

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
Phone (215) 794-8834 • Fax (215) 794-8837

Website - www.buckinghampa.org



BOARD OF SUPERVISORS BUSINESS MEETING

AGENDA

August 27, 2008

Presentation of Proclamation honoring Robert Lawrence Cull for achieving the rank of Eagle Scout.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - **Buckingham's 10th Annual Concours D'Elegance** - Sunday, September 14, 2008. Purchase your raffle tickets now to win a 1957 Ford Thunderbird - all profits benefit the "Buckingham Land Preservation Fund". Volunteers are always needed to help with this event.
 - **Free Movies at the Hansell Park Band Shelter on Friday Evenings** - Upcoming movie: Friday, September 5th at 7:30 p.m., "Cars".
3. Consideration of approving the Payroll for the week ending August 17, 2008 and the Bill List for the meeting of August 27, 2008.
4. Consideration of approving Supervisor's Minutes of the July 23, 2008 and August 13, 2008 Regular Business Meetings.
5. Blue Ribbon Panel update.
6. **PUBLIC HEARING:** Review of Remanded Preliminary Plan of Land Development submitted by Gilmore & Associates on behalf of Central Bucks School District, **C.B. East High School Stadium, LD 2000-08A**, T.P. 6-14-12, Anderson Road, 11.5 acres, in the "I" Zoning District *and* **C.B. East High School Athletic Fields, LD 2000-06**, T.P. 6-14-100-1, Anderson and Holicong Roads, 14.17 acres, in the AG-2 Zoning District. Extended review period expires September 15, 2008.
7. Consideration of approving Revised Preliminary/Final Minor Subdivision Plan (plan dated 7/2/08) of the "**Soroka Tract**", submitted by Gilmore & Associates, Inc., on behalf of DeLuca Enterprises, Township File SA 2008-02, T.P. 6-23-55-1, Durham Road (Route 413) and Pineville Road, 10+ acres, 2 lots, in the AG-1 Zoning District, with an extended review period expiration of December 31, 2008.
And
Consideration of approving Resolution No. ___ Act 537 Plan Revision for the "**Soroka Tract**", Township File SA 2008-02.

BOARD OF SUPERVISORS
 REGULAR BUSINESS MEETING
 AUGUST 27, 2008
 PAGE 2

8. Consideration of approving Revised Preliminary/Final Lot Line Change Plan (plan dated Rev. 7/9/08) of the **“Trayer Tract”**, submitted by Horizon Engineering on behalf of Jill Trayer, Township File SA 2006-08, T.P. 6-10-109, 4820 Anderson Road, 2 Lots, in the AG-2 Zoning District, with an extended Review Period expiration date of September 5, 2008.
9. Consideration of accepting the Agreement to Extend the Residential Development Contracts, Water and Sanitary Sewer Development Agreements to September 11, 2009 from John Mangano of Toll PA, L.P. for **“Buckingham Forest, Phases III & IV”**, Township File SA 89-17.
10. Consideration of accepting Mike Vesey’s resignation from the Technical Code Review Board of Appeals.
11. Consideration of appointing Greg Jakubowski to fill a term expiring January 2011 on the Technical Code Review Board of Appeals.
12. ESCROW RELEASE:

Buckingham Forest, PH 1, Township File SA 89-17	Site, Escrow Release #8	\$0 recommended for release
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13. Additional Business / Manager’s Items:
 - Consideration of authorizing township staff to advertise the bid for the Fieldstone interconnect.
 - Consideration of permanently waiving all fees associated with applications for the use of Holicong Park and the Road Crossing Banner for the Annual Concours D’Elegance, benefitting Land Preservation.
 - Consideration of approving the purchase of two vehicles for use by the Buckingham Township Police Department.

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held August 27, 2008 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Maggie Rash	Chairperson
	Jon Forest	Vice-Chairman
	Henry Rowan	Member
	Craig A. Smith, Esquire	Township Solicitor
	Jill Pistory	Finance Director
	Daniel Gray	Township Engineer
	Thomas Kelso	Township Water/Wastewater Consultant
	Lynn Bush	Bucks County Planning Commission

Mrs. Rash called the regular meeting to order at 7:33pm and invited Robert Lawrence Cull, Eagle Scout to lead The Pledge of Allegiance. The Board presented Robert Cull with a proclamation recognizing his achievement in attaining the rank of Eagle Scout and asked him to describe his service project.

PUBLIC COMMENT

Mr. George Michel, Pineville, asked if the Township's agricultural preservation efforts had been impacted by recent financial debacles (bonds and loans). Ms. Pistory responded that Buckingham Township had an excellent bond rating and she did not think it would be affected. She added that the one thing that could be affected is the insurance if the Township went for new bonds but since we have such a good bond rating that we could proceed without insurance.

Mr. Bob Powell, 1628 Sugar Bottom Road, expressed concern about the size of the parcel where a cellular antenna on an existing PECO tower was to be placed on Sugar Bottom Road and the recent Zoning Hearing Board (ZHB) decision that indicated that under 502 zoning the ordinance did not apply. Mr. Powell commented that the proposal would next be considered under usage restrictions and asked what section of the ordinance that would come under. Solicitor Smith advised that it was use H-11. Solicitor Smith asked Mr. Powell to contact him after he (Solicitor) had a chance to see the ZHB decision. Solicitor Smith asked Ms. Pistory to provide him with a copy of the decision.

BOARD'S ANNOUNCEMENTS

Mrs. Rash announced the following items:

- **Buckingham's 10th Annual Concours D'Elegance** - Sunday, September 14, 2008. Purchase your raffle tickets now to win a 1957 Ford Thunderbird - all profits benefit the "Buckingham Land Preservation Fund". Volunteers are always needed to help with this event.

- **Free Movies at the Hansell Park Band Shelter on Friday Evenings -**
 Upcoming movie: Friday, September 5th at 7:30 p.m., "Cars".

PAYROLL AND BILL LIST

Consideration of approving the Payroll for the week ending August 17, 2008 and the Bill List for the meeting of August 27, 2008.

Mrs. Rash made a motion, seconded by Mr. Rowan to approve payroll for the week ending August 17, 2008 and the Bill List for the meeting of August 27, 2008 in the amount of \$762,315.30. The motion carried unanimously.

MINUTES

Consideration of approving Supervisor's Minutes of the July 23, 2008 and August 13, 2008 Regular Business Meetings.

Mr. Rowan made the following correction of the August 13, 2008 minutes. On page three in item number two in the last line of the paragraph that starts with "The following public comments were made:" in the addition made by the Solicitor, the word though should be changed to thought. Mrs. Rash made an addition to the last sentence on page four of the August 13, 2008 minutes. Mrs. Rash added the phrase after the word capital, "based on representations made by Central Bucks Ambulance."

Mrs. Rash made a motion, seconded by Mr. Forest to approve the Supervisor's Minutes of the July 23, 2008 and August 13, 2008 Regular Business Meetings as amended. The motion carried unanimously.

BUSINESS

1. Blue Ribbon Panel Update

Mrs. Rash explained that the Township had created a Panel with three residents (one chosen by each Supervisor) to assist and advise in the selection of a Township Manager. Mrs. Rash introduced the members of the Panel: Joel Nace, Sam Loserelli and Terry Clemons. Mr. Clemons described their selection process including the development of criteria/qualifications, advertising and interviewing. Mr. Clemons noted that they had received 61 applications and selected 11 for an interview. Mr. Clemens presented the Board with the credentials of the top three candidates, unanimously recommended by the Panel, and explained that the Township would have to do reference and criminal history checks as well as salary discussions. Mr. Clemons asked the Board to contact the candidates by the end of the week. Mrs. Rash asked Ms. Pistory to coordinate the reference checks. Ms. Pistory agreed to call each candidate to make them aware of the next steps. Mrs. Rash thanked the panel for their work.

Mr. George Michel asked if there were any salary negotiations and who would make the final hiring decision. Mrs. Rash responded that there were no salary negotiations and the final decision would be made by the Board.

Mr. Chuck Baker recommended that the panel members should not be involved in the final interview.

2. PUBLIC HEARING: Review of Remanded Preliminary Plan of Land Development submitted by Gilmore & Associates on behalf of Central Bucks School District, C.B. East High School Stadium, LD 2000-08A, T.P. 6-14-12, Anderson Road, 11.5 acres, in the "I" Zoning District and C.B. East High School Athletic Fields, LD 2000-06, T.P. 6-14-100-1, Anderson and Holicong Roads, 14.17 acres, in the AG-2 Zoning District. Extended review period expires September 15, 2008.

Solicitor Smith provided a summary of the case. A transcript of the proceedings was recorded by a Court Stenographer.

Representing Central Bucks School District were Douglas Maloney, Attorney and Mr. Scott Kennedy, Director of Operations. Solicitor Smith explained that the School District was asking for a 90 day extension. Mr. Maloney verified that was correct and noted that they were not prepared to proceed that evening. Also in attendance was: (i) Mr. Martin King, Attorney representing Jeff and Mary Bretz, property owners adjacent to the proposed stadium, (ii) Mr. Tom Baldwin, and (iii) Mr. Chuck Baker, School Board members. Mr. King provided the Board with a letter, which he read into the record.

Representatives from the School District assured the Board that if the Board accepted the offered 90-day extension, that the School District, within that 90-days, would complete revisions to their engineering plans to address the comments in the Township Engineer's most recent review letter. The Board's representatives stated that with regard to those comments and ordinance provisions with which the District is unable to comply, the District's consultants would meet with professionals representing the Bretz and Township. The purpose of the meeting(s) will be to see if agreement can be reached to narrow those issues which need to be presented to the Board of Supervisors for decision on specific waiver requests. The District further represented that it would, within that 90 days, initiate substantive hearings before the Board of Supervisors on the outstanding waiver requests pursuant to the Court's December 21st, 2004 Order.

Mrs. Rash made a motion, seconded by Mr. Forest to accept the 90-day extension for the Review of Remanded Preliminary Plan of Land Development submitted by Gilmore & Associates on behalf of Central Bucks School District, C.B. East High School Stadium, LD 2000-08A, T.P. 6-14-12, Anderson Road, 11.5 acres, in the "I" Zoning District and C.B. East High School Athletic Fields, LD 2000-06, T.P. 6-14-100-1, Anderson and Holicong Roads, 14.17 acres, in the AG-2 Zoning District. Mr. Rowan commented that he would vote nay because he could not give Mr. King's comments adequate

consideration and noted that he would rather consider the extension request at the next meeting.

The motion carried 2-1 with Mrs. Rash and Mr. Forest voting aye and Mr. Rowan voting nay. Solicitor Smith noted that the applicant agreed to actively pursue this application and if not doing so within 90 days there could be adverse consequences including a potential denial of the plan for failure of the School District to pursue their land development application.

3. Consideration of approving Revised Preliminary/Final Minor Subdivision Plan (plan dated 7/2/08) of the "Soroka Tract", submitted by Gilmore & Associates, Inc., on behalf of DeLuca Enterprises, Township File SA 2008-02, T.P. 6-23-55-1, Durham Road (Route 413) and Pineville Road, 10+ acres, 2 lots, in the AG-1 Zoning District, with an extended review period expiration of December 31, 2008.

And

Consideration of approving Resolution No. ___ Act 537 Plan Revision for the "Soroka Tract", Township File SA 2008-02.

Removed from agenda.

4. Consideration of approving Revised Preliminary/Final Lot Line Change Plan (plan dated Rev. 7/9/08) of the "Trayer Tract", submitted by Horizon Engineering on behalf of Jill Trayer, Township File SA 2006- 08, T.P. 6-10-109, 4820 Anderson Road, 2 Lots, in the AG-2 Zoning District, with an extended Review Period expiration date of September 5, 2008.

Representing Ms. Jill Trayer was Mr. Richard Kempes, Attorney. Mr. Kempes summarized that Ms. Trayer was doing the lot line change in order to give access to the rear lot on Anderson Road. The Township Engineer had asked that as long as they were doing the lot line change, they should make sure that the second lot was buildable. He explained that the Planning Commission did not want to review the plan until after the ZHB's Decision. Mr. Kempes noted that they did get three variances and they would go before the Planning Commission in September. Mr. Kempes explained that the problem they had was that they would need another extension. Mr. Kempes wanted to make sure that if the Board did not grant the extension and they were asked to refile the application that they would not lose the ZHB decision. Mr. Kempes requested a 60 day extension. Mr. Rowan explained that historically agreements did not negate other decisions.

After discussion and consideration, the Board recommended a 90 day extension so that if any other issues arise, they could be handled without another extension. Solicitor Smith advised Mr. Kempes that he needed to provide the request in writing that evening.

Mr. Kempes provided the extension request letter. *Mrs. Rash made a motion, seconded by Mr. Forest to accept the 90 day extension as requested by Mr. Kempes for the Revised Preliminary/Final Lot Line Change Plan (plan dated Rev. 7/9/08) of the "Trayer Tract", submitted by Horizon Engineering on behalf of Jill Trayer, Township File SA 2006-08,*

Board of Supervisors
 Minutes of Business Meeting – August 27, 2008
 Page 5 of 6

T.P. 6-10-109, 4820 Anderson Road, 2 Lots, in the AG-2 Zoning District, with an extended Review Period expiration date of September 5, 2008. The motion carried unanimously.

5. Consideration of accepting the Agreement to Extend the Residential Development Contracts, Water and Sanitary Sewer Development Agreements to September 11, 2009 from John Mangano of Toll PA, L.P. for "Buckingham Forest, Phases III & IV", Township File SA 89-17.

Mrs. Rash made a motion, seconded by Mr. Forest to accept the Agreement to Extend the Residential Development Contracts, Water and Sanitary Sewer Development Agreements to September 11, 2009 from John Mangano of Toll PA, L.P. for "Buckingham Forest, Phases III & IV", Township File SA 89-17. The motion carried unanimously.

6. Consideration of accepting Mike Vesey's resignation from the Technical Code Review Board of Appeals.

Mrs. Rash made a motion, seconded by Mr. Forest to accept Mike Vesey's resignation from the Technical Code Review Board of Appeals. The Board lauded Mr. Vesey's service to the Township. The motion carried unanimously.

7. Consideration of appointing Greg Jakubowski to fill a term expiring January 2011 on the Technical Code Review Board of Appeals.

Mrs. Rash made a motion, seconded by Mr. Forest to appoint Greg Jakubowski to fill a term expiring January 2011 on the Technical Code Review Board of Appeals. The motion carried unanimously.

RELEASE OF FUNDS

Escrow Releases:

Buckingham Forest, PH 1, Township File SA 89-17	Site, Escrow Release #8	\$0 recommended for release
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Mrs. Rash made a motion, seconded by Mr. Forest to approve the \$0 recommended for release for Buckingham Forest, PH1, Township File SA 89-17. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER'S ITEMS

1. Consideration of authorizing township staff to advertise the bid for the Fieldstone interconnect.

Mr. Tom Kelso provided an overview. Mrs. Rash made a motion, seconded by Mr. Forest to authorize Township staff to advertise the bid for the Fieldstone interconnect. The motion carried unanimously.

2. Consideration of permanently waiving all fees associated with applications for the use of Holicong Park and the Road Crossing Banner for the Annual Concours D'Elegance, benefiting Land Preservation.

Mrs. Rash made a motion, seconded by Mr. Rowan to permanently waive all fees associated with applications for the use of Holicong Park and the Road Crossing Banner for the Annual Concours D'Elegance, benefiting Land Preservation. The motion carried unanimously.

3. Consideration of approving the purchase of two vehicles for use by the Buckingham Township Police Department.

Discussion followed about the cost of warranties. Mr. Rowan requested the total cost of the two vehicles being considered including outfitting and warranties.

Mr. Joel Nace commented that the Township had purchased one Dodge Charger previously to see if everyone fit in it. Ms. Pistory responded that the police preferred the Charger.

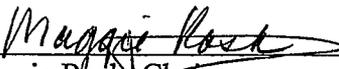
Mr. George Michel commented that if the police liked their vehicles they would likely take better care of them. He noted that Maryland State police had that experience.

Mr. Rowan made a motion, seconded by Mrs. Rash to approve the purchase of two vehicles (whichever one comes out to be lowest total purchase price with consideration of the better product) for use by the Buckingham Township Police Department. Mr. Forest noted that the Chief had requested Dodge Chargers. The motion carried unanimously.

Mrs. Rash made a motion, seconded by Mr. Forest to adjourn the meeting at 10:00pm. The motion carried unanimously.

Approved by the Board of Supervisors on the 24th day of September, 2008.

Buckingham Township Board of Supervisors



Maggie Rash, Chairman

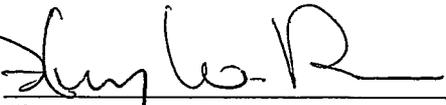


Jon Forest, Vice-Chairman

Attest:



Dana S. Cozza, Secretary



Henry Rowan, Member

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