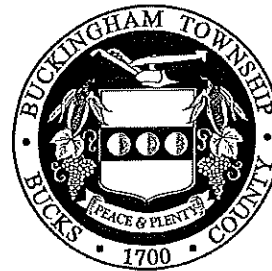


**BUCKINGHAM TOWNSHIP**

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**

**SEPTEMBER 22, 2021**

Call to Order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - Yard Waste Pick-up for Fall – Free recyclable bags may be picked up at the township administrative offices from September 20<sup>th</sup> to November 24<sup>th</sup>.
  - Buckingham Township “Clean-Up Weekend” October 23 & 24, 8am-4pm, 4991 Upper Mountain Road. Free shredding for residents from 9am-12noon on Saturday, October 17<sup>th</sup>.
 See the Township website for more details.
3.
  - a. Consideration of approving Payment Request No. 1, to G.S. Developers, Inc., for work completed on the **Pump Station Grinder Upgrades, Contract BT-21-01**, in the amount of \$21,600.00.
  - b. Consideration of approving Payment Request No. 12, to JBM Mechanical Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - Mechanical Contract** in the amount of \$7,557.25.
  - c. Consideration of approving Payment Request No. 14, to Premier Builders, Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - General Contract**, in the amount of \$126,116.30.
  - d. Consideration of approving Payroll for the weeks ending August 29, 2021 and September 12, 2021, and the Bill List for the meeting of September 22, 2021.
4. Consideration of approving draft Supervisor's Minutes of the August 25, 2021 Work Session and August 25, 2021 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving the Memorandum of Understanding for Employment (Lieutenant) between Buckingham Township and William Moffett.
7. The Chief Administrative Officer to advise the Board of Supervisors the expected Financial Obligation for the (MMO) Minimum Municipal Obligations for Non-Uniformed Pension Plan and the Police Pension Plan for the Year 2022.

**BOARD OF SUPERVISORS  
REGULAR BUSINESS MEETING  
SEPTEMBER 22, 2021  
PAGE 2**

19086

8. **8:00 p.m. PUBLIC HEARING:** Consideration of adopting **Ordinance 2021-03**, “An Ordinance of Buckingham Township, Bucks County, Pennsylvania, Being an Omnibus Amendment of the Buckingham Township Zoning Ordinance, amending certain provisions of Article 4, Use Regulations, Article 30, General Regulations Applicable to all Districts and Uses, and Article 31, Natural Resource Standards, Site Capacity Calculations, Open Space Standards, Buffers, all of Which said Amendments Relate to the Provisions of the Buckingham Township Zoning Ordinance, as Amended”.
9. Consideration of agreeing to the Developer’s Request for an Extension of time within which to complete the Improvements as set forth in the Commercial Development Contract to September 25, 2022, covering “**Autoland**”, Township File LD 2014-01.
10. Consideration of agreeing to the Developer’s Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Contract to September 30, 2022, covering “**Verrichia Tract**”, Township File SA 2006-04.
11. Consideration of accepting the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to March 28, 2022, for “**Trinetra – Proposed Gasoline Canopy and Convenience Store**”, Township File LD 2020-01.
12. Consideration of accepting the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to October 1, 2022, for “**Walsh Tract**”, Township File SA 2019-01.
13. Consideration of accepting the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to 90 days from the filing date of revised plans, for “**TPS, LLC**”, Township File SA 2021-02.
14. Consideration of approving the License Agreement between Richard R. Terrel and Elizabeth M. Terrel, Buckingham Township, and The Ridings of Buckingham Residents Association.
15. Consideration of approving the Addendum to Article 10 to the Police Benevolent Association and Buckingham Township Collective Bargaining Agreement.
16. Consideration of approving the Deed of Easement between Buckingham Township and George A. Betz and Meredith M. Betz, and approval of the sewer connection, for TMP #06-059-082.
17. Consideration of approving the Subordination and Non-Disturbance Agreement between Peddlers Village Realty Investors, LLC and Buckingham Township for TMP #06-014-053.

**BOARD OF SUPERVISORS  
REGULAR BUSINESS MEETING  
SEPTEMBER 22, 2021  
PAGE 3**

18. ESCROW RELEASES:

"Sycamore Hollow Farms (Hiland Tract) – Lot 1", Township File SA 2010-01	Request for Release #1	\$63,363.25 recommended for release
"Sycamore Hollow Farms (Hiland Tract) – Lot 2", Township File SA 2010-01	Request for Release #1	\$107,395.59 recommended for release

19. Additional Business / Manager's Items:

- Consideration of waiving the Temporary Sign Permit Fee as requested by the Bucks County Foodshed Alliance for the annual fundraising 5K race on Saturday, October 16, 2021 held on the campus of Delaware Valley University.
- Consideration of approving the Purchase Order to McGovern Environmental LLC for WWTP Reactor Cleaning in the amount of \$30,000.00.
- Consideration of approving the request from Beth Hagedorn-Cottier, 5252 Long Lane, for an emergency connection to the Cold Spring Wastewater Treatment Plant.

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

The regular meeting of the Buckingham Township Board of Supervisors was held September 22, 2021 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

19086

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

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

**PUBLIC COMMENT**

Mr. Frank Keating, Holicong Road, requested advice or guidance from the township to resolve an ongoing flooding issue at his property, which is located at the corner of Holicong and Paist Road. He explained that water from the field across the street runs downhill towards his property. Mr. Keating said the former roadmaster installed an 18” plastic pipe from the corner of his property to the stream coming from the hill along Paist Road, however it isn’t helping. Mr. Keating said he also has a washout along the edge of his property along Paist Road; adding the township roadcrew had put gravel there, however it all washed away in the recent storms. Mr. Forest said he would ask Mr. Eric Hinz, the new Director of Roads and Facilities, to look at the situation.

**BOARD’S ANNOUNCEMENTS**

Mr. Forest made the following announcements:

- Yard Waste Pick-up for Fall – Free recyclable bags may be picked up at the township administrative offices from September 20<sup>th</sup> to November 24<sup>th</sup>.
- Buckingham Township “Clean-Up Weekend” October 23 & 24, 8am-4pm, 4991 Upper Mountain Road. Free shredding for residents from 9am-12noon on Saturday, October 23<sup>rd</sup>. See the Township website for more details.
- Red Cross Blood Drive at the Buckingham Township Building: October 15.

Mrs. Rash announced that she attended two fire company events last week, and the fire company’s desperately need volunteer firefighters or the residents will have to pay for fire protection, at a cost of approximately \$1.5 million dollars a year. Mrs. Rash said many residents do not realize our firefighters are volunteers.

Mr. Calderaio wished Midway Volunteer Fire Company a happy 90<sup>th</sup> birthday, and thanked all the persons past and present who look after and protect our community.

Mrs. Rash commended the auxiliary who recently celebrated their 80<sup>th</sup> anniversary, and gave the fire company \$35,000.

Mr. Forest said in the most recent storm, which included a tornado, the fire companies in the area performed over 20 water rescues, mostly for people in cars who had driven onto flooded roads and washed off. He said Solebury Township lost a truck and a loader in high water where the road had disappeared. Mr. Forest said Buckingham Township had damage to a bridge on Lower Mountain Road and one on Paist Road. Mr. Calderaio thanked the township staff who assisted in the rescues. Mrs. Rash said that the crews had saved lives.

### **REQUESTS FOR PAYMENT, PAYROLL and BILL LIST**

**Consideration of approving Payment Request No. 1, to G.S. Developers, Inc., for work completed on the Pump Station Grinder Upgrades, Contract BT-21-01, in the amount of \$21,600.00.**

**Consideration of approving Payment Request No. 12, to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract in the amount of \$7,557.25.**

**Consideration of approving Payment Request No. 14, to Premier Builders, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$126,116.30.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve:*

- Payment Request No. 1, to G.S. Developers, Inc., for work completed on the Pump Station Grinder Upgrades, Contract BT-21-01, in the amount of \$21,600.00;*
- Payment Request No. 12, to JBM Mechanical Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Mechanical Contract in the amount of \$7,557.25; and,*
- Payment Request No. 14, to Premier Builders, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$126,116.30.*

*The motion carried unanimously.*

**Consideration of approving Payroll for the weeks ending August 29, 2021 and September 12, 2021, and the Bill List for the meeting of September 22, 2021.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Payroll for the weeks ending August 29, 2021 and September 12, 2021, and the Bill List for the meeting of September 22, 2021, in the total amount of \$1,143,324.69. The motion carried unanimously.*

## MINUTES

### **Consideration of approving draft Supervisor's Minutes of the August 25, 2021 Work Session and August 25, 2021 Regular Business Meeting.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve the draft Supervisor's Minutes of the August 25, 2021 Work Session and August 25, 2021 Regular Business Meeting. The motion carried unanimously.*

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

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

## BUSINESS

### **Consideration of approving the Memorandum of Understanding for Employment (Lieutenant) between Buckingham Township and William Moffett.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve the Memorandum of Understanding for Employment (Lieutenant) between Buckingham Township and William Moffett.*

Mr. Forest said that Lt. Moffett has been with Buckingham Township for a long time now, and was previously an EMT in Bristol, then became a Bucks County Deputy Sheriff, followed by becoming a police officer for Buckingham Township.

*The motion carried unanimously.*

### **The Chief Administrative Officer to advise the Board of Supervisors of the expected Financial Obligation for the (MMO) Minimum Municipal Obligations for Non-Uniformed Pension Plan and the Police Pension Plan for the Year 2022.**

Mrs. Pistory advised the Board of Supervisors of the expected Financial Obligation for the MMO for the Non-Uniformed employee Pension Plan and the Police Pension Plan for the Year 2022. Mrs. Pistory said the pensions are over funded, which is even better than fully funded.

### **Consideration of agreeing to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Commercial Development Contract to September 25, 2022, covering "Autoland", Township File LD 2014-01.**

*Mr. Forest 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 as set forth in the Commercial Development Contract to September 25, 2022, covering "Autoland", Township File LD 2014-01.*

Mr. Gray provided an update on the "Autoland" project, saying that it should be finished up soon as the work to be completed, primarily the completion of the N. Easton Road improvements and

landscaping along the road frontage, is now expected to be completed in conjunction with the “Wawa” project across the street. He said the “Autoland” and the Wawa road improvements would be completed by the end of November.

*The motion carried unanimously.*

**8:00 p.m. PUBLIC HEARING: Consideration of adopting Ordinance 2021-03, “An Ordinance of Buckingham Township, Bucks County, Pennsylvania, Being an Omnibus Amendment of the Buckingham Township Zoning Ordinance, amending certain provisions of Article 4, Use Regulations, Article 30, General Regulations Applicable to all Districts and Uses, and Article 31, Natural Resource Standards, Site Capacity Calculations, Open Space Standards, Buffers, all of Which said Amendments Relate to the Provisions of the Buckingham Township Zoning Ordinance, as Amended”.**

Mr. Forest opened the Public Hearing at 8:00 p.m.

Mr. Forest said this ordinance amends the current Zoning Ordinance by cleaning up certain conflicts and unclear provisions and including several new or revised items recommended over the past couple of years.

Mr. Smith said the proposed ordinance has been reviewed by the Bucks County Planning Commission and the Buckingham Township Planning Commission, and was discussed during the Board’s last meeting. He also noted the Ordinance has been advertised in full text over the past two weeks.

Mr. Smith addressed two concerns of the Bucks County Planning Commission, including the definition of “family” for the occupation of in-law suites, and the increase in the number of parking spaces required in townhouse communities. He said the definition of “family” in the proposed ordinance, while perhaps not in contemporary vogue, has nonetheless been tried, tested and approved in the courts, so the safe approach is to leave it as is. Mr. Smith said the increase of parking spaces in townhouse communities was initiated by requests from residents of our own communities based on their experiences. So even though it may not comport with textbook ratios, it is based on the Township’s real world experience.

Mr. Donald Robb, Indian Walk, asked if the section on open space standards and buffers included provisions to require a community to keep the planted buffers alive, as he did not see that addressed. Mr. Smith said this specific ordinance amendment addresses accommodating the reduction of the 100’ required planting buffer on narrow width lots so the lots would not be rendered “sterile” in zoning parlance and require a trip to the Zoning Hearing Board for a variance. Mrs. Rash clarified that before a community is dedicated, they must keep the planted buffers alive, but afterwards it is up to the community or homeowner to maintain as they wish.

Mr. Forest asked if anyone in the audience requested to be heard concerning the Ordinance, or if anyone had comments or questions. There were none.

Mr. Forest closed the Public Hearing at 8:14 p.m.

19086

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Ordinance 2021-03, “An Ordinance of Buckingham Township, Bucks County, Pennsylvania, Being an Omnibus Amendment of the Buckingham Township Zoning Ordinance, amending certain provisions of Article 4, Use Regulations, Article 30, General Regulations Applicable to all Districts and Uses, and Article 31, Natural Resource Standards, Site Capacity Calculations, Open Space Standards, Buffers, all of Which said Amendments Relate to the Provisions of the Buckingham Township Zoning Ordinance, as Amended”. The motion carried unanimously.*

**Consideration of agreeing to the Developer’s Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Contract to September 30, 2022, covering “Verrichia Tract”, Township File SA 2006-04.**

*Mr. Forest 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 as set forth in the Residential Development Contract to September 30, 2022, covering “Verrichia Tract”, Township File SA 2006-04. 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 March 28, 2022, for “Trinetra – Proposed Gasoline Canopy and Convenience Store”, Township File LD 2020-01.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to accept the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to March 28, 2022, for “Trinetra – Proposed Gasoline Canopy and Convenience Store”, Township File LD 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 October 1, 2022, for “Walsh Tract”, Township File SA 2019-01.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to accept the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to October 1, 2022, for “Walsh Tract”, Township File SA 2019-01. 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 90 days from the future filing date of newly revised plans, for “TPS, LLC”, Township File SA 2021-02.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to accept the offer of an Extension to the allowable review time under the provisions of the PA Municipalities Planning Code to 90 days from the future filing date of newly revised plans, for “TPS, LLC”, Township File SA 2021-02. The motion carried unanimously.*



**Consideration of approving the License Agreement between Richard R. Terrel and Elizabeth M. Terrel, Buckingham Township, and The Ridings of Buckingham Residents Association.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve the License Agreement between Richard R. Terrel and Elizabeth M. Terrel, Buckingham Township, and The Ridings of Buckingham Residents Association.*

Mr. Smith explained that Mr. and Mrs. Terrel's lot backs up to the Texas Eastern Gas Pipeline easement, and due to improvements made by Texas Eastern on the pipeline property, additional stormwater has been channeled onto the Terrel's yard. Mr. Smith said their yard includes stormwater facilities, but they were not sized to accommodate for the additional flow. He said that the Terrels recently received approval from Texas Eastern to enter their property and make stormwater changes to alleviate the problems, but the Terrels must also enter property owned by Buckingham Township and the Homeowners Association. This Agreement will allow that to happen.

*The motion carried unanimously.*

**Consideration of approving the Addendum to Article 10 to the Police Benevolent Association and Buckingham Township Collective Bargaining Agreement.**

*This item was tabled.*

**Consideration of approving the Deed of Easement between Buckingham Township and George A. Betz and Meredith M. Betz, and approval of the sewer connection, for TMP #06-059-082.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve the Deed of Easement between Buckingham Township and George A. Betz and Meredith M. Betz, and approval of the sewer connection, for TMP #06-059-082. The motion carried unanimously.*

**Consideration of approving the Subordination and Non-Disturbance Agreement between Peddlers Village Realty Investors, LLC and Buckingham Township for TMP #06-014-053.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve the Subordination and Non-Disturbance Agreement between Peddlers Village Realty Investors, LLC and Buckingham Township for TMP #06-014-053.*

Mr. Smith said that in the recent efforts to preserve the Paxson Farm on Holicong Road, one of the requirements of acquiring the conservation easement was that the Foxbriar property be restricted from future development. He said that in researching, it was discovered that the restriction had been put in place, however it was after they had placed a new mortgage on the property. Mr. Smith said this agreement will correct the order, placing the easement first and then the mortgage so that if the mortgage gets called, the easement stays in place.

*The motion carried unanimously.*

### ESCROW RELEASES

"Sycamore Hollow Farms (Hiland Tract) – Lot 1", Township File SA 2010-01	Request for Release #1	\$63,363.25 recommended for release
"Sycamore Hollow Farms (Hiland Tract) – Lot 2", Township File SA 2010-01	Request for Release #1	\$107,395.59 recommended for release

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Escrow Release #1 for "Sycamore Hollow Farms (Hiland Tract) – Lot 1", Township File SA 2010-01 in the amount of \$63,363.25. The motion carried unanimously.*

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve Escrow Release #1 for "Sycamore Hollow Farms (Hiland Tract) – Lot 2", Township File SA 2010-01 in the amount of \$107,395.59. The motion carried unanimously.*

### ADDITIONAL BUSINESS / MANAGER'S ITEMS

**Consideration of waiving the Temporary Sign Permit Fee as requested by the Bucks County Foodshed Alliance for the annual fundraising 5K race on Saturday, October 16, 2021 held on the campus of Delaware Valley University.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve waiving the Temporary Sign Permit Fee as requested by the Bucks County Foodshed Alliance for the annual fundraising 5K race on Saturday, October 16, 2021 held on the campus of Delaware Valley University.*

Mrs. Cozza clarified that the requested waiver is only for the permit fee, not the escrow fee.

*The motion carried unanimously.*

**Consideration of approving the Purchase Order to McGovern Environmental LLC for WWTP Reactor Cleaning in the amount of \$30,000.00.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve the Purchase Order to McGovern Environmental LLC for WWTP Reactor Cleaning in the amount of \$30,000.00.*

Mrs. Cozza explained this purchase order covers the cleaning of two reactors, which must be done approximately every five years.

*The motion carried unanimously.*

19086

**Consideration of approving the request from Beth Hagedorn-Cottier, 5252 Long Lane, for an emergency connection to the Cold Spring Wastewater Treatment Plant.**

*Mr. Forest made a motion, seconded by Mrs. Rash, to approve the request from Beth Hagedorn-Cottier, 5252 Long Lane, for an emergency connection to the Cold Spring Wastewater Treatment Plant.*

Mrs. Cozza said when inspections were done in order for Ms. Hagedorn-Cottier to sell her home, it was discovered the septic system was failing, and the soils were not suitable for an on-lot system. She said the location of the property will make for an easy connection to the public system.

*The motion carried unanimously.*

*Mr. Forest made a motion, seconded by Mrs. Rash to adjourn the meeting at 8:27 p.m. The motion carried unanimously*

**Approved by the Board of Supervisors on the 27<sup>th</sup> day of October, 2021.**

**Buckingham Township Board of Supervisors**

\_\_\_\_\_  
Jon Forest, Chairman

\_\_\_\_\_  
Paul Calderaio, Vice-Chairman

\_\_\_\_\_  
Maggie Rash, Member

Attest:

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

*Minutes respectfully submitted by Lori Wicen.*