

Buckingham Township Board of Supervisors
Meeting Minutes

The regular meeting of the Buckingham Township Board of Supervisors was held on January 24, 2024 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
Not Present:	Craig A. Smith, Esquire	Township Solicitor
	Gary Weaver	Township Water/Wastewater Consultant

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

PUBLIC COMMENT

Mr. Michael Szymanek, Mill Road, expressed his appreciation for living in this area for his entire life, and concern for losing the lingering spirit of revolutionary history. He offered to assist the township by providing his time and energy to help preserve the General Greene Inn in the village of Buckingham.

Mr. Christopher Valeri, Pelham Place, discussed the national and local historic significance of the General Greene Inn. Mr. Valeri requested the township citizens reinstate the Buckingham Township Historic Society and offered to assist in making it a not for profit 501c3 for use in soliciting funding and proposed that the historic society could then purchase the property in order to preserve the building.

BOARD'S ANNOUNCEMENTS

Mrs. Rash expressed her gratitude to the many persons who attended tonight's work session to hear the Energy Transition Plan as presented by the township's Environmental Advisory Commission and the Bucks County Planning Commission. She was appreciative of the good questions and conversation that was had.

PAYROLL and BILL LIST

Consideration of approving Payment Request No. 8, to GS Developers for work completed on the Water Company Generator Upgrades, Contract BT-22-01, in the amount of \$36,000.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 8, to GS Developers for work completed on the Water Company Generator Upgrades, Contract BT-22-01, in the amount of \$36,000.00.

Mr. Calderaio stated the money for this project comes from the income received from the customers of the water system, not from the township's general fund or tax revenues.

The motion carried unanimously.

Consideration of approving Payment Request No. 21, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$66,525.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 21, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, General Contract BT-21-04, in the amount of \$66,525.00.

Mr. Calderaio reiterated the money for this project comes from the income received from the customers of the wastewater system, not from the township's general fund or tax revenues.

The motion carried unanimously.

Consideration of approving Payment Request No. 13, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$17,970.00.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment Request No. 13, to GS Developers for work completed on the Cold Spring Wastewater System Upgrades, Electrical Contract BT-21-05, in the amount of \$17,970.00.

Mr. Calderaio restated the money for this project comes from the income received from the customers of the wastewater system, not from the township's general fund or tax revenues.

The motion carried unanimously.

Consideration of approving Payroll for the weeks ending December 31, 2023 and January 14, 2024, and the Bill List for the meeting of January 24, 2024.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll for the weeks ending December 31, 2023 and January 14, 2024, and the Bill List for the meeting of January 24, 2024 in the total amount of \$1,124,325.67.

Mrs. Cozza noted the finance director had corrected the dates of Payroll to be Payroll dated January 4, 2024 and the Payroll dated January 18 & 19, 2024.

Mr. Calderaio amended his motion, seconded by Mrs. Rash, to approve Payroll dated January 4, 2024 and the Payroll dated January 18 & 19, 2024, and the Bill List for the meeting of January 24, 2024 in the total amount of \$1,124,325.67.

The motion carried unanimously.

MINUTES

Consideration of approving draft Supervisor's Minutes of the January 2, 2024 Reorganization and 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 January 2, 2024 Reorganization and 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 approving the Stormwater Facility Development Contract, Stormwater Controls and Best Management Practices Operations and Maintenance Agreement and Grant of Easements between Buckingham Township and Daniel Henry and Lisa Henry regarding TMP 06-021-027 located on Lower Mountain Road.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Stormwater Facility Development Contract, Stormwater Controls and Best Management Practices Operations and Maintenance Agreement and Grant of Easements between Buckingham Township and Daniel Henry and Lisa Henry regarding TMP 06-021-027 located on Lower Mountain Road, including the requested waivers.

Mr. Gray explained this project is for a single-family dwelling located along Lower Mountain Road, just east of Holicong Road. He said that the requested waivers are fully supported due to the wooded lot and creative ways the homeowner has proposed to minimize the impact.

The motion carried unanimously.

Consideration of recommending Preliminary Approval of the "Hyundai Dealership and Biotechnology Research Lab" Land Development Plan dated Rev. June 23, 2023, Township File LD 2023-02, Tax Map Parcels #06-004-002 and 06-004-003, 2 Lots, 8.92 Acres, located in the PC-1 Zoning District, with an extended review period expiration date of February 2, 2024.

Edward Wild, Esq. of Benner and Wild, Mr. Greg Glitzer and Ms. Sharon Dotts of Gilmore & Associates, Mr. Greg Richardson of Traffic Planning and Design, Mr. Fred Beans and Mr. Tony Geonnotti of Fred Beans were present to discuss the land development plan for the "Hyundai Dealership and Biotechnology Research Lab".

Mr. Wild explained the project history, with the Beans Organization purchasing the Sylvan Pools property near the end of 2021, proceeding with meetings with township staff and professionals, receiving a recommendation of approval from the Planning Commission, revising plans and now coming before the Board of Supervisors.

Mr. Wild displayed an aerial view of the property for reference, explaining the frontage along N. Easton Road intended to be a Hyundai car dealership on approximately 9 acres, and the back 2+ acre lot to be integrated into the Biotechnology Center across Old Easton Road.

Mr. Glitzer explained that when they met with the Planning Commission, they sought a preliminary/final approval for the Hyundai store on lot 1, and knowing that the life sciences market has cooled, they only sought preliminary approval for the proposed improvements on lot 2 and the lot line change. He said they have full intentions to return when the Biotechnology facility has a user, and will complete the land development details and integrate the architecture at that time.

Mr. Wild displayed an architectural rendering of the appearance of the proposed Hyundai Dealership from N. Easton Road and an architectural elevation plan showing renderings from the street. He said they had some constraints on the design due to the derelict nature of the property and the need for restoration, demolition and environmental cleanup.

Mr. Wild said there are very few review comments that are not “will comply”.

Mr. Gray noted the following items to be discussed:

- Architectural Renderings. Mr. Gray explained when the Board of Supervisors enacted the Overlay District in the Cross Keys area, there was a general requirement to develop the area in a certain manner. Specifically, ZO § 4303.B. stipulates architectural design that may include a pitched roof, traditional or natural materials and other features reflective of traditional Buckingham Township architecture as approved by the Board of Supervisors during land development approval. Mr. Gray noted the Hyundai dealership is similar to the Mercedes dealership, and the car dealerships and their product appearances are dictated by the auto manufacturer. However, he wanted to confirm that the Board approved the rendering appearance and determined to leave it to the Applicant to decide whether the Board of Supervisors’ approval is sufficient or whether a zoning variance is required. He said the area is zoned industrial and these are industrial styled buildings. Mr. Calderaio agreed that this is why we have zoning. Mr. Gray noted that it is a significant improvement over the current appearance, and that when the Biotech part comes through the architectural look will be fitting for the area.

- Site Contamination Clean-up. Mr. Gray said the applicant is going through the Act 2 process (Pennsylvania's Land Recycling Program, Acts 2, 3 and 4 of 1995), have submitted the typical information and are planning to do the remediation in advance to working out all of the land development details. He said there will be some activity on site prior to final sign-offs on this, and his office doesn't see a problem with this as they went through the same routine with Wawa. Mr. Glitzer advised they filed the 2-stage National Pollutant Discharge Elimination System (“NPDES”) permit for the clean-up and demolition, and with the Pennsylvania

Department of Environmental Protection (“DEP”) and the Bucks County Conservation District’s (“BCCD’s”) support they have filed the initial NPDES permit application which will be amended with the full stormwater management application upon receiving plan approval from Buckingham.

- Lighting. Mr. Gray said he made some recommendations to further dim some of the lighting in the front along N. Easton Road. Mr. Gray said that after hours the majority of the lights on the site will be dimmed, and asked that the lighting along the N. Easton Road frontage be consistent with the remainder of the site. Mr. Wild said they had designed the lighting using the Mercedes dealership as an example, but would address and comply with Mr. Gray’s recommendations.

- Traffic Study. Mr. Gray explained that Buckingham Township’s traffic study requirements are different than PennDOT standards, in that each approach is look at individually, whereas PennDOT looks at the whole intersection. He explained that the Research Way and N. Easton Road intersection signal changes are currently being adjusted to address issues, and he requests that the Fred Beans Organization review and make further adjustments to the signal when the Biotech facility is built.

Mr. Wild said there were 19 Subdivision and Land Development Ordinance waivers requested, and all were supported except for 2 by Knight Engineering. He wanted to discuss the 2 not supported waivers.

- SALDO § 9.20.D.3.d (incorrectly identified as 9.20.3.d.i-iii). Type 4 Buffer Visual Screen for storage, maintenance and waste disposal activities.

Mr. Glitzer explained they relocated the enclosure to the upper center area. Mr. Gray suggested they could incorporate it to resemble the building architecture so that it doesn’t stand out.

- SALDO § 9.30.A. The SALDO requires that all electric, telephone, cable television, and communication facilities, both main and service lines, be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such services.

Mr. Gray explained the township requests that the utilities are underground, at least at the front of the property, or acknowledge that it will not be upgraded. He said that when PECO upgrades, it changes what the front of the development can look like. Mr. Gray said he would support the waiver request if the applicant agrees to provide electrical drawings once PECO finishes them so there is proof of no upgrade, and if there are, then they would need to be discussed. He explained that PECO won’t do the design until the project is approved, and the township normally sees the design during the pre-construction meeting.

Mr. Glitzer acknowledged the request, but said their ability to influence the underground route is non-existent. He said the current power to the site is insufficient for UV Charging, which is a requirement for the new brand of Hyundai, and Mr. Geonnotti is in contact with PECO about that.

- SALDO § 9.17.A.12 The SALDO requires off street parking areas to be located to the side or rear of buildings.

Mr. Gray wanted to bring this waiver he supports to the Board's attention, as due to the site layout with angles along the property lines, the applicant is unable to push the building all the way forward. He explained they have designed display parking spaces along the front, similar to the other dealerships along N. Easton Road. He said they are providing appropriate screening/landscaping, and are meeting the setback requirements.

Mrs. Rash said she appreciates the green spaces shown on the plan, such as the parking islands, as she knows it is upkeep but it will make it look nice. Mr. Glitzer said that was a concern of the Landscape Review Consultant, so they have plantings on the islands that break up the parking lot, and a green retaining wall between the lots. He said the Biotech facility lot will have green public spaces.

Mr. Calderaio asked if there will be an emergency entrance between the properties for emergency access? Mr. Gray said no, as there is a good deal of grade change on the property, with a retaining wall as a divider.

Mr. Gray pointed out that one benefit of the plan will be a pedestrian trail from Old Easton to New Easton along the side between the Beans site and the Kardane site, so that people can get from the airport and Biotech properties along the sidewalk, through this site and out to the Easton Road businesses.

Mr. Gray mentioned that the Biotech facility area will be restored to grass until it is developed, and will not be used for parking, overflow parking, or any type of a car lot.

Mrs. Rash said she is very excited for the Biotech Center partnering, as it is such an asset to Buckingham Township.

Mr. Rosanova noted that the calculations for public amenities spaces were combined for both sites, and asked if there would be any additional public amenity space on lot 1 to meet the zoning ordinance requirements. Mr. Glitzer said they had discussed putting some benches at the rest area where the sidewalk turns, and maybe a lunchtime green spot on the upper left corner of the property, although these areas are not very accessible to the public. He said there could also be a front plaza along the walking trail. Mr. Rosanova suggested that more public amenity space could be added if some of the parking spaces were removed, as the county is overparked.

Ms. Dotts asked if the township would be interested in them putting bollard lights along the pedestrian sidewalk connection between North Easton and Old Easton roads; recommending the shorter bollard height lights same as are around the patio at the current Biotech Center. Mr. Gray said they would not be needed in the section along the car dealership, but perhaps on the smaller section along the Biotech property just to provide some illumination and not be totally dark.

Ms. Manicone explained the landscaping along both road frontages will be a repeating species to match the streetscapes already planted to extend the visual concept. She said she had recommended some minor changes in the plant list for interior plantings. Mr. Glitzer said they agree that the December 4, 2023 letter are all "will comply" items.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to grant Preliminary/Final Approval to Phase 1 (Lot 1 Hyundai Dealership) and Preliminary Approval to Phase 2 (Lot 2 proposed Biotechnology Research Laboratory) Land Development Plan dated Rev. June 23, 2023, Township File LD 2023-02, Tax Map Parcels #06-004-002 and 06-004-003, 2 Lots, 8.92 Acres, located in the PC-1 Zoning District, subject to the following:

- 1. Compliance with all the comments in the January 22, 2024 Knight Engineering, Inc. review letter.*
- 2. Compliance with all the comments in the December 4, 2023 Landscape Review Consultants review letter.*
- 3. Compliance with all the comments in the July 31, 2023 Bucks County Planning Commission review letter.*
- 4. Compliance with all the comments in the July 11, 2023 S C Engineers, Inc. review letter.*
- 5. Approving the waivers as requested October 25, 2023 with two exceptions:
- #9.20.3.d.i-iii which has been withdrawn.
- #9.30.A supported with the agreement that the applicant shall supply the electrical Plan from PECO to Knight Engineering, Inc. prior to any proposed PECO changes.*

The motion carried unanimously.

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

Escrow Releases:

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the “Raymond J. and Tamara F. Flynn – Stormwater Facility Development Contract”, TMP #6-10-184, Request for Release #3 (Final), in the amount of \$236,675.26, pending payment of outstanding township invoices. The motion carried unanimously.

ADDITIONAL BUSINESS / MANAGER’S ITEMS

Consideration of approving Purchase Order to Fred Beans Ford Lincoln in the amount of \$39,986.00 for a 2023 Ford Police Interceptor, and Purchase Order to Tryons Emergency Vehicle Uplifting Inc. in the amount of \$5,434.44 to upfit the 2023 Ford Police Interceptor.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Purchase Order to Fred Beans Ford Lincoln in the amount of \$39,986.00 for a 2023 Ford Police Interceptor, and Purchase Order to Tryons Emergency Vehicle Uplifting Inc. in the amount of \$5,434.44 to upfit the 2023 Ford Police Interceptor. The motion carried unanimously.

Consideration of approving the request submitted by Nancy Cullen on behalf of Bold Hope to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2618 for use of the Holicong Park Pavilion for a 5K/1 Mile Fun Run to be held on June 8, 2024.

Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the request submitted by Nancy Cullen on behalf of Bold Hope to waive the \$100.00 Park Pavilion Usage Fee set by Resolution No. 2618 for use of the Holicong Park Pavilion for a 5K/1 Mile Fun Run to be held on June 8, 2024. The motion carried unanimously.

Mr. Calderaio announced the Board would hold an Executive Session immediately following this business meeting to discuss personnel matters and potential land preservation offers.

Mr. Calderaio made a motion, seconded by Mrs. Rash to adjourn the meeting at 8:35 p.m. The motion carried unanimously.

Approved by the Board of Supervisors on the 28th day of February, 2024.

Buckingham Township Board of Supervisors

Paul Calderaio, Chairman

Maggie Rash, Vice-Chairman

Jon Forest

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.