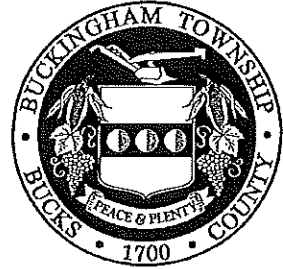


**BUCKINGHAM TOWNSHIP**

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**BUCKINGHAM TOWNSHIP**  
**Board of Supervisors**  
**Work Session Agenda**  
**December 14, 2021**  
**6:00 p.m.**

6:00 p.m. Executive Session

7:00 p.m. Buckingham Racquet Club –  
Request for Waiver of Land Development  
5347 Mechanicsville Road, TMP 6-6-69-1

Manager's Items

**Buckingham Township Board of Supervisors**  
**Work Session**  
**Minutes**

The work session of the Buckingham Township Board of Supervisors was held December 14, 2021 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

*6:00 p.m. The Work Session commenced with executive session to discuss professional proposals for 2022.*

**7:00 p.m. Buckingham Racquet Club – Request for Waiver of Land Development  
5347 Mechanicsville Road, TMP 6-6-69-1**

Mr. Steve Morrow, a member, and Mr. Mike Hardy, member and former president of Buckingham Racquet Club, were present to discuss their request for a waiver of land development. Mr. Morrow explained the club has a limited budget and they are trying to nail down what any additional costs will be, above the \$185,000 engineering and construction cost estimates they have received. Mr. Morrow said once they know the cost of the project, they will present it to their members for a vote.

Mr. Morrow said the proposal is to build three new courts on less than ½ an acre, in addition to the seven courts already on the 10-acre property. The purpose of the additional courts is to serve more residents and offer memberships to persons on their waiting list.

Mr. Forest noted the Zoning Officer had issued comments regarding stormwater management requirements. Mr. Gray clarified that the court surfaces and grassy parking area would require construction and oversight through a stormwater permit as they are not true pervious surfaces. Mr. Gray noted the larger concern is zoning issues as the club is an existing non-conforming use, and would need special exception zoning approval to expand its use. Mr. Gray said lastly, the new courts are proposed closer to The Reserve at Holicong, which was not there when the original courts were built and the process went through the Zoning Hearing Board. Mr. Gray said the concern is that when a Land Development waiver is granted, public participation is also waived, and the neighbors may or may not be opposed to them adding the courts or to the addition of lights and would not be able to voice those concerns. Mr. Gray said due to these concerns, he would suggest not granting a Land Development waiver, but rather processing the application as

a Preliminary/Final Land Development application, with waiver requests for many of the technical issues such as road improvements and development frontage requirements, in order to reduce the cost.

Mr. Gray recommended a meeting with the project engineer prior to plan submittal to work out the details.

Mr. Gray said that while pervious parking is preferred, the parking surface needs to be strong enough to support a car after a rain storm. Mr. Morrow said from their practical experience in having cars parked on the lawn, the club is mostly used in good weather and they haven't had concerns about getting stuck in the mud.

Mr. Forest noted a line of trees on the southwest side of the property, and Mr. Morrow said they were planted by the Racquet Club on their property probably 10 years ago to provide a physical barrier from the farmland.

Mr. Forest asked if there would be new lighting installed, and Mr. Morrow said no, that there are seven existing courts with lights and that is enough. He said there is one light near the walkway that shines partway onto the parking area, but the rest is not illuminated. He said from a cost standpoint they are not interested in installing lights, especially as their peak season is May – July when the daylight hours are longer.

Mr. Morrow explained that \$185,000 is their estimated cost of improvements for the 3 new courts, and they received a quote for a stone gravel-based parking lot for an additional \$20,000.

Mr. Gray suggested that Mr. Morrow meet with his consultant to determine if they need to go back to the Zoning Hearing Board, which does require an application fee. He also offered to converse with Mr. Morrow via a pre-application meeting prior to them engaging an engineering firm, however, the township will require a Professional Services Agreement to cover the expense.

Mr. Morrow asked if the Board would consider purchasing easements on the 10-acre parcel. Mrs. Rash said no, as it is 10 acres with buildings on it, not 10 acres of open space. Mr. Gray pointed out that if part of the acreage was preserved, it would reduce the amount of allowable impervious surface.

Mr. Morrow and Mr. Hardy thanked the Board for their time and recommendations.

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

*9:00 p.m. The Work Session resumed.*

**Wawa Land Development, Township File LD 2018-01**

Mr. Gray reported that during their weekly meeting with the engineers on the Wawa site, the question was asked if the township would be taking dedication of the new road, Research Way, for maintenance and snow plowing upon its opening next week. Mr. Gray said he told them no, the Land Development agreement states there is no piecemeal dedication accepted; all site improvements must be completed prior to dedication being accepted by the township. Mr. Gray said following that meeting, he was advised that Provco has changed their mind and does not intend to open the road until their project is completed. Mr. Gray said the Old Easton Road realignment project is almost complete, and was intended to coincide with the opening of Research Way. He explained the updates included revisions to discourage large trucks from turning onto Old Easton Road from Route 313, and without Research Way as the new option, those improvements will need to be reverted back to their original status. Mr. Gray said the newly installed traffic signals would remain bagged by PennDOT until Research Way is open.

Mrs. Cozza said they had also learned that the underground storage tanks for Wawa have been backordered until April 2022, so construction will not be complete for quite some time.

The Board agreed not to accept piecemeal dedication of the project, and Mr. Gray was advised to call the developer and advise them that the roadway realignment will need to be reversed to its previous state until they are ready to open Research Way.

**Veteran's Birthday Request**

Mrs. Rash said she had been contacted by a resident of Buckingham Springs, whose husband is a veteran who will be celebrating his 90<sup>th</sup> birthday soon, and she asked if he could be honored in some way. Mrs. Rash suggested the township could provide the veteran with a framed certificate of appreciation on his birthday. Mr. Forest and Mr. Calderaio agreed and thanked him for his service.

*9:35 p.m. The Board retired into Executive Session to continue discussions about ongoing litigation concerning Mr. Rosner, and real estate purchase offers on Veit.*

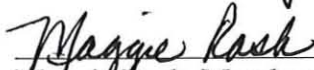
*10:10 p.m. The Work Session adjourned.*

Approved by the Board of Supervisors on the 3<sup>rd</sup> day of January, 2022.

**Buckingham Township Board of Supervisors**

  
\_\_\_\_\_  
Paul Calderaio, Chairman

\_\_\_\_\_  
Jon Forest, Vice-Chairman

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

Attest:

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

*Minutes respectfully submitted by Lori Wicen.*

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