

BUCKINGHAM TOWNSHIP

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**BOARD OF SUPERVISORS
 BUSINESS MEETING**

AGENDA

November 12, 2008

Call to order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
 - **Buckingham Township's Fall Leaf Waste Collection Program** – Bags are available between October 20th and November 26th at the township office, with leaf pickups scheduled on November 10th and December 1st.
 - **Upcoming Board of Supervisor meetings:**
The November 26th Board of Supervisor meeting has been re-scheduled to November 19, 2008.
 - **Annual Township Tree Lighting Event:** Friday, December 5th at 6:00 p.m. Please bring an unwrapped, new toy for any age up to 15 years for the "Toys for Tots" donation.
3. Consideration of approving the Payroll for the weeks ending October 26, 2008 and November 9, 2008, and the Bill List for the meeting of November 12, 2008.
4. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
5. Consideration of posting the Proposed 2009 Budget for Buckingham Township.
6. **8:00 p.m. PUBLIC HEARING:** Consideration of approving Conditional Use Application submitted July 22, 2008 by Cricket Communications, Inc. for the American Tower Corporation, Township File CU 2008-01, T.P. #6-18-152, 4776 Lower Mountain Road, 2.0 acres, in the AG-1 Communication Overlay District 1, requesting to install a wireless communications service facility on an existing structure. (Continued from 9/10/08 Board of Supervisors meeting.)
7. Consideration of approving Revised Preliminary/Final Lot Line Change Plan (plan dated Rev. 10/15/08) 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 December 4, 2008.
8. Consideration of approving Revised Final Major Subdivision Plan (plan dated "rev. 10/10/08") of the "**Estates at Forest Grove (Smith Pfeiffer) aka Mill Creek Ridge**", Township File SA 2001-05B, submitted by Gilmore & Associates, Inc. on behalf of Toll Brothers, Inc., T.P. 6-23-1, 6-23-4, 6-23-13, 6-23-13-5, 6-23-14 & 6-23-17, Dark Hollow Road / Smith Road / Forest Grove Road, 183.1 Acres, 71 Lots, in the AG-1 Zoning District. Extended 90-day Review Period Expiration date November 30, 2008. (Note: Wastewater Planning Modules were approved by PA DEP 12/22/05.)

BOARD OF SUPERVISORS
 REGULAR BUSINESS MEETING
 NOVEMBER 12, 2008
 PAGE 2

9. Consideration of accepting the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 12, 2009, covering "**Buckingham Forest, Phase II**", Township File SA 89-17.
10. Consideration of accepting the Agreement to Extend the Residential Development Contract to December 13, 2009, covering "**Phillips Tract (Surrey Hill)**", Township File SA 2002-06A.
11. Consideration of accepting the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 12, 2009, covering "**Devonshire Estates, Phase III**", Township File SA 97-01.
12. Consideration of accepting the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 19, 2009, covering "**Arbor Point, Phase I**", Township File SA 99-02.
13. Consideration of approving **Resolution 2056**, 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 2009.
14. Consideration of approving **Resolution 2059**, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Adopting the plan known as Furlong WWTP Spray Field No. 6 Modifications for the installation of a fixed riser spray irrigation system in lieu of the drip system for disposal as the Official Plan of the Township.
15. ESCROW RELEASE:

Funk Tract, Township File SA 2001-13	Escrow Release #1, Site	\$19,474.60 payable to Buckingham Township due to funds owed
Wilkinson's Village (aka Estates at Balamoore), Township File SA 98-02	Escrow Release #19, Site	\$453.44 payable to Buckingham Township due to funds owed

16. Additional Business / Manager's Items

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held November 12, 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
	Dana S. Cozza	Township Manager
	Daniel Gray	Township Engineer
	Lynn Bush	Bucks County Planning Commission
	Thomas Kelso	Township Water/Wastewater Consultant

Mrs. Rash called the regular meeting to order at 7:34pm and led The Pledge of Allegiance.

PUBLIC COMMENT

Mr. George Michel, Pineville, referenced nefarious intentions by Toll Brothers in the summer of 2007 in their effort to undermine the competition and urged the Supervisors to proceed with caution when someone claims they need help.

BOARD'S ANNOUNCEMENTS

Mrs. Rash announced the following items:

- **Buckingham Township's Fall Leaf Waste Collection Program** – Bags are available between October 20th and November 26th at the township office, with leaf pickups scheduled on November 10th and December 1st.
- **Upcoming Board of Supervisor meetings:**
The November 26th Board of Supervisor meeting has been re-scheduled to November 19, 2008.
- **Annual Township Tree Lighting Event:** Friday, December 5th at 6:00 p.m. Please bring an unwrapped, new toy for any age up to 15 years for the "Toys for Tots" donation.

PAYROLL AND BILL LIST

Consideration of approving the Payroll for the weeks ending October 26, 2008 and November 9, 2008 and the Bill List for the meeting of November 12, 2008.

Mrs. Rash made a motion, seconded by Mr. Forest to approve payroll for the weeks ending October 26, 2008 and November 9, 2008 and the Bill List for the meeting of November 12, 2008 in the amount of \$599,400.12. The motion carried unanimously.

MINUTES

Consideration of accepting various Departmental Minutes and Advisory Body Minutes

Mrs. Rash made motion, seconded by Mr. Forest to accept the various Departmental and Advisory Body Minutes. The motion carried unanimously.

BUSINESS

1. Consideration of posting the Proposed 2009 Budget for Buckingham Township.

Ms. Jill Pistory, Finance Director provided an overview of the budget summarizing that there was no planned tax increase for the 2009 budget (other than the 0.25 mil increase for Central Bucks Ambulance approved in the referendum). She announced that the budget would be posted on the Township web page and that it would be available for review in the office.

Mr. Sam Brangan asked if residents would still receive a bill if they used ambulance service. Mrs. Rash explained that the tax money was for capital expenses and yes residents would still be billed for use of the service. Mr. Brangan asked if in the future the open space program would draw down on the deficit spending. Ms. Pistory explained that with the new bond (approved in the April 2008 referendum) there would likely be a millage increase and that if they utilized the entire amount approved in the referendum it would amount to approximately \$200 per family per year. Mr. Brangan asked how much debt was outstanding on previous bond issues. Ms. Pistory responded that there was approximately \$19 million in debt.

Mr. George Michel asked if the Township bond rating would be reevaluated with the current market conditions. Ms. Pistory responded that the Township was always being reevaluated, but that currently they had a AA rating and she did not see any reason for that to change. Mr. Michel questioned whether future budgets could have problems because of a decrease in the Realty Transfer Tax. Ms. Pistory explained that the Township was always conservative on that tax and it was a small part of the budget.

Mrs. Rash made a motion, seconded by Mr. Forest to approve posting of the Proposed 2009 Budget for Buckingham Township. Mr. Rowan noted that he would vote to post the budget but that it did not mean he would vote to approve the budget because he objects to the 0.25 mil ambulance tax because Central Bucks Ambulance did not hold a public meeting as promised. The motion carried unanimously.

2. 8:00 p.m. PUBLIC HEARING: Consideration of approving Conditional Use Application submitted July 22, 2008 by Cricket Communications, Inc. for the American Tower Corporation, Township File CU 2008-01, T.P. #6-18-152, 4776 Lower Mountain Road, 2.0 acres, in the AG-1 Communication Overlay District 1, requesting to install a wireless communications service facility on an existing structure. (Continued from 9/10/08 Board of Supervisors meeting.)

Mrs. Rash opened the public hearing at 8:00. The hearing was recorded by a court stenographer.

The Hearing was continued to December 17, 2008 at 8:00pm in the Buckingham Township Building; Solicitor Smith announced that no other notice for the continuance of the hearing would be given. The applicant granted any extensions necessary under section 908 of the Municipalities Planning Code (MPC). Mr. Rowan asked that the parties be contacted and that the Hearing be posted on the Township web page. The hearing was closed at 8:40pm.

3. Consideration of approving Revised Preliminary/Final Lot Line Change Plan (plan dated Rev. 10/15/08) 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 December 4, 2008.

Representing the applicant was Mr. Richard Kempes, Attorney and Mr. Mark Smith, Project Engineer.

Review of November 7, 2008 Knight Engineering Review Letter

The applicant agreed to comply with all issues raised in the review letter other than those discussed below.

II.6.3 & III.1.2 Mr. Kempes asked the Board to consider waiving the requirements for additional stormwater analysis. Mr. Smith summarized the stormwater facilities proposed: two infiltration facilities, an underground detention system and five silt socks. He explained that presently the site drains to the Southeast corner and that the proposed net change in post development peak rate of runoff flow in every storm event is slightly decreased. They therefore expect no impact to drainage along Anderson Road and they therefore felt the additional off-site analysis was not necessary. Mr. Kempes noted that Ms. Trayer has not seen a water problem on her lot or her neighbors' lots. Mr. Smith added that the pooling/ponding referred to in the review letter was caused by a neighboring property. Mr. Kempes expressed concern that they were being asked to mitigate an off-site existing condition. Mr. Gray summarized that the Township was allowing other waivers (e.g. allowing site to maintain 100% run-off post development as opposed to reducing to 75% as required) and so wanted some certainty that the water as it leaves the site can get to the culvert down the street. Mr. Kempes noted that the site was almost entirely wooded and there was a Conservation Easement on Lot 2.

II. 7.3 Mr. Smith explained that they had proposed the use of silt socks as a temporary measure because it would cause a lesser disturbance to the trees. Mr. Gray requested that a super silt fence be utilized at the edge of the tree line at the edge of Anderson Road.

IV.3. Mr. Kempes explained that Ms. Trayer did not currently have any plans for improvement to Lot 2 and therefore they were requesting that she not be required to put monies into escrow at the time of lot line change approval. Mr. Kempes suggested that Ms. Trayer and the Township enter into a Development Agreement that required that if and when Ms. Trayer sold Lot 2, before any improvements were made there must be full compliance with the Development Agreement including posting escrows. Mr. Kempes added that the Deed for Lot 2 would state that it was not a building lot until it was in full compliance with the Development Agreement between Ms. Trayer and the Township and that no building permits would be issued until the developer was in compliance. Mr. Kempes acknowledged that improvements would have to be done within five years.

After discussion and the Board expressing concern about the assurance that stormwater improvements would be done at the time of development, consensus was that Mr. Kempes and Solicitor Smith would work together on language to be placed on the deeds. Mr. Rowan asked if the property could be flagged in Equalizer to which Ms. Cozza responded that it could.

Review of August 8, 2008 Waiver Request Letter

The Board found the waiver requests acceptable other than those discussed below.

13. Mr. Gray asked that there be a note on the plan indicating that on Lot 1 trees of 36" caliper or larger could not be removed.

15. Any topsoil removed shall be donated to the Township.

22. Mr. Gray asked that the applicant document existing and proposed stormwater conditions to verify that improvements did not cause a problem and asked the applicant to put a note on the plan indicating that they would correct any problems that occur as a result of unintended consequences. Consensus was that the applicant would meet the Capacity Analysis to the satisfaction of the Township Engineer.

Other Discussion

Mr. Rowan asked if the Board was approving the lot line change and not any of the engineering that went along with it. Solicitor Smith explained that the only way to get a lot line change is by virtue of demonstrating to the engineer that what was being proposed could actually work. Mr. Rowan asked if the lot line approval also meant that the plan was approved. Mr. Gray explained that the record plan set would include all plan sheets. Mr. Rowan commented that the approval process may need to be changed to address the concern that this approval was about moving a lot line. Ms. Bush commented that she felt what was done was above and beyond what required for a lot line change. Mr. Rowan expressed concern that a builder could make changes. Solicitor Smith commented that he and Mr. Kempes would work together on language for the escrow agreement describing when the amount would be paid and tying it to the specific development plan. Mr. Rowan noted that he was approving the waiver based on the specific features of the plan and asked if the waiver would still stand if the developer chose other options. Solicitor Smith explained that the waivers would not stand and that if changes were made to the plan, then the developer would have to submit a new plan for review. Solicitor Smith summarized that the intent was that when this lot was sold, the buyer would need to put up money to assure that the stormwater improvements shown on the plan were going to be built. The Board and applicant were in consensus.

Mr. Kempes agreed to provide a written extension request.

Discussion of Revised Preliminary/Final Lot Line Change Plan (plan dated Rev. 10/15/08) of the "Trayer Tract", submitted by Horizon Engineering on behalf of Jill Trayer, Township File SA 2006-08, T.P. 6-10-109 was tabled.

Mr. John Cunningham, commented that the Board should be ashamed of themselves for making this applicant go through all this work for a lot line change.

8. Consideration of approving Revised Final Major Subdivision Plan (plan dated "rev. 10/10/08") of the "Estates at Forest Grove (Smith Pfeiffer) aka Mill Creek Ridge", Township File SA 2001-05B, submitted by Gilmore & Associates, Inc. on behalf of Toll Brothers, Inc., T.P. 6-23-1, 6-23-4, 6-23-13, 6-23-13-5, 6-23-14 & 6-23-17, Dark Hollow Road / Smith Road / Forest Grove Road, 183.1 Acres, 71 Lots, in the AG-1 Zoning District. Extended 90-day Review Period Expiration date November 30, 2008. (Note: Wastewater Planning Modules were approved by PA DEP 12/22/05.)

Representing the applicant were Mr. Steve Harris, Attorney, Mr. Dave Anderson, Toll Brothers and Mr. James Matticola, Engineer.

Review of November 5, 2008 Landscape Review Consultants Review Letter

Mr. Harris noted that the Toll Brothers was agreeable, weather permitting, to Ms. Manicone's recommending timing of buffer plantings. However, if weather did not permit Toll would not hold up construction awaiting buffer plantings. Discussion followed about the feasibility of planting the buffers prior to other construction dependent on the weather.

Ms. Muriel Gordon, Wycombe, asked if the evergreen buffer was included in the recommendation and if the fence could be installed prior to construction. Mr. Harris responded that the evergreen tree planting was included in Ms. Manicone's letter and that they could agree to the fence installation prior to other construction because it was not weather dependent. Ms. Gordon requested that her hedge remain. Mr. Harris assured her it would.

Review of November 7, 2008 Knight Engineering Review Letter

The majority of items in the letter were "will comply." Those that were not were discussed as follows.

I. 3 Mr. Harris requested that the Board consider granting final approval conditioned upon receipt of the Pennsylvania Department of Transportation (PennDOT) Highway Occupancy Permit (HOP), even though the Preliminary Approval required the permit first.

I. 7. Mr. Harris noted that Toll Brothers was not prepared to provide raised pedestrian crossings at all locations where the paved path accesses an internal road. Toll Brothers would provide raised pedestrian crossings at all locations where the multi-use path intersects the public roadways. Toll Brothers would not extend the path across the Robin Run dam.

II. 1.15 Mr. Harris noted that there was a mistake in Applicant's excel spreadsheet and only 6" of topsoil was being proposed to replat the base of the berm. Mr. Harris presented Mr. Gray with the corrected information for review.

4.1 Mr. Harris announced receipt of Mr. Gray's revised fee in-lieu of calculation in the amount of \$595,865.59. Solicitor Smith noted that by working cooperatively the figure had been reduced from approximately one million dollars. Mr. Harris reported that Toll's basic position was that they could be required to do the improvements but the Township could not say they did not want the improvements but they did want the money. Discussion followed about the ordinance that requires an existing street of inadequate width or substandard construction, to be completely reconstructed. Solicitor Smith explained that the ordinance requires the developer to do the improvements; however the Township and developer could enter into an agreement to allow for other alternatives including fee-in-lieu of improvements. He noted that if the two parties could not come to an agreement, then the developer would do the improvements. Discussion followed about whether the entire width of road needed to be reconstructed and the extent of repairs needed to the box culvert.

Mr. Harris noted that he did not believe sidewalks were warranted on the roads being discussed. Mr. Harris noted that the Township had requested a narrower road than required on Dark Hollow Road.

Mr. Harris reported that according to his calculations the correct amount for the fee-in-lieu of payment would be \$213,105.22. Mr. Harris explained that Toll's position was that all that was required on Smith Road was an overlay and that if they had to do the reconstruction it would only be required that they do it for half the width of Smith Road.

Mr. Paul Martissa asked why the Township wanted the fee in-lieu of instead of having the developer perform the work. Solicitor Smith responded that the Township was not suggesting that the fee in-lieu of was preferred. Solicitor Smith explained that the MPC requires on-site improvements and the debate is about what those improvements consist of and what their value is. Mr. Harris commented that the Township wishes to keep the character of these roads and not expand them into much larger roads. Mr. Martissa asked what it would look like if a portion of the road were widened. Mr. Harris pointed out the section on the plan.

Mr. George Michel, Lower Smith Road, asked if he had heard that Toll Brothers was requesting approval prior to issuance of an HOP and whether it would be precedent setting. Solicitor Smith responded that the applicant had made a request and the Township has not acted upon it. Mr. Michel asked why the Township had asked for raised pedestrian crossings. Mr. Rowan responded it was for safety reasons. Mr. Harris responded that the crossings would be striped and signed as required to the Township and State statutes. Mr. Michel noted that there had recently been two serious bike accidents in the vicinity. Mr. Harris responded that Toll Brothers did not believe that raised walkways solve the safety problem. Mr. Michel asked the Board to request at minimum a Phase 1 archeological study be done on the property. Mr. Harris responded that if during the course of excavation they come across anything of Indian remain, they will have to stop

construction in accordance with the requirement, but that they would not do a Phase 1 archeological study.

Ms. Muriel Gordon asked in regard to the road closing whether construction vehicles would come over the Wycombe Bridge. Mr. Harris responded that construction vehicles would not come over the bridge. Discussion followed about the penalty should vehicles violate the restriction. Solicitor Smith suggested that a penalty could be part of the Development Agreement. Mr. Harris noted that there was likely a weight limit on the bridge and there are penalties for overweight trucks in place.

Mr. Rob Schmauk, Smith Road, wanted to make sure that trees were still included in the plan to block headlights on his property. Ms. Manicone assured him they were included and added that there was a note on the plan specifying when the trees were to be installed.

Mr. Matt Hockley, Smith Road, asked what happened with the old subdivision plan found at the courthouse. Solicitor Smith responded that nothing had happened, but that the Township had them and were aware of them.

Mr. George Michel asked about the previous subdivision plan that was known about by Toll Brothers. Mr. Harris responded that it appeared on the very first plan that was drawn to determine lot yield. Mr. Smith responded that it did not appear on the plan as required and that remained an issue.

III. 13.1 Toll Brothers agreed to provide grass pavers.

52.21 Mr. Harris noted that Mr. Gray provided road specifications, but this was driveway. Toll Brothers proposed a 14"x23" reinforced concrete pipe with 6" of cover and the pipe would be designed to the class of pipe that would support a fire engine.

89.1 Mr. Harris commented that PennDOT would decide whether the road gets closed during construction.

102.9 Mr. Harris reported that the neighbor had rejected the requested the request to trim and remove trees from the sight distance easement.

IV. 2.2a Mr. Harris noted that there was a typo and that Mr. Matticola would provide revised calculations.

Discussion of Revised Final Major Subdivision Plan (plan dated "rev. 10/10/08") of the "Estates at Forest Grove (Smith Pfeiffer) aka Mill Creek Ridge", Township File SA 2001-05B, submitted by Gilmore & Associates, Inc. on behalf of Toll Brothers, Inc., T.P. 6-23-1, 6-23-4, 6-23-13, 6-23-13-5, 6-23-14 & 6-23-17, Dark Hollow Road / Smith Road / Forest Grove Road, 183.1 Acres, 71 Lots, in the AG-1 Zoning District was tabled. The applicant will return in one week.

9. Consideration of accepting the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 12, 2009, covering “Buckingham Forest, Phase II”, Township File SA 89-17.

Mrs. Rash made a motion, seconded by Mr. Forest to accept the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 12, 2009, covering “Buckingham Forest, Phase II”, Township File SA 89-17. The motion carried unanimously.

10. Consideration of accepting the Agreement to Extend the Residential Development Contract to December 13, 2009, covering “Phillips Tract (Surrey Hill)”, Township File SA 2002-06A.

Mrs. Rash made a motion, seconded by Mr. Rowan to accept the Agreement to Extend the Residential Development Contract to December 13, 2009, covering “Phillips Tract (Surrey Hill)”, Township File SA 2002-06A. The motion carried unanimously.

11. Consideration of accepting the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 12, 2009, covering “Devonshire Estates, Phase III”, Township File SA 97-01.

Mrs. Rash made a motion, seconded by Mr. Forest to accept the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 12, 2009, covering “Devonshire Estates, Phase III”, Township File SA 97-01. Mr. George Michel asked if the Township was going to hold the final few bills for upgrade of their detention basin. Ms. Cozza explained that he was thinking of Windsor Square. The motion carried unanimously.

12. Consideration of accepting the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 19, 2009, covering “Arbor Point, Phase I”, Township File SA 99-02.

Mrs. Rash made a motion, seconded by Mr. Forest to accept the Agreement to Extend the Residential Development Contract and Water and Sanitary Sewer Development Agreement to December 19, 2009, covering “Arbor Point, Phase I”, Township File SA 99-02. The motion carried unanimously.

13. Consideration of approving Resolution 2056, 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 2009.

Mrs. Rash made a motion, seconded by Mr. Forest to approve Resolution 2056, 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 2009. Ms. Pistory noted that there were no changes from 2008. Mr. Rowan asked why this resolution was considered prior to the rest of the budget. Ms. Pistory explained that the Department of Community and Economic Development (DCED) sent out a requirement that it be done by December 1, 2008. Mr. Rowan asked how many municipalities were below the \$52 rate for the Local Services Tax rate. Ms. Pistory responded that there was a wide range between \$10 and \$52, but very few were at \$10 (Buckingham’s rate).

Mr. John Cunningham commented that he objected to the \$10 tax because it did nothing for him.

The motion carried unanimously.

14. Consideration of approving Resolution 2059, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Adopting the plan known as Furlong WWTP Spray Field No. 6 Modifications for the installation of a fixed riser spray irrigation system in lieu of the drip system for disposal as the Official Plan of the Township.

Mrs. Rash made a motion, seconded by Mr. Forest to approve Resolution 2059, A Resolution of the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, Adopting the plan known as Furlong WWTP Spray Field No. 6 Modifications for the installation of a fixed riser spray irrigation system in lieu of the drip system for disposal as the Official Plan of the Township. The motion carried unanimously.

RELEASE OF FUNDS

15. ESCROW RELEASE:

Funk Tract, Township File SA 2001-13	Escrow Release #1, Site	\$19,474.60 payable to Buckingham Township due to funds owed
Wilkinson’s Village (aka Estates at Balamoore), Township File SA 98-02	Escrow Release #19, Site	\$453.44 payable to Buckingham Township due to funds owed

Mrs. Rash made a motion, seconded by Mr. Forest to authorize the above listed escrow releases to pay for unreimbursed Township costs. The motion carried unanimously.

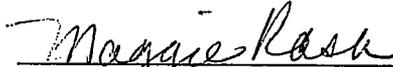
ADDITIONAL BUSINESS / MANAGER'S ITEMS

No activity.

Mrs. Rash made a motion, seconded by Mr. Forest to adjourn the meeting at 11:07pm. The motion carried unanimously.

Approved by the Board of Supervisors on the 14th day of January, 2009.

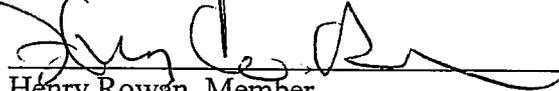
Buckingham Township Board of Supervisors



Maggie Rash, Chairman



Jon Forest, Vice-Chairman



Henry Rowan, Member

Attest: 

Dana S. Cozza, Secretary

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