2024.
9. Consideration of approving **Resolution No. 2605**, A Resolution of the Board of Supervisors, Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Township Secretary's Certification of the 2024 Budget Preparation & Publication.

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10. Consideration of approving **Resolution No. 2606**, A Resolution of the Township of Buckingham in the County of Bucks, Commonwealth of Pennsylvania, Appropriating Specific Sums Estimated to be Required for the Specific Purposes of the Municipal Government, Hereinafter Set Forth, During the Year 2024 and **Adopting the Annual Budget** Reflecting These Amounts.
11. Consideration of approving **Resolution No. 2607**, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, for the Purpose of Amending the 2023 Budget.
12. Consideration of approving a 2-lot Subdivision Plan for the "Pierson Tract", 3933 Burnt House Hill Road, TMP 06-004-058, per the First Amendment to the Agricultural Land Preservation Grant of Easement dated November 15, 2023.
13. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to February 28, 2024, for the "**McKee Development**", Township File SA 2020-01.
14. Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to January 2, 2025, for the "**Buckingham Valley Veterinary Center**", Township File LD 2023-03.
15. Consideration of agreeing to the Developer's Request for an Extension of Time within which to complete the Improvements as set forth in the Stormwater Facility Development Contract between **Sugar Bottom Farms, L.L.C.** and Buckingham Township, TMP 6-17-61, to December 14, 2024.
16. Consideration of agreeing to the Developer's Request for an Extension of time within which to complete the improvements as set forth in the Land Development Contract between **Buckingham Friends School Gymnasium and Science Building** and Buckingham Township, Township File LD 2022-01, to December 14, 2024.
17. Consideration of agreeing to the Developer's Request for an Extension of time within which to complete the improvements as set forth in the Stormwater Facility Development Contract between **Edward J. Bussinger and Karen A. Bussinger** and Buckingham Township, TMP 6-69-21 (Lot 22 of the Stonymead Subdivision, Township File SA 98-05), to December 23, 2024.
18. Consideration of approving the Amendment of Grant of Easement to Buckingham Township between Thomas M. Trycieki and Susan M. Trycieki, Sarah Colamarino Kocinski and Richard Kocinski, and Buckingham Township for TMP 6-6-39 and 6-6-39-11.

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19. **ESCROW RELEASES:**

"Fenton's Corner", Site, Township File SA 2013-03	Request for Release #10	\$613,245.40 recommended for release
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20. Additional Business / Manager's Items:

- Consideration of approving the Separation Agreement and Release between Buckingham Township and Michael S. Gallagher.

Buckingham Township Board of Supervisors  
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held on December 13, 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
	Craig A. Smith, Esquire	Township Solicitor

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

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

**PUBLIC COMMENT**

Public Comment began with the continued discussion from the December 13, 2023 Work Session, regarding Thomas Van Natta's – 1828 Holicong Road, TMP #6-21-17, Zoning Hearing Board Application.

Mrs. Rash clarified the applicant is requesting 15% disturbance of perimeter trees where 0% is permitted, and asked where are the trees to be removed. Mr. McGuigan explained the areas that are not colored dark green on the plan will be removed.

Mr. Forest asked if the applicant was requesting the Board to be in favor of the plan, against or neutral? Mr. McGuigan said since the Board saw the initial plan, and they have made strides to improve it, they are asking the Board to reconsider their initial opposition to the project, and believe a neutral position would be appropriate in light of the reduction in relief being requested. He did not believe the plan warranted opposition by the Board or the township solicitor's attendance at the Zoning Hearing Board hearing in opposition to the requested variances. Mr. Forest said that Mr. Smith's job is to protect the township. Mrs. Rash explained the Board has no control over the Zoning Hearing Board as they are a separate legal entity, however they can direct the township solicitor to attend the hearing to advocate for the township's Position.

Mr. Smith said he had an email from the township zoning officer who thought there were other items that required variances, such as the access to lot 2, and the side yard requirement. Mr. McGuigan said those items had been addressed, and added that this house should not have any impact on the view from the street as the house will be placed at a flattened portion of the property, above the slopes. Mr. Smith again confirmed that without variances, they would not be able to subdivide this property, and Mr. McGuigan confirmed that to be true.

Mr. Barnard, Mountain Top Road West, said he has lived overlooking the Van Natta property for 30 years and the proposed house would be 60' from his kitchen window, ruining his view. He asked if Mr. Van Natta wants one house on 8 acres, why isn't he using the current house?

Mrs. Rash noted the driveway is very long and seems like more than 15% disturbance. Mr. McGuigan noted they cannot make it straight up the hill due to the steep slopes.

Ms. Vennettone, Holicong Road, said she is a retired teacher, and moved to her property 8 years ago to enjoy the view and the solitude. She thanked the Board for asking the neighbors opinion. Mrs. Rash said the township has zoning ordinances for a reason.

Mr. Masko, Lower Mountain Road, said he had been troubled about the use of the current house as an Airbnb as he was concerned about transient neighbors. He also explained that the water flowing down the mountain causes no problem at this time, and does not need to be corrected. Mr. Masko said he is concerned about how another well may impact himself or his neighbors, as his well is very shallow. He also asked why Mr. Van Natta didn't demolish the existing manufactured home and construct a new home in the same place.

Mrs. Wendig, Holicong Road, thought the proposed driveway wasn't set back the required 50' from the pond. Mr. Smith explained it is incumbent on the applicant to request all the zoning variances they need, and if they do not, or if they miss something, they will have to start all over again.

Mr. Van Natta said to set the record straight, he has been working on the existing garage/studio for a while due to his budget. He said his wife hurt her back; that they live in a 2-story condo in New Jersey and want to move here for single floor living. He said his trees were cut down by the neighbors so they would have a view, and things have not gone well with them since. Mr. Van Natta explained he does have a 2-story building, with a garage underneath, and a painting studio on top with a ½ bath ("convenience bathroom"), for his wife to enjoy as an artist. He said the township has inspected the improvements. Mr. Van Natta explained the existing house is a manufactured home, not a trailer, and he is trying to fix it up.

Mrs. Rash said that she is not in favor of granting the three requests for relief, especially the removal of a 36" caliper tree and disturbance of the perimeter trees. Mr. Forest agreed. Mr. Calderaio said that the Board would direct Mr. Smith to attend the Zoning Hearing Board meeting on this matter to represent the township's position in opposition to the requested variances.

Mr. Matt O'Donnell, Wellsford Lane, President of the Stoneymead Homeowners Association ("HOA"), was present to request the township's release of \$25,000 of the developer's escrowed funds to them so they can pay the company who recently completed the two basins as required per the plan, along with \$25,000± of the HOA's own money. Mr. Calderaio said the township committed a while ago that as long as the township has enough money in the account to cover expenses, the remaining would go to the HOA, but the township needs to look into the matter and get back to Mr. O'Donnell. Mr. Smith confirmed he had sent the final dedication agreements to the attorneys for the HOA, and was awaiting signatures.

Mr. Damon Derstine, Edgehill Road, was present to discuss the path the township made that runs along the top of Little Buckingham Mountain connecting Buckingham Forest to Upper Mountain

Estates. He said as a bordering property owner, along with neighbors Scott Yerkes and Ralph Golia, they now have people wandering off the Township trail onto their properties with dogs who are not leashed, dirt bikes, a person carrying a gun and wearing no orange per hunting regulations, and garbage. Mrs. Cozza suggested a letter could be sent to the residents of Buckingham Forest and Upper Mountain Estates reminding them that dogs must be leashed, and persons need to stay on the path. She said there could also be more signage posted.

19521 Mr. Derstine also reported that he did not know the trail was being constructed until 24 hours prior when the township engineer informed him that heavy equipment would be moving in that day, with excavation to begin the next day. Mrs. Cozza reminded him there were many meetings when the trail was discussed, that the trail is part and has for a long time been part of the official Buckingham Township Trail Map, and that she had spoken with him personally many times about the trail and its construction.

### BOARD'S ANNOUNCEMENTS

Mr. Calderaio made the following announcements:

- The **Buckingham Township Administrative Offices will be closed** December 22<sup>nd</sup> at noon, and all day on December 25<sup>th</sup> and 26<sup>th</sup>. The offices will also be closed on December 29<sup>th</sup> at 3:00 p.m., and all day on January 1, 2023.
- The December 27, 2023 Board of Supervisor's meetings are cancelled.
- The Annual **Board of Supervisors Reorganization and Regular Business Meeting and Work Session** will be held Tuesday, January 2, 2024 beginning at 5:00 p.m.
- The Annual **Board of Auditors Reorganization Meeting** will be held Wednesday, January 3, 2024 at 6:00 p.m.

Mr. Calderaio thanked our residents for coming to the tree lighting ceremony, even though it was pouring rain. He also expressed appreciation for the township staff who prepare the ceremony, the CB East Choir who sing each year, and Santa who arrived in a fire truck.

Mrs. Rash said she appreciates when neighbors attend a meeting and voice their opinion, as they have this evening. She also reminded everyone that the meetings are recorded and can be watched on the township website after the meeting.

The Board wished everyone very happy holidays.

### PAYROLL and BILL LIST

**Consideration of approving Payroll for the weeks ending November 19, 2023 and December 3, 2023 and the Bill List for the meeting of December 13, 2023.**

*Mr. Calderaio made a motion, seconded by Mr. Forest, to approve Payroll for the weeks ending November 19, 2023 and December 3, 2023, and the Bill List for the meeting of December 13, 2023 in the total amount of \$915,989.58. The motion carried unanimously.*

## MINUTES

### **Consideration of approving draft Supervisor's Minutes of the November 19, 2023 Work Session and November 19, 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 November 19, 2023 Work Session and November 19, 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 approving Resolution No. 2602, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Fixing the Earned Income Tax Rate, Local Services Tax Rate, and the Realty Transfer Tax Rate for the Fiscal Year 2024.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Resolution No. 2602, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Fixing the Earned Income Tax Rate, Local Services Tax Rate, and the Realty Transfer Tax Rate for the Fiscal Year 2024. The motion carried unanimously.*

### **Consideration of approving Resolution No. 2603, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Fixing the Real Estate Tax Rate for the Fiscal Year 2024.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Resolution No. 2603, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Fixing the Real Estate Tax Rate for the Fiscal Year 2024. The motion carried unanimously.*

### **Consideration of approving Resolution No. 2604, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Commonwealth of Pennsylvania, Authorizing the Establishment of Checking, Savings and Investment Accounts and Designating Various Institutions to Serve as Depositories for the Funds of the Township in 2024.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Resolution No. 2604, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Commonwealth of Pennsylvania, Authorizing the Establishment of Checking, Savings and Investment Accounts and Designating Various Institutions to Serve as Depositories for the Funds of the Township in 2024. The motion carried unanimously.*

**Consideration of approving Resolution No. 2605, A Resolution of the Board of Supervisors, Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, acknowledging the Township Secretary's Certification of the 2024 Budget Preparation & Publication.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Resolution No. 2605, A Resolution of the Board of Supervisors, Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Township acknowledging the Township Secretary's Certification of the 2024 Budget Preparation & Publication. The motion carried unanimously.*

**Consideration of approving Resolution No. 2606, A Resolution of the Township of Buckingham in the County of Bucks, Commonwealth of Pennsylvania, Appropriating Specific Sums Estimated to be Required for the Specific Purposes of the Municipal Government, Hereinafter Set Forth, During the Year 2024 and Adopting the Annual Budget Reflecting These Amounts.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Resolution No. 2606, A Resolution of the Township of Buckingham in the County of Bucks, Commonwealth of Pennsylvania, Appropriating Specific Sums Estimated to be Required for the Specific Purposes of the Municipal Government, Hereinafter Set Forth, During the Year 2024 and Adopting the Annual Budget Reflecting These Amounts. The motion carried unanimously.*

**Consideration of approving Resolution No. 2607, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, for the Purpose of Amending the 2023 Budget.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Resolution No. 2607, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, for the Purpose of Amending the 2023 Budget. The motion carried unanimously.*

**Consideration of approving a 2-lot Subdivision Plan for the "Pierson Tract", 3933 Burnt House Hill Road, TMP 06-004-058, per the First Amendment to the Agricultural Land Preservation Grant of Easement dated November 15, 2023.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve a 2-lot Subdivision Plan for the "Pierson Tract", 3933 Burnt House Hill Road, TMP 06-004-058, per the First Amendment to the Agricultural Land Preservation Grant of Easement dated November 15, 2023, contingent upon the township receiving the signed and recorded easement amendment, which was approved during the Board of Supervisor's November 19, 2023 business meeting. The motion carried unanimously.*

**Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to February 28, 2024, for the "McKee Development", Township File SA 2020-01.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to accept the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to February*



28, 2024, for the “McKee Development”, Township File SA 2020-01. The motion carried unanimously.

**Consideration of accepting the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to January 2, 2025, for the “Buckingham Valley Veterinary Center”, Township File LD 2023-03.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to accept the offer of an Extension of the allowable review time under the provisions of the PA Municipalities Planning Code to January 2, 2025, for the “Buckingham Valley Veterinary Center”, Township File LD 2023-03. The motion carried unanimously.*

**Consideration of agreeing to the Developer’s Request for an Extension of Time within which to complete the Improvements to December 14, 2024 as set forth in the Stormwater Facility Development Contract between Sugar Bottom Farms, L.L.C. and Buckingham Township, TMP 6-17-61.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer’s Request for an Extension of Time within which to complete the Improvements to December 14, 2024 as set forth in the Stormwater Facility Development Contract between Sugar Bottom Farms, L.L.C. and Buckingham Township, TMP 6-17-61 . The motion carried unanimously.*

**Consideration of agreeing to the Developer’s Request for an Extension of time within which to complete the improvements to December 14, 2024 as set forth in the Land Development Contract between Buckingham Friends School Gymnasium and Science Building and Buckingham Township, Township File LD 2022-01 .**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer’s Request for an Extension of Time within which to complete the Improvements to December 14, 2024 as set forth in the Land Development Contract between Buckingham Friends School Gymnasium and Science Building and Buckingham Township, Township File LD 2022-01 . The motion carried unanimously.*

**Consideration of agreeing to the Developer’s Request for an Extension of time within which to complete the improvements to December 23, 2024 as set forth in the Stormwater Facility Development Contract between Edward J. Bussinger and Karen A. Bussinger and Buckingham Township, TMP 6-69-21 (Lot 22 of the Stoneymead Subdivision, Township File SA 98-05).**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to agree to the Developer’s Request for an Extension of Time within which to complete the Improvements to December 23, 2024 as set forth in the Stormwater Facility Development Contract between Edward J. Bussinger and Karen A. Bussinger and Buckingham Township, TMP 6-69-21 (Lot 22 of the Stoneymead Subdivision, Township File SA 98-05). The motion carried unanimously.*

**Consideration of approving the Amendment to the Grant of Easement to Buckingham Township between Thomas M. Trycieki, Susan M. Trycieki, Sarah Colamarino Kocinski, Richard Kocinski, and Buckingham Township for TMP Nos. 6-6-39 and 6-6-39-11.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Amendment to the Grant of Easement to Buckingham Township between Thomas M. Trycieki, Susan M. Trycieki, Sarah Colamarino Kocinski, Richard Kocinski, and Buckingham Township for TMP 6-6-39 and 6-6-39-11.*

Mr. Smith noted this amendment redefines a legal description in the previous easement to include an area that was not previously included in the stormwater easement, that should have been.

*The motion carried unanimously.*

**Escrow Releases:**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the "Fenton's Corner", Site, Township File SA 2013-03, Request for Release #10, in the amount of \$613,245.40. The motion carried unanimously.*

**ADDITIONAL BUSINESS / MANAGER'S ITEMS**

**Consideration of approving the Separation Agreement and Release between Buckingham Township and Michael S. Gallagher.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Separation Agreement and Release between Buckingham Township and Michael S. Gallagher. The motion carried unanimously.*

*Mr. Calderaio announced the Board held an Executive Session prior to the business meeting and to be continued afterwards to discuss police personnel matters, ongoing police litigation, and the acquisition of additional land for sprayfields for sanitary sewage treatment.*

*Mr. Calderaio made a motion, seconded by Mrs. Rash to adjourn the meeting at 8:46 p.m. The motion carried unanimously.*

Approved by the Board of Supervisors on the 2<sup>nd</sup> day of January, 2024.

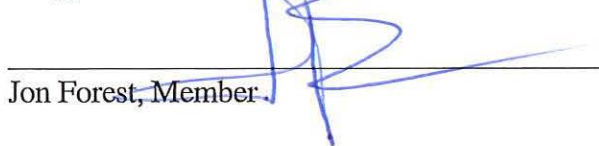
**Buckingham Township Board of Supervisors**



Paul Calderaio, Chairman

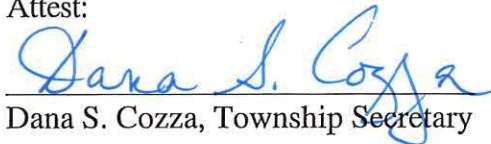


Maggie Rash, Vice-Chairman



Jon Forest, Member

Attest:

  
Dana S. Cozza, Township Secretary

*Minutes respectfully submitted by Lori Wicen.*