

# 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

July 27, 2022

(amended and re-posted 7/28/2022)

Call to Order 7:30 p.m.

19088

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - Summer Concert Series on Thursday evenings at Hansell Park from 7pm-9pm:  
The last one is tomorrow evening: July 28 "Break Even Band".
3.
  - a. Consideration of approving Payment Request No. 6, to GS Developers for work completed on the **Furlong/Buckingham Village Water Interconnect, Contract BT-21-03**, in the amount of \$9,738.00.
  - b. Consideration of approving Payment Request No. 6, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, General Contract BT-21-04**, in the amount of \$9,022.50.
  - c. Consideration of approving Payment Request No. 5, to GS Developers for work completed on the **Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05**, in the amount of \$7,200.00.
  - d. Consideration of approving Payment Request No. 8, to Chris Wolff Plumbing, Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - Plumbing Contract**, in the amount of \$20,005.00.
  - e. Consideration of approving Payment Request No. 9 (FINAL), to Chris Wolff Plumbing, Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - Plumbing Contract**, in the amount of \$20,900.00.
  - f. Consideration of adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting: Consideration of approving Payment Request No. 17 to Premier Builders Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - General Contract**, in the amount of \$57,703.34.  
  
Consideration of approving Payment Request No. 17 to Premier Builders Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - General Contract**, in the amount of \$57,703.34.
  - g. Consideration of adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting: Consideration of approving Payment Request No. 18 (Final) to Premier Builders Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - General Contract**, in the amount of \$25,000.00.

**BOARD OF SUPERVISORS  
REGULAR MEETING  
JULY 27, 2022  
PAGE 2**

Consideration of approving Payment Request No. 18 (Final) to Premier Builders Inc. for work completed on the **Buckingham Township Water and Wastewater Department Facility - General Contract**, in the amount of \$25,000.00.

- h. Consideration of approving Payroll for the weeks ending July 3, 2022 and July 17, 2022 and the Bill List for the meeting of July 27, 2022.
4. Consideration of approving draft Supervisor's Minutes of the June 22, 2022 Work Session and June 22, 2022 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of granting Preliminary/Final Approval of the **“Buckingham Friends School – Gymnasium & Science Center”**, Land Development, 1 Lot, Township File LD 2022-01, TMP# 6-14-58, 5684 Route 202, Zoned I / VC-2 / VC-3, with a 90-day review period expiration date of August 30, 2022.
7. **ESCROW RELEASES:**

“Sycamore Hollow Farms (Hiland Tract) – Lot 1”, Township File SA 2010-01	Request for Release #8	\$24,892.65 recommended for release
“Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01	Request for Release #8	\$11,377.04 recommended for release

8. **Additional Business / Manager’s Items:**
- Consideration of approving the request submitted by Keith Fenimore on behalf of the Kin Wellness & Support Center to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the George M. Bush Park Pavilion for a fundraiser to be held on September 18, 2022.
  - Consideration of approving the request submitted by Dan Gray on behalf of the 34 for Matt Foundation to waive the \$50.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the Holicong Park Pavilion for a fundraiser to be held on August 13, 2022.
  - Consideration of approving the request submitted by Thomas Rakszawski on behalf of Our Lady of Guadalupe Parish to waive the \$50.00 Temporary Sign Permit Fee set by Resolution No. 2572 for signs advertising a rummage sale on August 5 & 6, 2022, with proceeds to benefit local charities.
  - Consideration of approving the Agreement to Extinguish Easements including the “Well Protection Easement No. 1” and “Well Protection Easement No. 2” on the Victoria Park property, TMP 06-023-008-003.

Buckingham Township Board of Supervisors  
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held on July 27, 2022 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
	Daniel Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission
	Craig A. Smith, Esquire	Township Solicitor

Not Present: Gary Weaver Township Water/Wastewater Consultant

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

**PUBLIC COMMENT**

Mr. and Mrs. Steve Berry were present to request clarification on placement of the 2-acre curtilage area on the 74± acre preserved property located at 3426 Lower Mountain Road, Tax Map Parcel 06-017-090. Mr. Berry said they had signed an agreement to purchase the property, and wanted to understand the conservation easement requirements prior to closing on the property.

Mr. Smith explained that the property originally contained 80 acres when an agricultural preservation easement on the whole tract was sold by the prior owner to the Township and County. The conservation easement allowed for two residential uses: the existing farmhouse on 4 acres plus an additional 2 acre residential lot where a house could be built. Both the 4 acre and 2 acre parcel were allowed to be subdivided from the original parcel. What remained, the 74± acres, was not to be developed. He said the original house with 4 acres and the 2 acre lot have already been subdivided from the larger tract, therefore no further residential building is allowed on the remaining 74± acre lot being discussed, as the permitted residential lots have already been built upon and subdivided.

Mr. Berry said that is not how the property is being marketed, but appreciated the explanation and clarification. He said they are glad they didn't get any deeper into the process, and will continue to search for available property.

**BOARD'S ANNOUNCEMENTS**

Mr. Calderaio made the following announcement:

- Summer Concert Series on Thursday evenings at Hansell Park from 7pm-9pm:  
The last one is tomorrow evening: July 28 "Break Even Band".

19088

### REQUESTS FOR PAYMENT, PAYROLL and BILL LIST

Consideration of approving Payment Request No. 6, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$9,738.00.

Consideration of approving Payment Request No. 6, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$9,022.50.

Consideration of approving Payment Request No. 5, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$7,200.00.

Consideration of approving Payment Request No. 8, to Chris Wolff Plumbing, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Plumbing Contract, in the amount of \$20,005.00.

Consideration of approving Payment Request No. 9 (FINAL), to Chris Wolff Plumbing, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Plumbing Contract, in the amount of \$20,900.00.

*Mr. Calderaio made a motion, seconded by Mr. <sup>Forest</sup> Calderaio, to approve:*

- Payment Request No. 6, to GS Developers for work completed on the Furlong/Buckingham Village Water Interconnect, Contract BT-21-03, in the amount of \$9,738.00.*
- Payment Request No. 6, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$9,022.50.*
- Payment Request No. 5, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$7,200.00.*
- Payment Request No. 8, to Chris Wolff Plumbing, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Plumbing Contract, in the amount of \$20,005.00.*
- Payment Request No. 9 (FINAL), to Chris Wolff Plumbing, Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - Plumbing Contract, in the amount of \$20,900.00.*

*The motion carried unanimously.*

Consideration of adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting:

Consideration of approving Payment Request No. 17 to Premier Builders Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$57,703.34.

19088

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting:*

*Consideration of approving Payment Request No. 17 to Premier Builders Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$57,703.34. The motion carried unanimously.*

**Consideration of approving Payment Request No. 17 to Premier Builders Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$57,703.34.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 17 to Premier Builders Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$57,703.34. The motion carried unanimously.*

**Consideration of adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting:**

**Consideration of approving Payment Request No. 18 (Final) to Premier Builders Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$25,000.00, with full payment being conditioned upon the Consent Assessment of Civil Penalty with DEP having been paid by the responsible contractors at the site and the Consent having been fully executed by all parties concerned. Otherwise, the amount due under the Consent is to be withheld from any payment until the Consent is fully executed and paid.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve adding the following item to the agenda and to post the agenda so amended on the township's website and at the township office by the first business day following this meeting:*

*Consideration of approving Payment Request No. 18 (Final) to Premier Builders Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$25,000.00, with full payment being conditioned upon the Consent Assessment of Civil Penalty with DEP having been paid by the responsible contractors at the site and the Consent having been fully executed by all parties concerned. Otherwise, the amount due under the Consent is to be withheld from any payment until the Consent is fully executed and paid. The motion carried unanimously.*

**Consideration of approving Payment Request No. 18 (Final) to Premier Builders Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$25,000.00, with full payment being conditioned upon the Consent Assessment of Civil Penalty with DEP having been paid by the responsible contractors at the site and the Consent having been fully executed by all parties concerned.**

**Otherwise, the amount due under the Consent is to be withheld from any payment until the Consent is fully executed and paid.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 18 (Final) to Premier Builders Inc. for work completed on the Buckingham Township Water and Wastewater Department Facility - General Contract, in the amount of \$25,000.00, with full payment being conditioned upon the Consent Assessment of Civil Penalty with DEP having been paid by the responsible contractors at the site and the Consent having been fully executed by all parties concerned. Otherwise, the amount due under the Consent is to be withheld from any payment until the Consent is fully executed and paid. The motion carried unanimously.*

**Consideration of approving Payroll for the weeks ending July 3, 2022 and July 17, 2022 and the Bill List for the meeting of July 27, 2022.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll for the weeks ending July 3, 2022 and July 17, 2022 and the Bill List for the meeting of July 27, 2022, in the total amount of \$1,021,304.40. The motion carried unanimously.*

#### **MINUTES**

**Consideration of approving draft Supervisor's Minutes of the June 22, 2022 Work Session and June 22, 2022 Regular Business Meeting.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve, as most recently presented, the draft Supervisor's Minutes of the June 22, 2022 Work Session and June 22, 2022 Regular Business Meeting. The motion carried unanimously.*

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

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

#### **BUSINESS**

**Consideration of granting Preliminary/Final Approval of the "Buckingham Friends School – Gymnasium & Science Center", Land Development, 1 Lot, Township File LD 2022-01, TMP# 6-14-58, 5684 Route 202, Zoned I / VC-2 / VC-3, with a 90-day review period expiration date of August 30, 2022.**

Edward Murphy, Esquire, Mr. Greg Glitzer, Gilmore & Associates, Inc., and Mr. Paul Lindenmaier, Buckingham Friends School, Head of School, were present.

Mr. Murphy explained they had met with the Planning Commission and received recommendation for preliminary/final approval with some comments, then met with the Board of Supervisors during the June 22, 2022 work session to discuss certain items, and had recently received relief

from the Zoning Hearing Board for the necessary variances including the removal of a large caliper tree and installation of a sewage disposal system within 100' of the perimeter property boundary.

Mr. Murphy said all of the comments in the Knight Engineering, Landscape Review Consultant and Bucks County Planning Commission reviews are “will comply”.

Mr. Gray questioned if the waiver request of SALDO § 9.23.K.1.k was necessary regarding stormwater facilities shall be in place and functioning prior to the creation of additional impervious surface on the site. Mr. Murphy agreed to withdraw waiver number 9.23.K.1.k.

Mr. Gray did want to discuss the waiver requiring a Traffic Impact Study for non-residential uses that provide ten or more parking spaces. He clarified that Buckingham Friends School had previously received relief from this requirement during the land development project which included the bus loop, conditioned on enrollment not to exceed a total of 225 students, and said he was in agreement with the current waiver request noting the same condition.

Mr. Gray said he agreed with the waivers requested as revised July 20, 2022, and deferred the request regarding tree protection during construction to the Landscape Review Consultant, who, conditioned upon the Landscape Review Consultants' Review Letter of May 27th, 2022, confirmed she was agreeable to the waiver.

*Mrs. Rash made a motion, seconded by Mr. Forest, to grant Preliminary/Final Approval of the “Buckingham Friends School – Gymnasium & Science Center”, Land Development, 1 Lot, Township File LD 2022-01, TMP# 6-14-58, 5684 Route 202, Zoned I / VC-2 / VC-3, subject to:*

- 1. Compliance with all the comments in the June 1, 2022 Knight Engineering, Inc. review letter and the Knight Engineering, Inc. Memorandum dated July 27, 2022.*
- 2. Compliance with all the comments in the May 27, 2022 Landscape Review Consultants review letter.*
- 3. Compliance with all the comments in the June 9, 2022 Bucks County Planning Commission review letter.*
- 4. Granting, in accordance with and conditioned upon the comments in the June 1, 2022 Knight Engineering, Inc. review letter and the Knight Engineering, Inc. Memorandum dated July 27, 2022, all waivers in the May 10, 2022 request letter as revised by the Applicant by letter dated July 20th, 2022, noting that requested waiver of 9.23.K.1.k is withdrawn by the applicant, and that waiver request 9.37. is granted conditioned upon the Applicants' agreement, noted on the record plan, to provide the required Traffic Impact Study if enrollment exceeds 225 students.*

*The motion carried unanimously.*

*The Township Solicitor was directed to prepare the written approval as required by the Pennsylvania Municipalities Planning Code. The findings, terms and conditions of that written approval, read as complimentary to these minutes, shall be controlling.*

#### ESCROW RELEASES

“Sycamore Hollow Farms (Hiland Tract) – Lot 1”, Township File SA 2010-01	Request for Release #8	\$24,892.65 recommended for release
“Sycamore Hollow Farms (Hiland Tract) – Lot 2”, Township File SA 2010-01	Request for Release #8	\$11,377.04 recommended for release

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Escrow Release #8 for “Sycamore Hollow Farms (Hiland Tract) – Lot 1, Township File SA 2010-01 in the amount of \$24,892.65. The motion carried unanimously.*

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Escrow Release #8 for “Sycamore Hollow Farms (Hiland Tract) – Lot 2, Township File SA 2010-01 in the amount of \$11,377.04. The motion carried unanimously.*

#### ADDITIONAL BUSINESS / MANAGER’S ITEMS

**Consideration of approving the request submitted by Keith Fenimore on behalf of the Kin Wellness & Support Center to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the George M. Bush Park Pavilion for a fundraiser to be held on September 18, 2022.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the request submitted by Keith Fenimore on behalf of the Kin Wellness & Support Center to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the George M. Bush Park Pavilion for a fundraiser to be held on September 18, 2022. The motion carried unanimously.*

**Consideration of approving the request submitted by Dan Gray on behalf of the 34 for Matt Foundation to waive the \$50.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the Holicong Park Pavilion for a fundraiser to be held on August 13, 2022.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the request submitted by Dan Gray on behalf of the 34 for Matt Foundation to waive the \$50.00 Park Pavilion Usage Fee set by Resolution No. 2572 for use of the Holicong Park Pavilion for a fundraiser to be held on August 13, 2022. The motion carried unanimously.*

**Consideration of approving the request submitted by Thomas Rakszawski on behalf of Our Lady of Guadalupe Parish to waive the \$50.00 Temporary Sign Permit Fee set by Resolution**



19088

**No. 2572 for signs advertising a rummage sale on August 5 & 6, 2022, with proceeds to benefit local charities.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the request submitted by Thomas Rakszawski on behalf of Our Lady of Guadalupe Parish to waive the \$50.00 Temporary Sign Permit Fee set by Resolution No. 2572 for signs advertising a rummage sale on August 5 & 6, 2022, with proceeds to benefit local charities. The motion carried unanimously.*

**Consideration of approving the Agreement to Extinguish Easements including the "Well Protection Easement No. 1" and "Well Protection Easement No. 2" on the Victoria Park property, TMP 06-023-008-003.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Agreement to Extinguish Easements including the "Well Protection Easement No. 1" and "Well Protection Easement No. 2" on the Victoria Park property, TMP 06-023-008-003, conditioned upon the requirement that the wells existing on the property shall be capped to the satisfaction of the Township Water and Sewer Engineer prior to the release and recording of the Extinguishment. The motion carried unanimously.*

*Mr. Calderaio announced the Board held an Executive Session prior to the business meeting to discuss police personnel matters and to obtain legal advice on agricultural easements.*

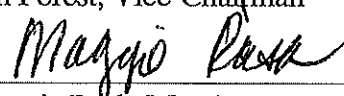
*Mr. Calderaio made a motion, seconded by Mrs. Rash to adjourn the meeting at 8:02 p.m. The motion carried unanimously.*

**Approved by the Board of Supervisors on the 24<sup>th</sup> day of August, 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.*