

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda June 26, 2024 6:00 p.m.

6:00 p.m. Penn's Purchase II, Township File SA 2018-04 – Status Update

6:30 p.m. Executive Session

6:45 p.m. 1009 Swamp Road, Building Lot Location on Preserved Property,
TMP 06-022-017-001

7:00 p.m. 841 Swamp Road, Proposed Building Lot Location on Preserved Property,
TMP 06-022-019

Manager's Items

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held June 26, 2024 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

The work session began at 6:00 p.m.

“Penn’s Purchase II”, Township File SA 2018-04 – Status Update

Edward Murphy, Esq. of Wisler Pearlstine and Mr. John McGrath, III of Stonehaven Homes were present.

Mr. Murphy explained they are present to discuss and hopefully reach consensus on the next steps of the development. He said they had received a review from Castle Valley Consultants, with comments/open items to be addressed requiring the typical building permit and design plans.

Mr. Smith said the following items need to be completed: 1) Final draft of development agreement, 2) Homeowners Association Agreement, 3) Cost of Water and Sewer improvements necessary for the preparation of the Water and Sewer Development Agreement, 4) Insurance coverage, 5) escrows posted, 6) trail easement agreement with neighbor to be recorded. Mr. Murphy said they need to move this forward so that Mr. McGrath can share with his lender/investors that they can record the plans after getting these agreements signed and funded.

Mrs. Cozza asked if the well had been tested for PFOA’s, and Mr. McGrath said yes, they had to meet that requirement to get the permit from the Department of Environmental Protection. Mrs. Cozza asked if they can confirm they meet the new regulations just issued recently, and Mr. McGrath confirmed that they do.

Mr. Smith confirmed that Mr. Murphy will get the cost amount confirmed by Castle Valley Consultants for the Water and Sewer Development Agreement and he will thereafter prepare the agreement. Mr. Smith said he will also review counsel’s comments to the Land Development Agreement. Mr. Murphy requested the current insurance requirements so they can provide them to their insurance agent. Mr. Murphy confirmed

that counsel is working on the Homeowners Association agreement. Mr. McGrath confirmed that Kellie McGowan, Esq. is reviewing the trail easement agreement and had some comments needing feedback.

Mrs. Cozza asked if they would begin demolition of the buildings soon as some of the fences had fallen down. Mr. McGrath said he needs a timeline of when the plans can be recorded before he has the money to begin demolition.

Mr. Gray said he has no outstanding issues and is just waiting on Castle Valley Consultants to complete their review.

Mr. Mike Bateman, Tall Oak Court, asked what this process is about. Mrs. Cozza replied it is the redevelopment of the Penn's Purchase site. Mr. Forest explained it is the property across the street from Peddler's Village, in the area that used to be an outlet center. Mr. Forest offered that as Mr. Bateman is new to the township, having only been here two years, it is understandable he doesn't understand the reference. Mr. Bateman said "seriously, Jon? I have almost been here three years" Mr. Forest further explained the outlet center has become vacant and deteriorated. Mr. Bateman said, "it doesn't matter" and insisted the exchange with Mr. Forest be included in the minutes. Mr. Bateman added, "Jon, glad you still live in your parents' basement". Mr. Murphy added this is eighteen homes plus condos. He added that the Villagio restaurant will stay but move over on the property. Mr. McGrath said they haven't signed anything yet but have spoken with the owner of Villagio.

Mr. McGrath said he needed to know for planning purposes (reporting to investors, partners, bank, etc.) if 30-60 days is realistic to have the plans done and recorded? Mr. Smith said yes. Mr. McGrath said he would send an email to Mrs. Cozza confirming tonight's discussions.

6:22 p.m. The Board retired into Executive Session to discuss potential offers to be made to landowners for potential agricultural preservation.

6:45 p.m. The Work Session resumed.

Swamp Road, Building Lot Location on Preserved Property, TMP 06-022-017-001

Mr. Lou Bodine, property owner, was present to discuss placement of the 2 acre building lot area on the preserved property located along Swamp and Smith Roads. Mr. Bodine said it's not really clear where the curtilage is supposed to be placed. Mr. Bodine said he has a number of interested parties, and realizes the house cannot be placed on the Swamp Road side of the property, but cannot tell from the recorded easement if the curtilage should be 400' wide x 200' deep, or 200' wide x 400' deep.

Mr. Calderaio recommended that Mr. Bodine returns for discussions when he has a specific plan to develop the property and then the decision could be better made in accordance with the easement with regard to the lot width along Smith Road and preservation of agriculture.

Mr. Stan Yavoroski, adjacent property owner, explained the history of the property, saying that “Doc.” Warren sunk a well within the proposed building lot area to make the property more saleable. He said the well sits at the outskirts between the open space on the right and the edge of the woods, a foot away from the fence, so that it wouldn’t negatively impact use of the rest of the property. Mr. Yavoroski also stated that a previous plan for this property was to place the septic system near his property, and he did not like that.

Mr. Bodine agreed to submit any proposed plan to the Board of Supervisors for their approval before proceeding with a sale.

841 Swamp Road, Proposed Building Lot Location on Preserved Property, TMP 06-022-019

Mr. Jonathan Wong, property owner, was present to request an amendment to the conservation easement covering this property. Mr. Wong explained that he came before the Board of Supervisors in 2022 with a request to amend the 2 acre allowable building lot area to an area in the northeast corner of the property, however the Board was not amenable as the proposed location was in the middle of the field, and the Board felt it was not an efficient or consistent use with the easement and would negatively impact surrounding acreage from the intended agricultural use. He said the Board also was not favorable to a new driveway which would need to be constructed.

Since then, Mr. Wong explained, they have redesigned and moved the house location away from the center of the field and will access from Smith Road using the existing gravel farm drive. He said the site was also selected due to septic site testing as there are not many sand mound viable sites, but a drip mound can be located in the proposed site. Mr. Wong said that in keeping with the easement, due to changes in elevation the proposed house would be difficult to see from the roadways. Mr. Wong said they have built a barn near the building lot location and even it is difficult to see from the roadways.

Mr. Forest asked why not square the curtilage off with the rest of the lot, and Mr. Wong said the design was due to the elevation of the land. He said the entire envelope could be pushed out if the Board preferred it to be straight, but that would create more intrusion into the farmland. Mr. Forest said he had no problem with the orientation because of the grade, but emphasized the land does need to eventually be farmed.

Mrs. Cozza said she had a comment from Mrs. Rash saying that she appreciates Mr. and Mrs. Wong listening to previous feedback and respecting the agricultural easement, and she is fine with the proposed plan.

Mr. Smith asked if there was a metes and bound description of the proposed building lot area that could be used in an amended easement. Mr. Stan Lalka, Crews Surveying, said there is an amended drawing. Mrs. Cozza said when the metes and bound description is provided and the amended easement has been prepared, the item will be scheduled on a Board of Supervisors meeting agenda.

Township Building Entryway Flooring

Mrs. Cozza asked the Board their preference in the appearance of the stamped concrete for the township entryways. Mr. Calderaio said it should be as flat as possible, and he and Mr. Forest agreed they preferred the slate look. Mrs. Cozza said the project should take 2 weeks, and that Mr. Hinz, Director of Road Department, has planned detours for building access during the process.

Fire Company Discussions

Mrs. Cozza said per the Board’s direction, she would invite the fire companies to the August work session to continue financing discussions.

Campbell Tract, Township File SA 2001-18

Mr. Gray updated the Board that completion of outstanding items for the “Campbell Tract” has been sent out to bid, and that bids may be received for consideration during the August business meeting.

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

Approved by the Board of Supervisors on the 24th day of July, 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.