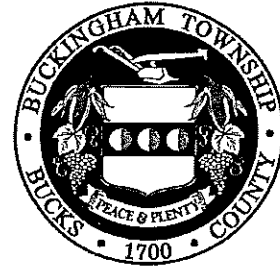


**BUCKINGHAM TOWNSHIP**

P.O. Box 413, Buckingham, Pennsylvania 18912  
 Phone (215) 794-8834 • Fax (215) 794-8837

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**BOARD OF SUPERVISORS  
 REGULAR BUSINESS MEETING**

**AGENDA**

**FEBRUARY 28, 2024**

Call to Order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - Saturday March 23, 2024, Egg Hunt at Holicong Park. Bunny arrives at 9:30am for pictures, followed at 10:00am with an Egg Hunt.
3.
  - a. Consideration of approving Pump Station Upgrades Phase 3 (BT-23-01), Change Order #1, increasing the contract by \$19,750.00 to a new contract total of \$670,750.00.
  - b. Consideration of approving Cold Spring Wastewater System Upgrades Project (BT-21-05), Change Order #1, increasing the contract by \$23,520.00 to a new contract total of \$471,490.00.
  - c. Consideration of approving Payroll dated February 1, 2024 and February 15, 2024, and the Bill List for the meeting of February 28, 2024.
4. Consideration of approving draft Supervisor's Minutes of the January 24, 2024 Work Session and the January 24, 2024 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. 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 Agreement to March 24, 2025, covering "Sycamore Hollow Farms, Lot 1", Township File SA 2010-01.
7. 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 Antler Drive, LLC regarding TMP 06-004-074 located on Church School Road.
8. Consideration of approving **Resolution No. 2622**, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania, Authorizing and Approving the Condemnation of the Lands Now or Late of Patrick McArdle and Teresa Mary McArdle, h/w Being Bucks County, Pennsylvania, Tax Parcel Number 6-006-051.
9. Additional Business / Manager's Items:
  - Consideration of appointing Thomas Ciacciarelli to the Zoning Hearing Board, filling the 2<sup>nd</sup> Alternate position with a term expiration date of January 1, 2026.

**BOARD OF SUPERVISORS  
REGULAR BUSINESS MEETING  
FEBRUARY 28, 2024  
PAGE 2**

Additional Business / Manager's Items (continued):

- Consideration of authorizing township staff to advertise an Ordinance Amending the Boundaries of Historic Districts Established in the "Buckingham Township Historic Preservation Ordinance", Ordinance No. 8-81, As Amended, to Include Buckingham Village.
- Consideration of approving the Letter of Intent for submission to the Governor's Center for Local Government Services to request technical assistance in order to conduct a fire operations analysis of Doylestown Fire Company No. 1.
- Consideration of approving Payment of Outstanding Invoices owed by "Stonemead", Township File SA 98-05, in the amount of \$18,332.25 to Buckingham Township.
- Consideration of approving a Release in the amount of \$25,000.00 to the Stonemead Homeowner's Association, Township File SA 98-05.

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

The regular meeting of the Buckingham Township Board of Supervisors was held on February 28, 2024 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

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

**PUBLIC COMMENT**

Ms. Stephanie Weisser, Amberton Way, thanked the township for having the well water informational meeting and said that she had learned a lot. Mrs. Rash commended the Buckingham Township Environmental Advisory Commission for their ongoing work to educate our residents.

Ms. Weisser said she saw "volunteers wanted" on the Midway Volunteer Fire Company sign. She questioned if it is difficult to get volunteers, does the township have a plan to change the way the township manages our fire companies. Mrs. Rash responded that the fire companies are not managed by the Township but are independent entities that manage themselves. Mrs. Rash explained the Board of Supervisors have had ongoing conversations and recent meetings with all three fire companies that service Buckingham Township to discuss their budgeting needs and how to address them. The fire companies reassured the township that they are not particularly concerned about volunteerism at this time but are always looking for volunteers for the future. Mrs. Cozza noted that several of the township road crew employees are also volunteer firefighters who respond to calls as needed. Mr. Calderaio pointed out that the tax burden would be exponentially larger if our fire companies were township controlled and paid, not volunteer. Ms. Weisser said this alleviates some of her concerns and she is reassured.

**BOARD'S ANNOUNCEMENTS**

Mr. Calderaio announced the Board held an Executive Session prior to this meeting to discuss personnel, litigation over the Froehlich and Rockafellow conservation easements and acquisition of land.

Mrs. Rash read the following announcement:

- Saturday March 23, 2024, Egg Hunt at Holicong Park. Bunny arrives at 9:30am for pictures, followed at 10:00am with an Egg Hunt.

**PAYROLL and BILL LIST**

**Consideration of approving Pump Station Upgrades Phase 3 (BT-23-01), Change Order #1, increasing the contract by \$19,750.00 to a new contract total of \$670,750.00.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Pump Station Upgrades Phase 3 (BT-23-01), Change Order #1, increasing the contract by \$19,750.00 to a new contract total of \$670,750.00.*

Mr. Calderaio stated 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 Cold Spring Wastewater System Upgrades Project (BT-21-05), Change Order #1, increasing the contract by \$23,520.00 to a new contract total of \$471,490.00.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Cold Spring Wastewater System Upgrades Project (BT-21-05), Change Order #1, increasing the contract by \$23,520.00 to a new contract total of \$471,490.00.*

Mr. Calderaio reiterated that 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 dated February 1, 2024 and February 15, 2024, and the Bill List for the meeting of February 28, 2024.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payroll dated February 1, 2024 and February 15, 2024, and the Bill List for the meeting of February 28, 2024 in the total amount of \$1,199,385.30. 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.*

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**Consideration of accepting for inclusion in the Township's records 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 agreeing to the Developer's Request for an Extension of time within which to complete the Improvements as set forth in the Residential Development Agreement covering "Sycamore Hollow Farms, Lot 1", Township File SA 2010-01, to March 24, 2025.**

*Mr. Calderaio 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 Agreement covering "Sycamore Hollow Farms, Lot 1", Township File SA 2010-01, to March 24, 2025. The motion carried unanimously.*

**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 Antler Drive, LLC regarding TMP 06-004-074 located on Church School 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 Antler Drive, LLC regarding TMP 06-004-074 located on Church School Road. The motion carried unanimously.*

**Consideration of approving Resolution No. 2622, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania, Authorizing and Approving the Condemnation, for Sanitary Sewer Purposes, of the Lands Now or Late of Patrick McArdle and Teresa Mary McArdle, h/w Being Bucks County, Pennsylvania, Tax Parcel Number 6-006-051.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Resolution No. 2622, A Resolution of the Board of Supervisors, Buckingham Township, Bucks County, Pennsylvania, Authorizing and Approving the Condemnation, for Sanitary Sewer Purposes of the Lands Now or Late of Patrick McArdle and Teresa Mary McArdle, h/w Being Bucks County, Pennsylvania, Tax Parcel Number 6-006-051. The motion carried unanimously.*

**ADDITIONAL BUSINESS / MANAGER'S ITEMS**

**Consideration of appointing Thomas Ciacciarelli to the Zoning Hearing Board, filling the 2<sup>nd</sup> Alternate position with a term expiration date of January 1, 2026.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to appoint Thomas Ciacciarelli to the Zoning Hearing Board, filling the 2<sup>nd</sup> Alternate position with a term expiration date of January 1, 2026. The motion carried unanimously.*

**Consideration of authorizing township staff to advertise an Ordinance Amending the Boundaries of Historic Districts Established in the "Buckingham Township Historic Preservation Ordinance", Ordinance No. 8-81, As Amended, to Include Buckingham Village.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to authorize township staff to prepare and advertise an Ordinance Amending the Boundaries of Historic Districts Established in the "Buckingham Township Historic Preservation Ordinance", Ordinance No. 8-81, As Amended, to Include Buckingham Village.*

Mrs. Cozza explained that Buckingham Township tried to protect Buckingham Village in years past when several other township historic districts were accepted but were told by the Pennsylvania Historic Museum Commission that there were too many "noncontributing properties" within the Buckingham Village district. Mrs. Cozza explained that recently, while PennDOT was getting clearances for the roundabout project planned at Route 202 and Route 263, they were required to look at the potential historic district due to its proximity, and they redrew the boundaries and removed the noncontributing properties. Mrs. Cozza said that she contacted the Pennsylvania Historic Museum Commission to explain what was happening, and now they are considering approving the newly designated area. Mrs. Cozza explained structures within the historic districts must undergo township review in order to make any changes to the building exterior as seen from the roadway, which provides a level of aesthetic and historical property protection.

*The motion carried unanimously.*

**Consideration of approving the Letter of Intent for submission to the Governor's Center for Local Government Services to request technical assistance in order to conduct a fire operations analysis of Doylestown Fire Company No. 1.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve the Letter of Intent for submission to the Governor's Center for Local Government Services to request technical assistance in order to conduct a fire operations analysis of Doylestown Fire Company No. 1.*

Mrs. Rash explained this request was initiated by Doylestown Fire Company No. 1.

*The motion carried unanimously.*

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**Consideration of approving Payment of Outstanding Invoices owed by “Stonemead”, Township File SA 98-05, in the amount of \$18,332.25 to Buckingham Township.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve Payment of Outstanding Invoices owed by “Stonemead”, Township File SA 98-05, in the amount of \$18,332.25 to Buckingham Township. The motion carried unanimously.*

**Consideration of approving a Release in the amount of \$25,000.00 to the Stonemead Homeowner’s Association, Township File SA 98-05 to reimburse the Association from funds recovered from the Developer for costs incurred in completing the required public improvements.**

*Mr. Calderaio made a motion, seconded by Mrs. Rash, to approve a Release in the amount of \$25,000.00 to the Stonemead Homeowner’s Association, Township File SA 98-05 to reimburse the Association from funds recovered from the Developer for costs incurred in completing the required public improvements. The motion carried unanimously.*

*Mr. Calderaio made a motion, seconded by Mrs. Rash to adjourn the meeting at 8:12 p.m. The motion carried unanimously.*

**Approved by the Board of Supervisors on the 27<sup>th</sup> day of March, 2024.**

**Buckingham Township Board of Supervisors**



Paul Calderaio, Chairman

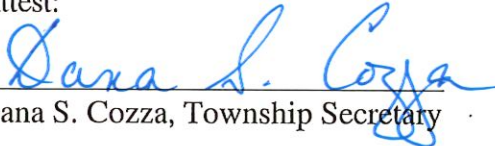


Maggie Rash, Vice-Chairman



Jon Forest

Attest:



Dana S. Cozza, Township Secretary

*Minutes respectfully submitted by Lori Wicen.*

**RESOLUTION NO. 2622**

**A RESOLUTION OF THE BOARD OF SUPERVISORS, BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AUTHORIZING AND APPROVING THE CONDEMNATION OF THE LANDS NOW OR LATE OF PATRICK McARDLE AND TERESA MARY McARDLE, h/w BEING BUCKS COUNTY, PENNSYLVANIA, TAX PARCEL NUMBER 6-006-051**

19521

WHEREAS, Patrick McArdle and Teresa Mary McArdle are the record owner (hereafter the "Owner") of real property situate in Buckingham Township, Bucks County, Pennsylvania, known as Bucks County Tax Map Parcel No. 6-006-051 (hereafter the "Property"); and

WHEREAS, The Township is authorized by the provisions of Section 2501 of the Second Class Township Code, Article XXV, Section 2501, 53 P.S. § 67501, to acquire by gift, purchase or eminent domain land in fee simple or such other estate or interest as is necessary to establish and construct sanitary sewer systems; and

WHEREAS, the Township requires the fee simple title for the Property in order to expand the Township's spray field capacity on the Property, which spray field will be part of the Township's sanitary sewer system.

WHEREAS, the Township has attempted to negotiate the voluntary conveyance of the Property necessary to expand the Township's sanitary sewer system, without success.



**NOW THEREFORE BE IT RESOLVED** this 28<sup>th</sup> day of February, 2024, by the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, at a duly called and convened meeting, that:

1. Buckingham Township hereby directs and authorizes the Township Solicitor to file a Declaration of Taking in the Court of Common Pleas of Bucks County based on the provisions of the Eminent Domain Code condemning the fee simple title over the Property as more fully described in Exhibit "A" and as depicted as "Lot 2" on a certain plan entitled Minor Subdivision of Land for Kenneth B. Coles-et ux", as recorded in the Office of the Recorder of Deeds of Bucks County, Pennsylvania in Plan Book 243, Page 8 attached hereto as Exhibit "B".

2. The Township Solicitor is directed and authorized to prosecute the eminent domain action unto completion or settlement thereof.

3. The Township Manager and one or more of the members of the Board of Supervisors are authorized to execute such documents as are necessary to effectuate the intent of this Resolution and the prosecution of the eminent domain action.

4. Buckingham Township further authorizes the payment of necessary expenses in conjunction with the prosecution of the eminent domain action, including the cost of filing fees, expert fees, and other such related costs.

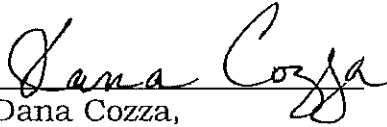
RESOLVED THIS 28<sup>th</sup> day of February, 2024.

BUCKINGHAM TOWNSHIP  
BOARD OF SUPERVISORS

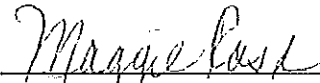


Paul Calderaio, Chairman

Attest:



Dana Cozza,  
Township Manager



Maggie Rash



Jon Forest

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**EXHIBIT "A"**



19521

ALL THAT CERTAIN lot or tract of land situate in the Township of Buckingham, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 2, as shown on a certain plan entitled Minor Subdivision of Land for Kenneth B. Coles-et ux", as recorded in the Office of the Recorder of Deeds of Bucks County, Pennsylvania in Plan Book 243, Page 8.

PARCEL NO. 06-006-051

BEING the same premises which Coles Realty Associates, L.P., by Deed dated February 28, 2023 and recorded March 13, 2023 in the Office of the Recorder of Deeds in and for the County of Bucks at Instrument Number 2023010088, granted and conveyed unto Sean Patrick McArdle and Mary Teresa McArdle, a married couple, in fee.



**EXHIBIT "B"**

